



BUILDING SPACE FOR LEASE



2,500 - 8,100 SF FOR LEASE

840 – 850 South State Road 7, Hollywood, FL, 33023

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The
RG Rotella Group Inc.
COMMERCIAL REAL ESTATE Est. 1995

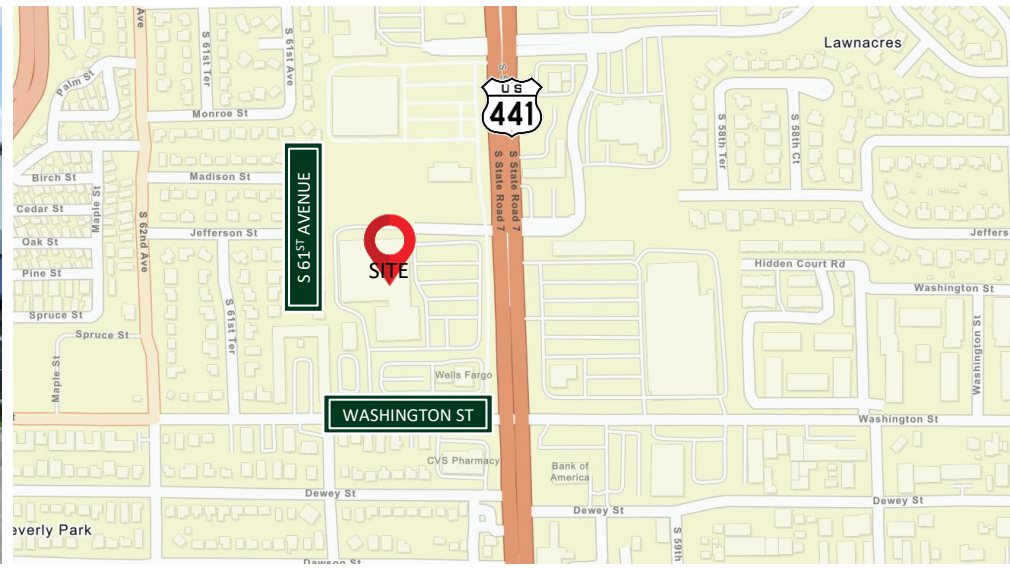


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The Rotella Group has been retained as the exclusive leasing agent for the retail spaces at **840 – 850 South State Road 7, Hollywood, Florida, 33023**, in the vibrant Southeast Florida market.

This prime location offers an incredible opportunity with excellent visibility and high traffic counts along South State Road 7, making it perfect for retail, restaurant, or service-oriented businesses.



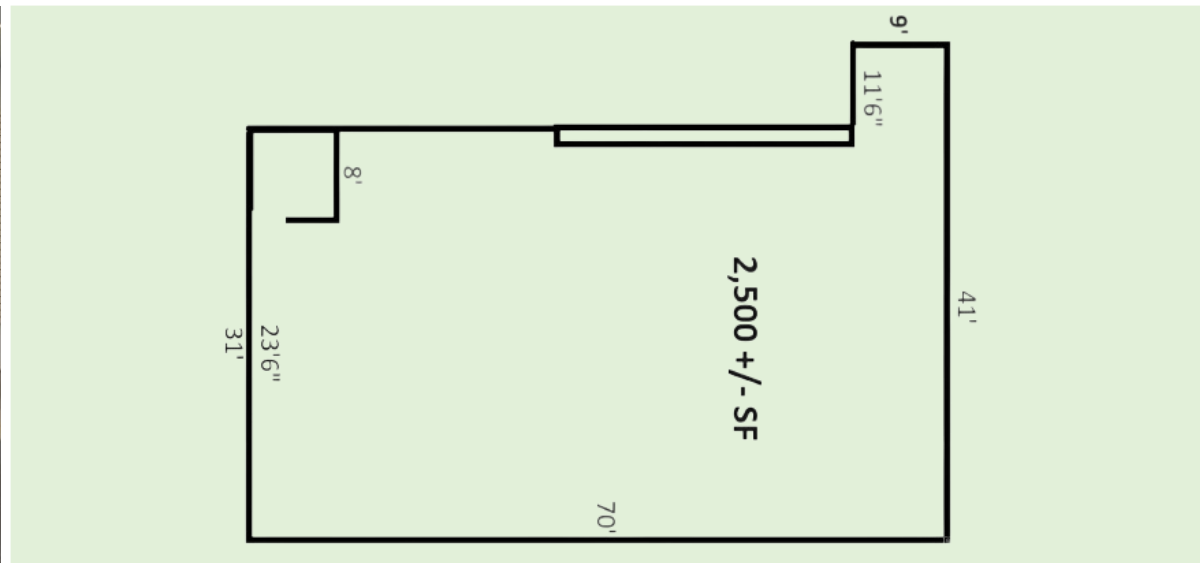
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- 2,500 SF for lease @ \$23.50 NNN
- Inline corner space with 51' glass
- 41' frontage with 31' width
- 11' 5" to ceiling tiles



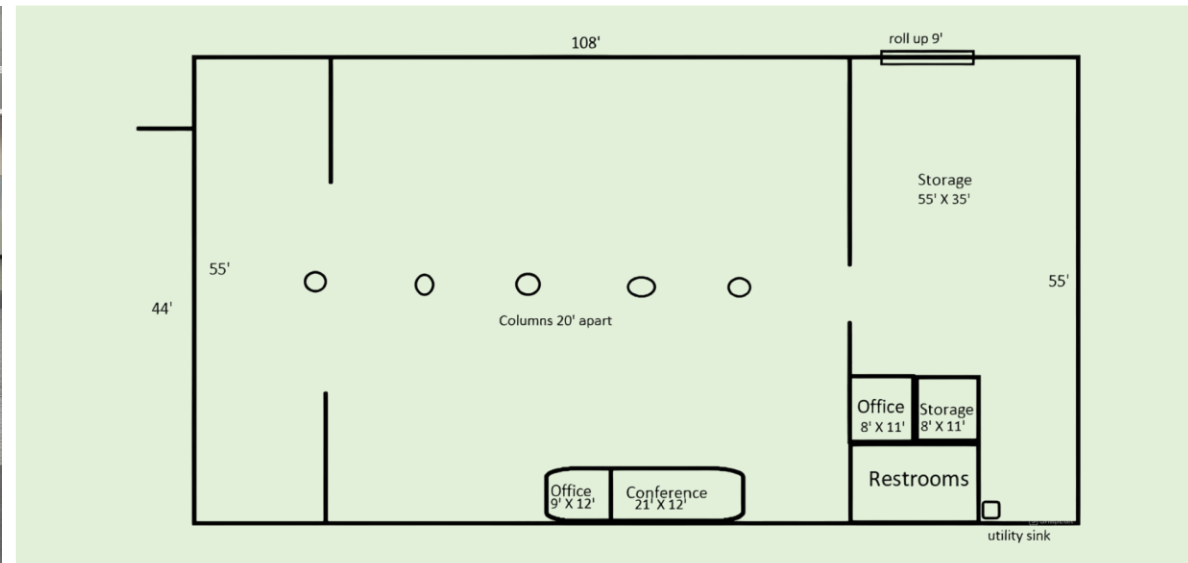
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- 8,100 SF for lease @ \$18.50 NNN
- 10' 11" to ceiling tiles
- 16' clear back room
- 2 restrooms
- Security curtain on front windows

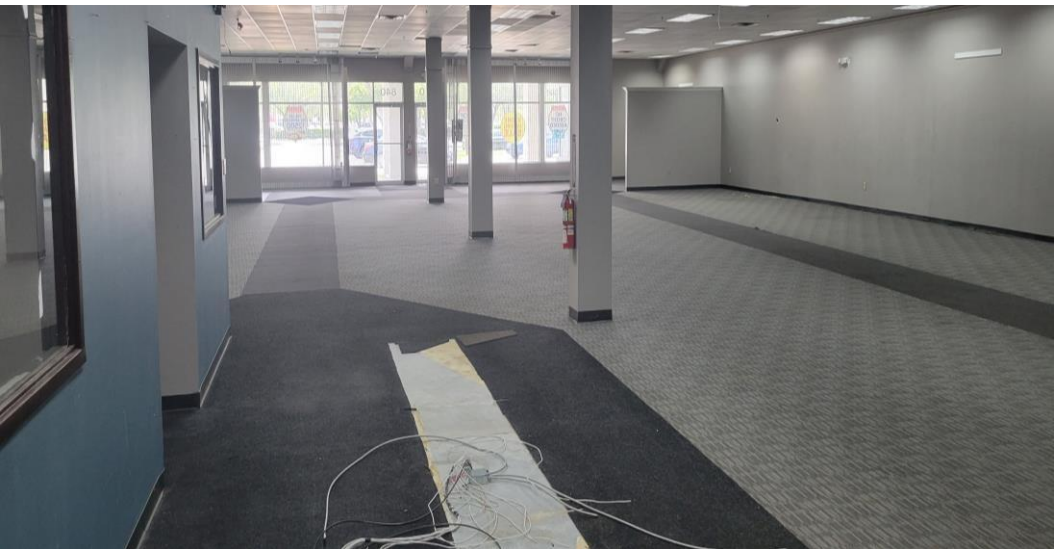


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2024 Demographics

	1 Mile	3 Miles	5 Miles
Total Population	22,646	191,993	492,909
Total Daytime Population	19,183	155,683	435,993
Average Household Income	\$85,323	\$92,245	\$89,143
Median Age	40.5	40.4	40.3
Total Businesses	1,735	10,468	32,205

Source: Esri

2029 Demographics Forecast

	1 Mile	3 Miles	5 Miles
Total Population	22,174	189,686	496,913
Average HH Income	\$104,233	\$111,113	\$107,107
Median Age	41.5	41.5	41.5

Source: Esri

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SITE PLAN



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AERIAL



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The Rotella Group, Inc.

Commercial Real Estate Brokers

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