

RE/MAX
COMMERCIAL



THE DEMARCO
REAL ESTATE GROUP



FOR LEASE

30-YEAR LAND LEASE OPPORTUNITY

6501 PEMBROKE RD

HOLLYWOOD, FL

FOR LEASE:

6501 PEMBROKE RD
HOLLYWOOD, FL

PRICE: \$7,500 PER MONTH MG

PROPERTY OVERVIEW:

6501 Pembroke Rd offers a prime 30-year land lease opportunity on one of Hollywood's busy east-west corridors. The ±18,637 SF paved site is positioned directly on Pembroke Rd with strong visibility, easy access, and flexible C-3 commercial zoning. With high traffic counts of 42,000+ cars daily, the property is well suited for a drive-thru coffee shop, quick-service restaurant, retail user, or service-based commercial concept seeking a high-exposure location in South Broward.

PROPERTY HIGHLIGHTS:

- 30-Year Land Lease Opportunity
- Located Directly on Pembroke Rd
- High Traffic Counts w/ 42,000+ Cars Daily
- Close to US-441, I-95 & Florida Turnpike
- ±18,637 SF Paved Commercial Lot
- Strong Visibility & Easy Ingress/Egress
- Ideal for Drive-Thru Coffee Shop or QSR Concept
- Great Opportunity for Tenant to Build Their Own Concept

THE DEMARCO REAL ESTATE GROUP™

Office: (954) 453-1000

john@demarcogroup.com

www.DeMarcoGroup.com

1901 Harrison Street, Hollywood FL, 33020



RENDERINGS:

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AERIAL:

6501 PEMBROKE RD
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**Subject
Property**
18,637 SF

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