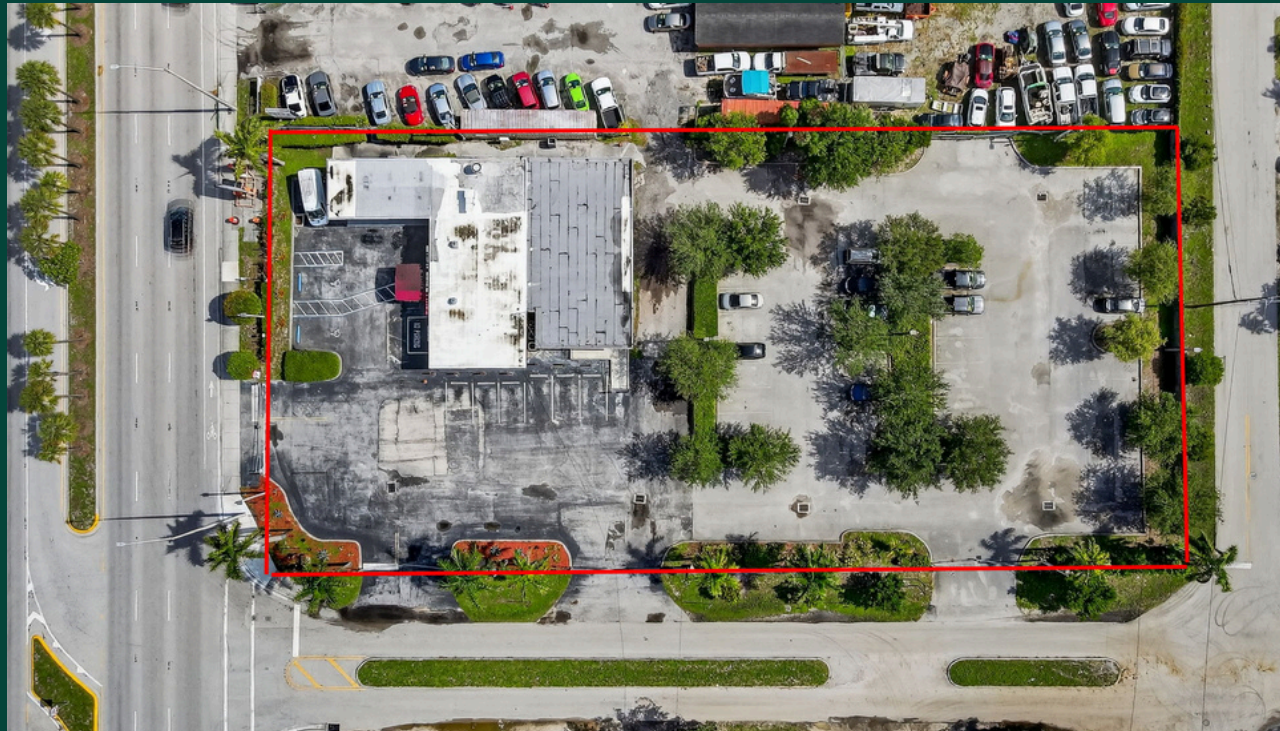


4950 S STATE RD 7, HOLLYWOOD FL 33314



EXCELLENT INVESTMENT OPPORTUNITY

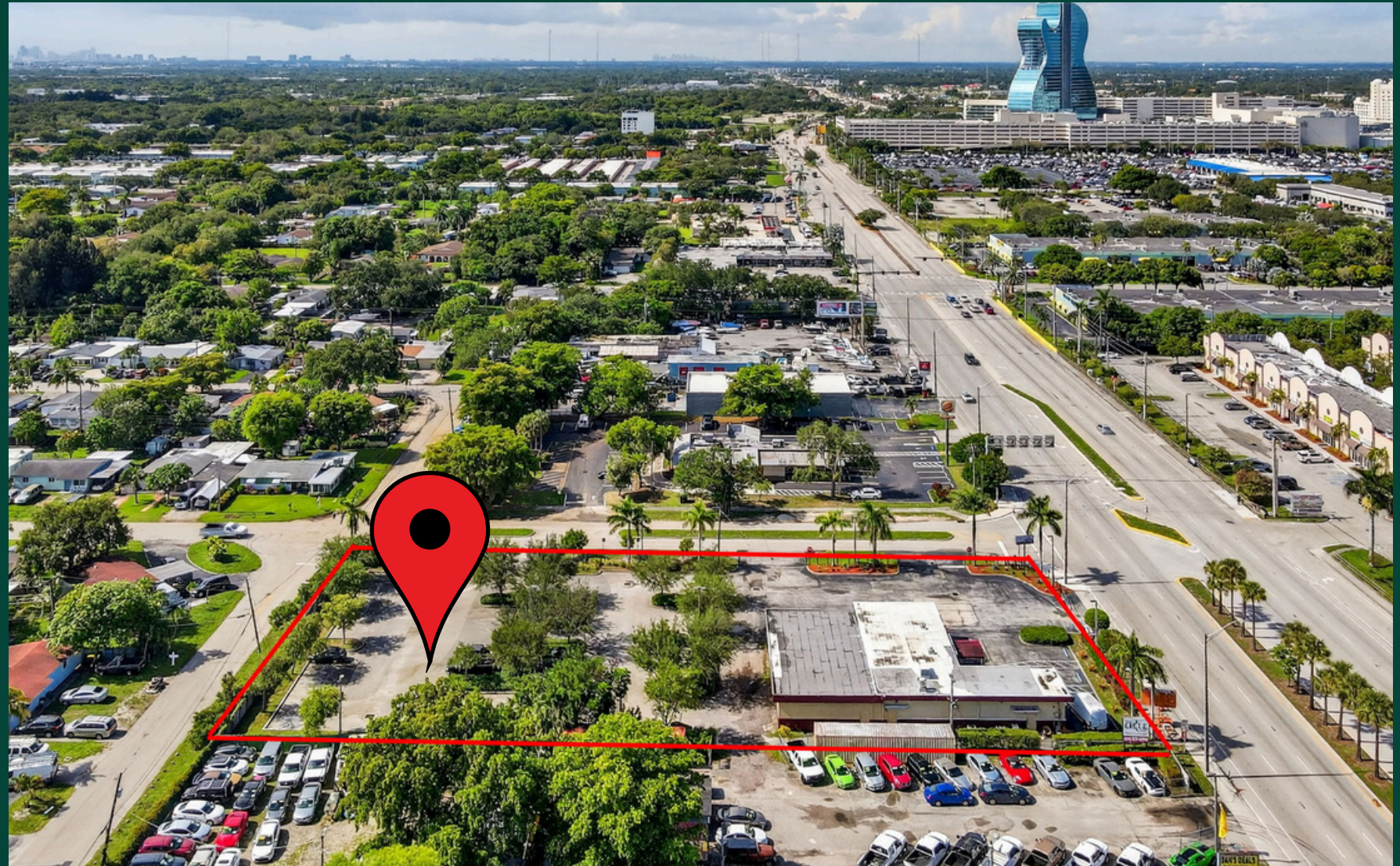
ADDRESS: 4950 S STATE RD 7, HOLLYWOOD FL 33314

LOT SIZE: 1.0735 ACRES /46,760 SQFT

EFFECTIVE YEAR BUILT: 1977

ZONING: N-MU

EXCEPTIONAL INVESTMENT OPPORTUNITY IN A HIGH-VISIBILITY LOCATION ALONG STATE RD 7 IN HOLLYWOOD. IDEAL FOR RETAIL, REDEVELOPMENT, OR LONG-TERM HOLD STRATEGY. LOCATED IN A RAPIDLY GROWING CORRIDOR WITH DIRECT ACCESS TO MAJOR TRANSPORTATION ROUTES AND STRONG DEMOGRAPHIC DRIVERS, THIS PROPERTY OFFERS SIGNIFICANT UPSIDE POTENTIAL FOR SAVVY INVESTORS.



KEYES COMPANY



CELSO GONZALEZ PA.

954-684-3881

CELSO E GONZALEZ PA.

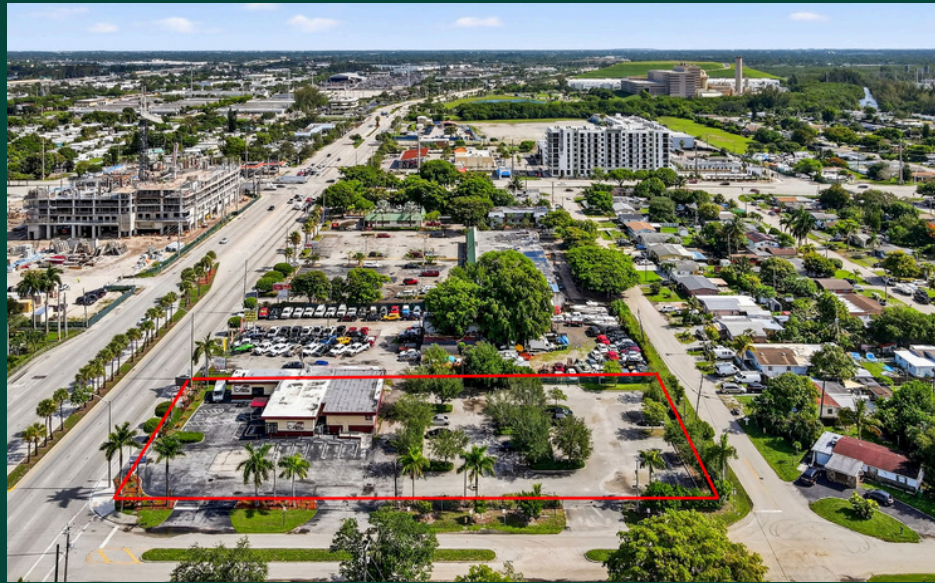
954-240-5337



Celsogonzalez@keyes.com
Celsoegonzalez@keyes.com

Keyes





INVESTMENT OPPORTUNITY

- LOCATION WITH HEAVY DAILY TRAFFIC FLOW
- RIGHT IN FRONT OF HARD ROCK HOTEL & CASINO
- FLEXIBLE ZONING UNLOCKS MULTIPLE DEVELOPMENT PATHS—IDEAL FOR RESTAURANT, MEDICAL, OFFICE, OR MIXED-USE
- STRONG MARKET COMPS AND PROVEN DEMAND SUPPORT ATTRACTIVE RENTAL RATES AND INCOME YIELDS
- STRATEGIC POSITIONING IN A GROWTH MARKET MAKES THIS A RARE OPPORTUNITY TO CAPITALIZE ON LONG-TERM VALUE



STRATEGICALLY LOCATED IN THIS SITE OFFERS EXCEPTIONAL CONNECTIVITY—JUST MINUTES FROM I-595, THE FLORIDA TURNPIKE, AND I-95. POSITIONED AMID EXPANDING RESIDENTIAL DEVELOPMENTS, ESTABLISHED SCHOOLS, AND HIGH-DEMAND HOSPITALITY ZONES, IT PRESENTS A COMPELLING OPPORTUNITY FOR LONG-TERM VALUE AND SUSTAINED GROWTH IN A HIGH-DEMAND CORRIDOR.



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CSG TEAM