

# 2843 Pembroke Rd - 2nd Floor Office For Lease

2843 Pembroke Rd, Hollywood, FL 33020



FOR MORE INFORMATION, PLEASE CONTACT:

**Ilan Lewinger**

Commercial Specialist

P: 305.785.6097

| [ilanlewinger@keyes.com](mailto:ilanlewinger@keyes.com)

**Keyes Commercial**

Keyes Commercial Hollywood  
4700 Sheridan St., Suite P  
Hollywood, FL 33021  
P: 954.893.1322  
[www.keyescommercial.com](http://www.keyescommercial.com)

2843 PEMBROKE RD. - CONNECTIONS BUILDING

# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	7,138 SF
Available SF:	623 SF
Number of Units:	1
Year Built:	1976
Zoning:	C-3
Market:	Hollywood
Traffic Count:	34,500

## PROPERTY OVERVIEW

Price Reduction! Quiet, Secure building. New Floors, Freshly Painted. Perfect for small professional businesses such as Attorney, Accountant, Insurance, etc. Lease includes utilities. Internet/Cable paid and arranged by tenant. 1 Suite available on the 2nd Floor, 623sf. Building can be accessed 24/7, 7 days a week. Term Negotiable. This space fronts the On Ramp to 95 on the North side of Pembroke. Great convenience for your clients, customers, and your employees.

## PROPERTY HIGHLIGHTS

- Price Reduction!
- Quiet & Secure Building
- New Floors
- Easy 95 Access
- 1 Office Suite Available
- 1-Year Leases Available
- Utilities Included

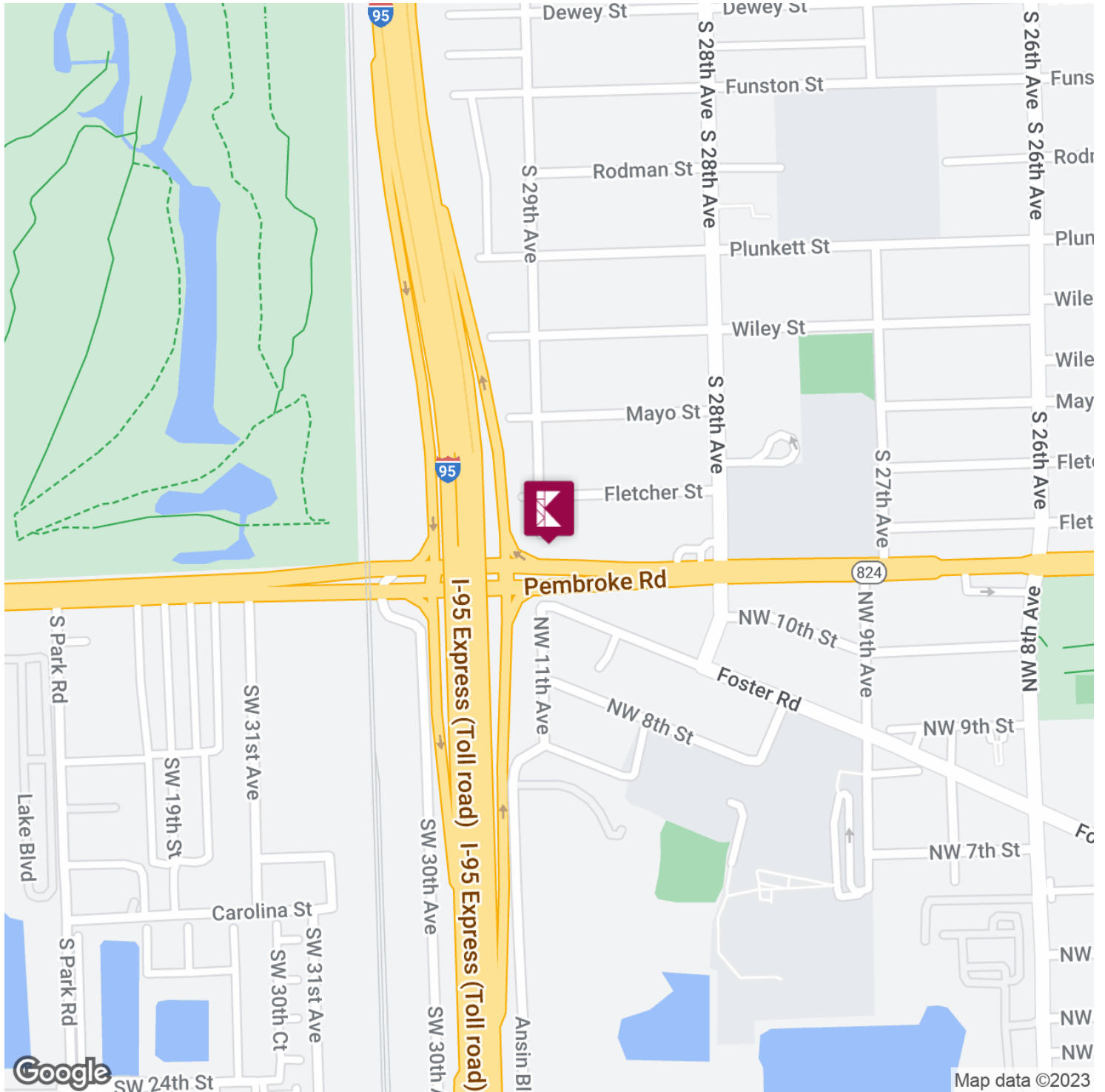


2843 PEMBROKE RD. - CONNECTIONS BUILDING

# Additional Photos

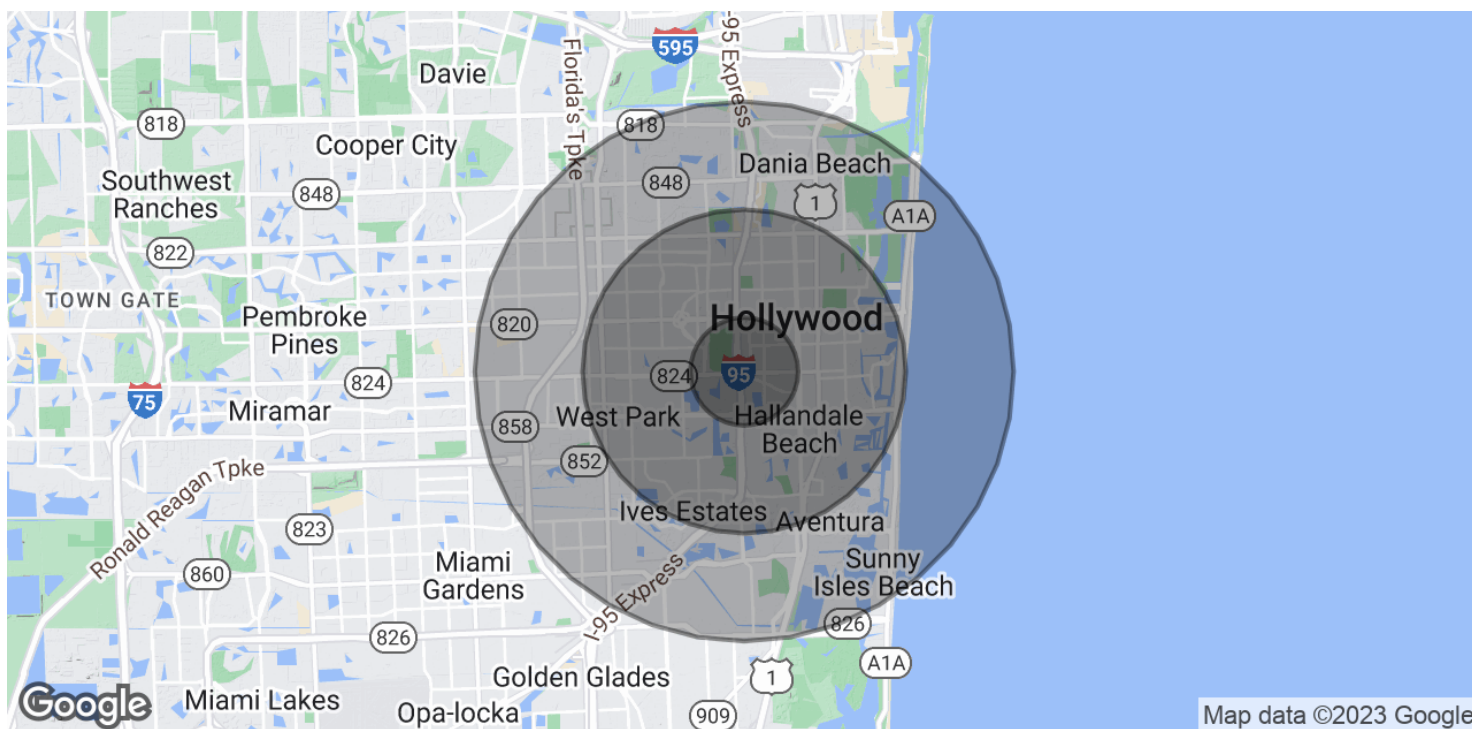


# Location Map





# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,607	172,799	415,170
Average Age	38.2	39.9	40.0
Average Age (Male)	36.4	38.5	38.1
Average Age (Female)	39.1	40.9	41.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,884	70,867	166,696
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$45,167	\$58,566	\$63,019
Average House Value	\$180,195	\$300,337	\$311,588

\* Demographic data derived from 2020 ACS - US Census