



HARDING PLAZA - RETAIL FOR LEASE

**1735 N FEDERAL HWY,
HOLLYWOOD, FL 33304**

Nestled in Harding Plaza, these in-line retail vacancies offer prime access via major thoroughfares and are easily accessible from I-95 and the Florida Turnpike. With proximity to key local landmarks, this location is ideal for any business looking to capitalize on 180 feet of frontage on N Federal Hwy. Co-tenants like Wawa, Batteries Plus, Little Caesars, and Dollar General bring high foot traffic. Surrounded by shops, restaurants, and entertainment, Harding Plaza offers high traffic counts and opportunity for growth.

Lease Summary

SUITE 102 RENT	\$5130/MONTH
SUITE 104 RENT	\$3598/MONTH
BUILDING SIZE	±6,200 SF
PARKING RATIO	3.5/1000
SUITE 102 (VACANT)	±1,296 SF
SUITE 104 (VACANT)	±909 SF



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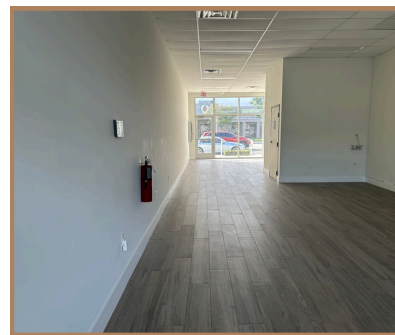
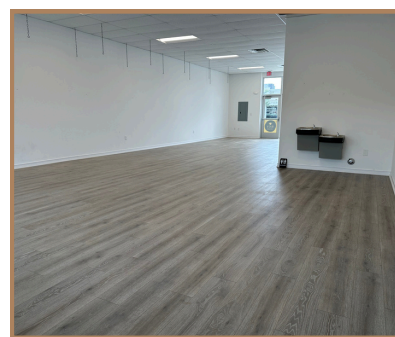


3101 N Federal Hwy # 502,
Fort Lauderdale, FL 33306
<https://www.levelrealty.com>

LOCATION

Harding Plaza is strategically located along Federal Highway in the heart of Hollywood, FL, offering high visibility and easy access. The area is home to over 150,000 residents within a 3-mile radius, featuring a diverse mix of young professionals, families, and retirees—providing a strong and varied customer base.

The plaza is just steps from South Broward High School, a short distance from Hollywood Beach and ArtsPark at Young Circle, two of the city's major attractions. Hollywood itself is experiencing significant growth, with continued development and revitalization in both its residential and commercial sectors. This expansion provides an ideal environment for businesses to tap into an increasingly vibrant market. Surrounded by an array of shops, restaurants, and entertainment venues, Harding Plaza offers excellent potential for business success.



LOCATION SUMMARY

CITY	HOLLYWOOD
MARKET	SOUTH FLORIDA
N FEDERAL HIGHWAY	31,000 VPD
I-95	2 MILES
TURNPIKE	1.5 MILES



ROADS AND DEMOGRAPHICS

1 MILE RADIUS

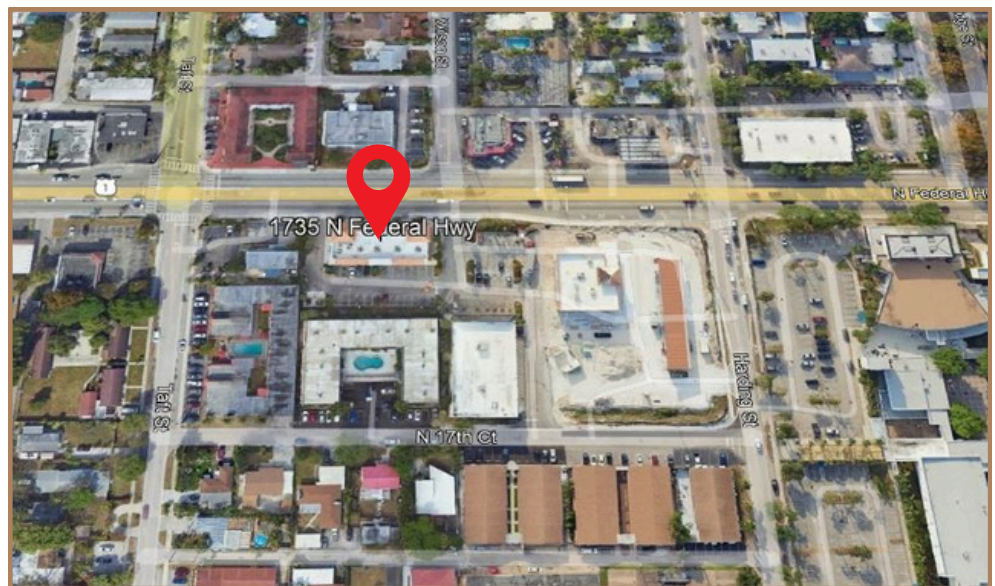
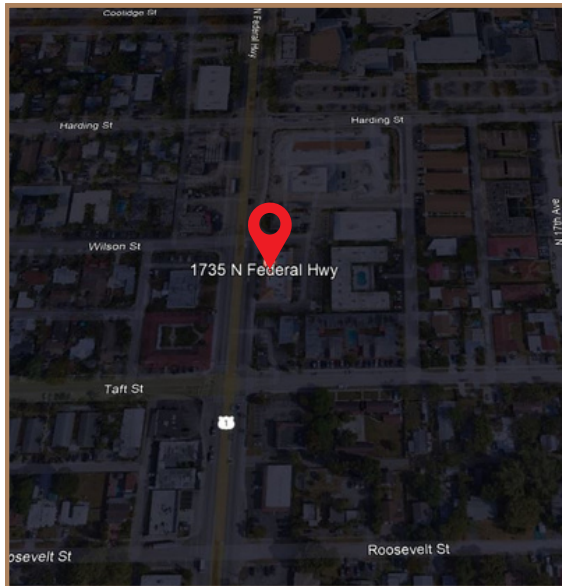
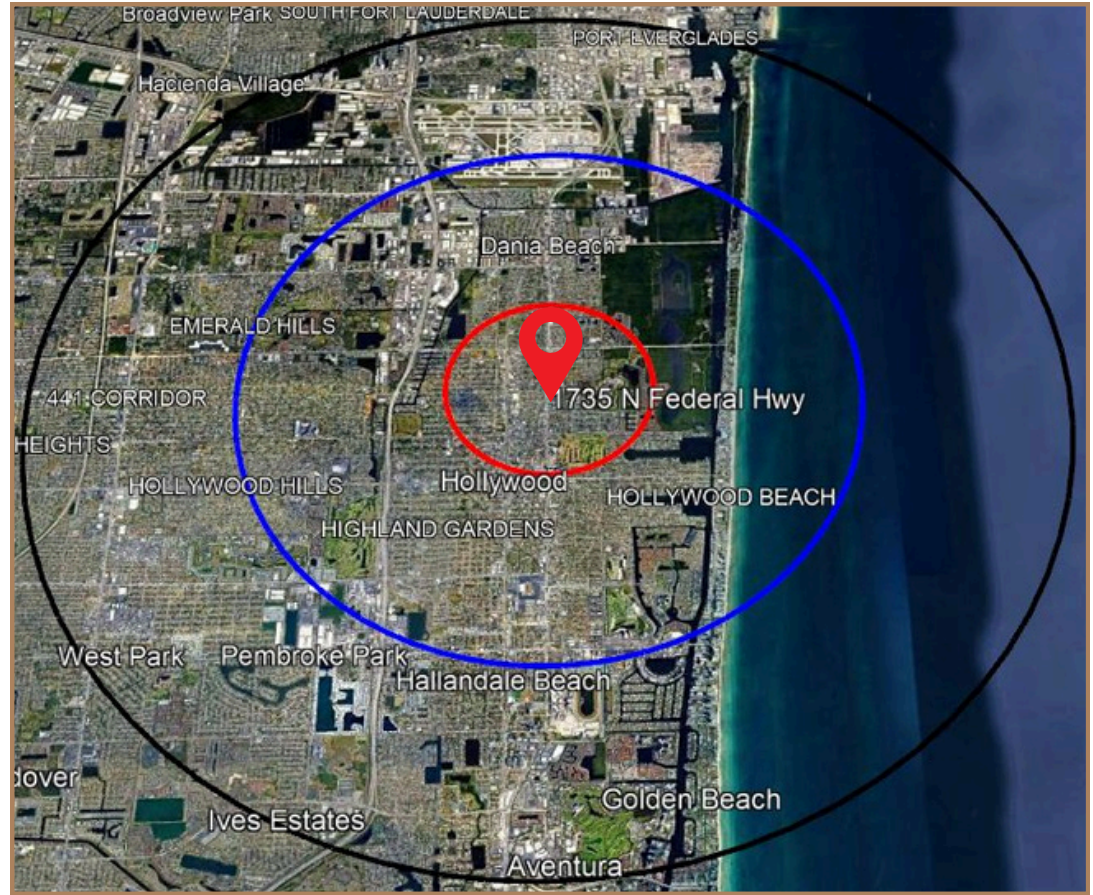
MED. HOUSEHOLD INCOME	\$50,513
POPULATION	23,693
EMPLOYEES & BUSINESSES	32,559
MEDIAN AGE	42

3 MILE RADIUS

MED. HOUSEHOLD INCOME	\$54,984
POPULATION	134,956
EMPLOYEES & BUSINESSES	135,883
MEDIAN AGE	43

5 MILE RADIUS

MED. HOUSEHOLD INCOME	\$57,031
POPULATION	298,890
EMPLOYEES & BUSINESSES	292,288
MEDIAN AGE	42

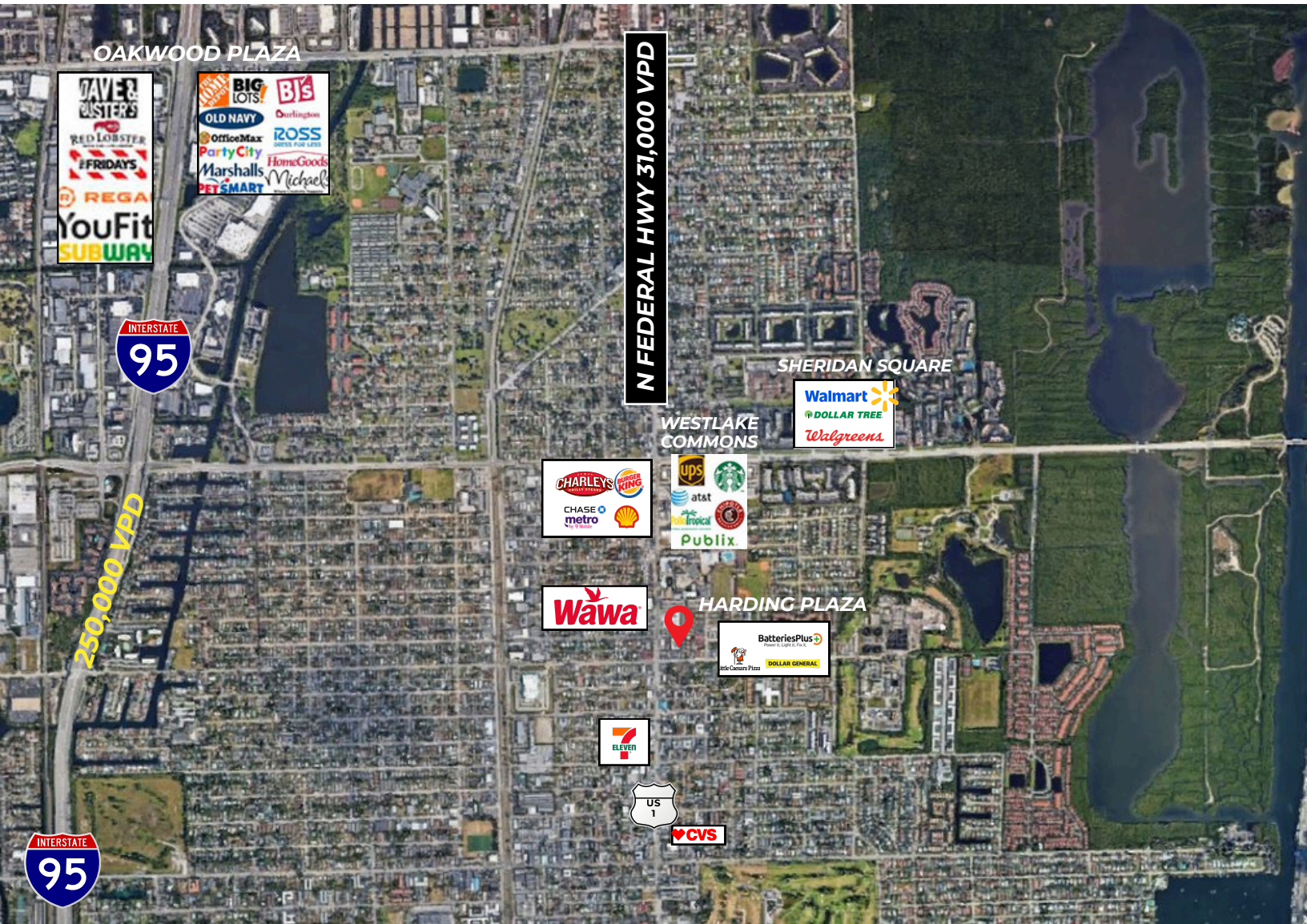


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RETAIL MAP



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