



**FOR SALE!**

**NEAR AIRPORT  
& PORT**



**3,300 ± SF Industrial / Flex**

**3772 SW 30 Avenue, Hollywood, FL 33312**

Clinton Casey | [clint@rotellagroup.com](mailto:clint@rotellagroup.com)  
954-568-9015 | [rotellagroup.com](http://rotellagroup.com)

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

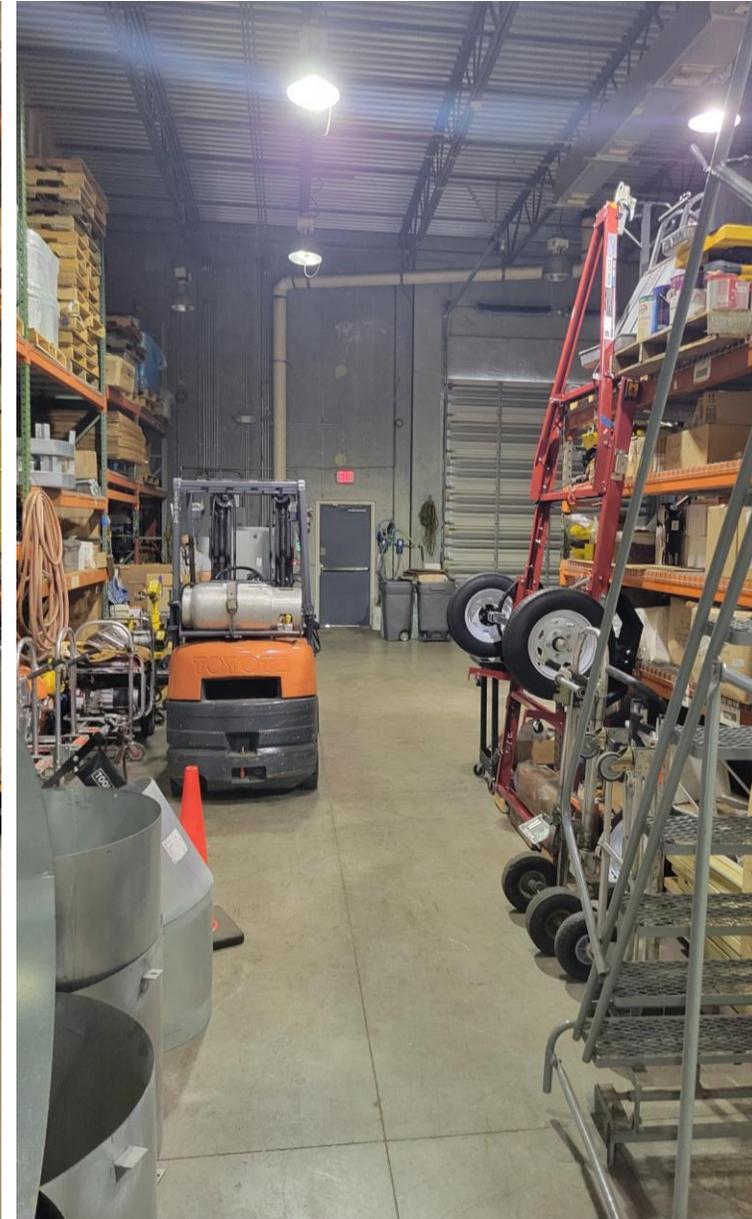
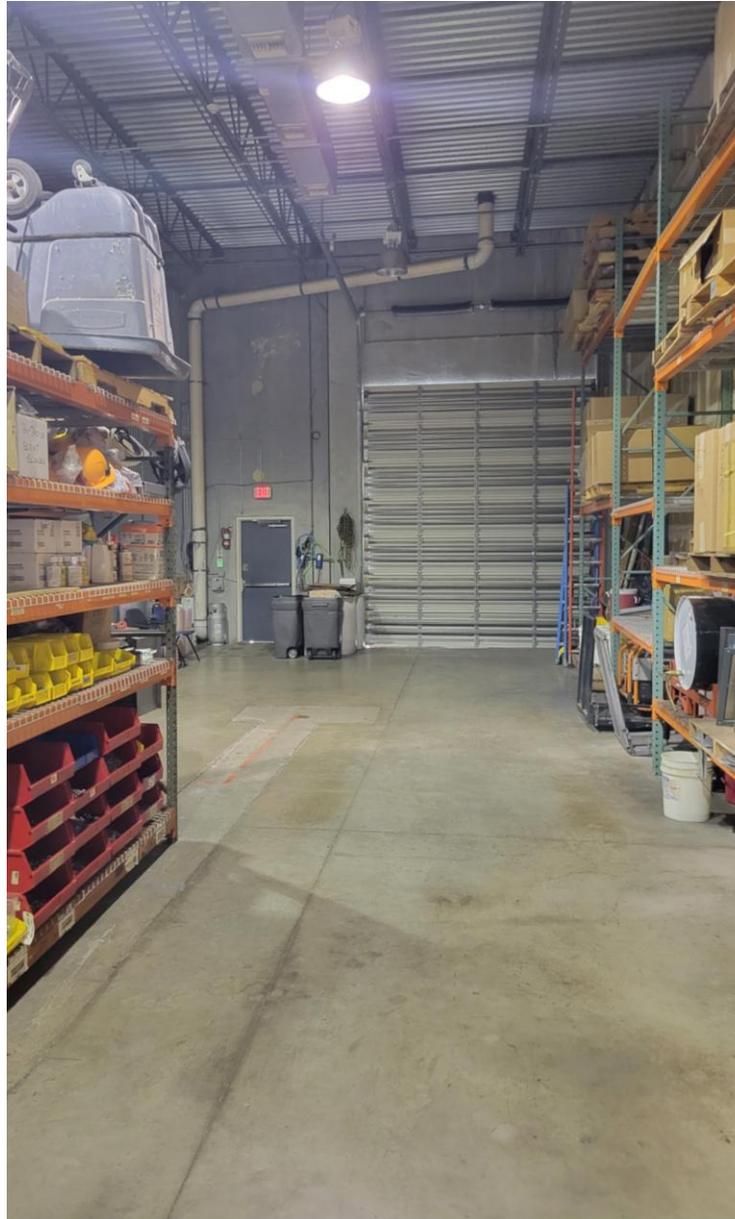


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## Building Highlights :

- 3,300 SF (33' X 100')
- 33% Office
- 1 drive in roll up doors (12' X 14')
- 20' Clear
- 30<sup>th</sup> Avenue Frontage
- 120/208 Volt
- Impact Windows
- 100% HVAC
- Two restrooms
- 4 Deeded Parking Spaces + Shared
- \$ 1,395,000.00
- Zoned IM-3
- Frontage on 30<sup>th</sup> Avenue



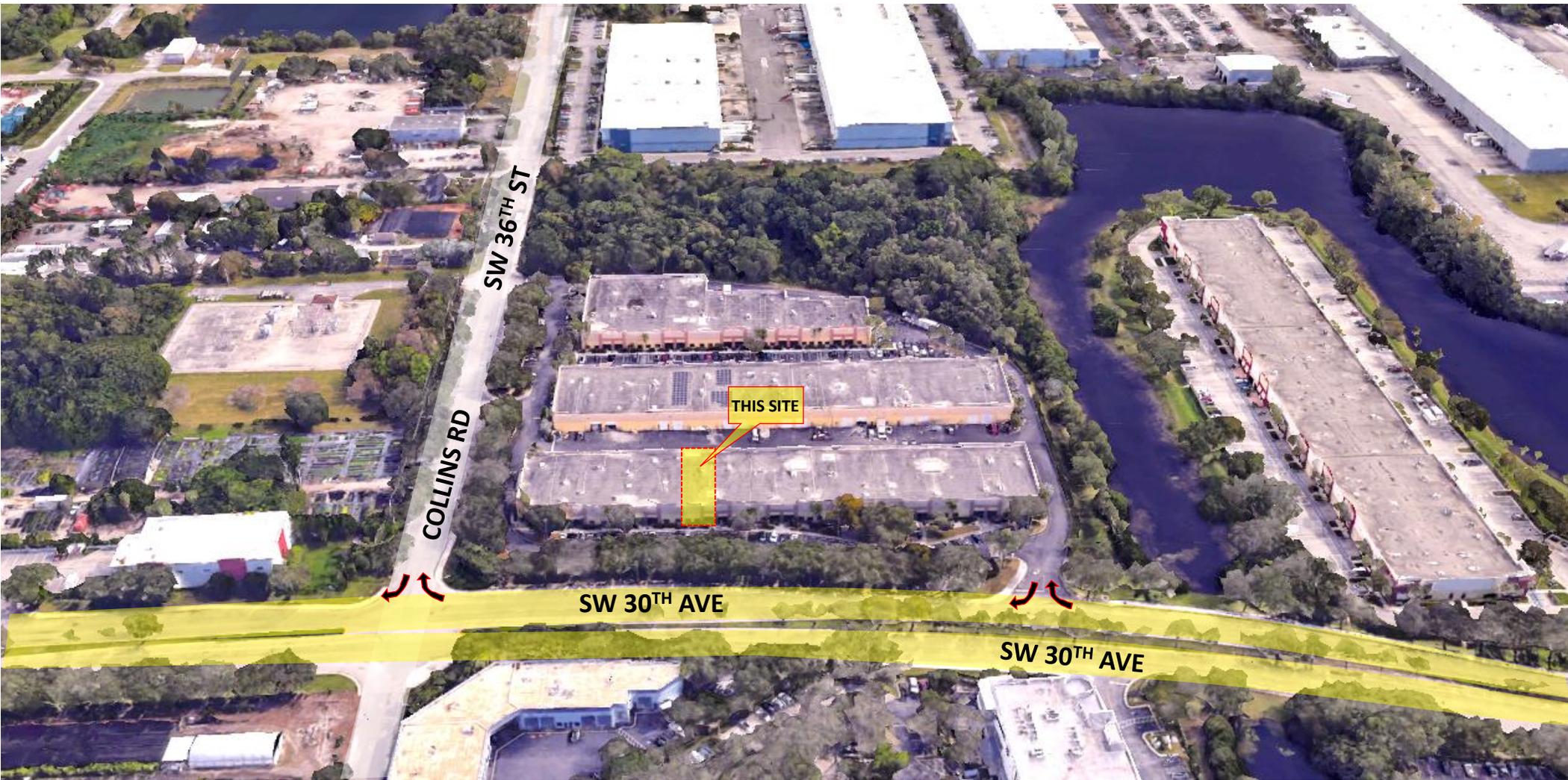
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## Property Aerial



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Market Aerial



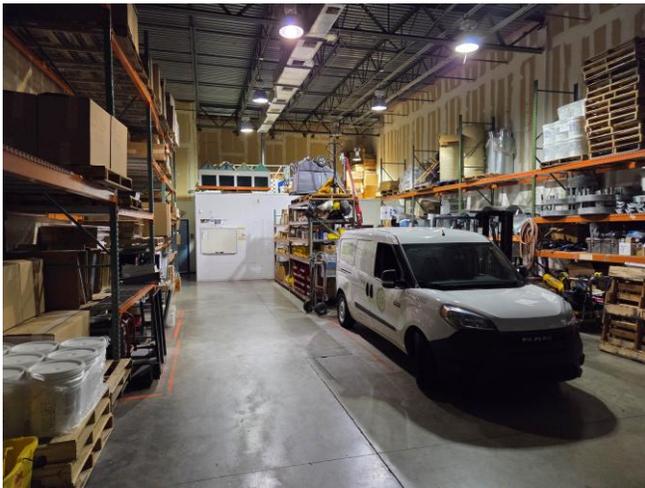
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# Photos



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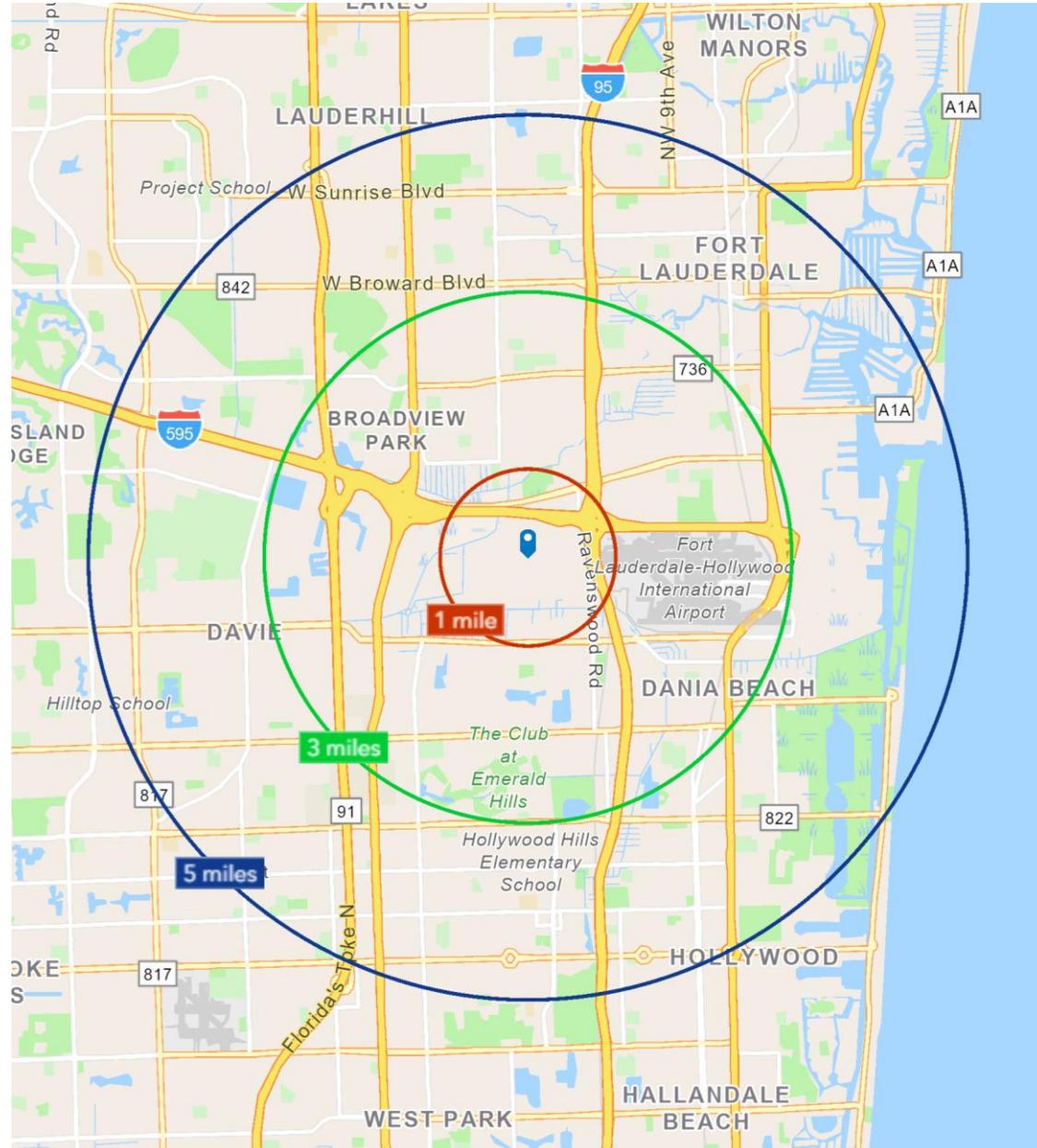
- ❖ 3 Minutes to I-95 & 595
- ❖ 5 Minutes to Ft Lauderdale/Hollywood International Airport
- ❖ 7 Minutes to Port Everglades

## TRAFFIC COUNTS

SW 30<sup>TH</sup> AVENUE

**19,900 AADT**

2025 Demographics	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	3,200	106,316	355,315
<b>Total Daytime Population</b>	8,319	118,338	419,457
<b>Average Household Income</b>	\$109,894	\$109,451	\$110,554
<b>Median Age</b>	40.2	40.1	40.4
<b>Total Businesses</b>	722	8,281	27,858



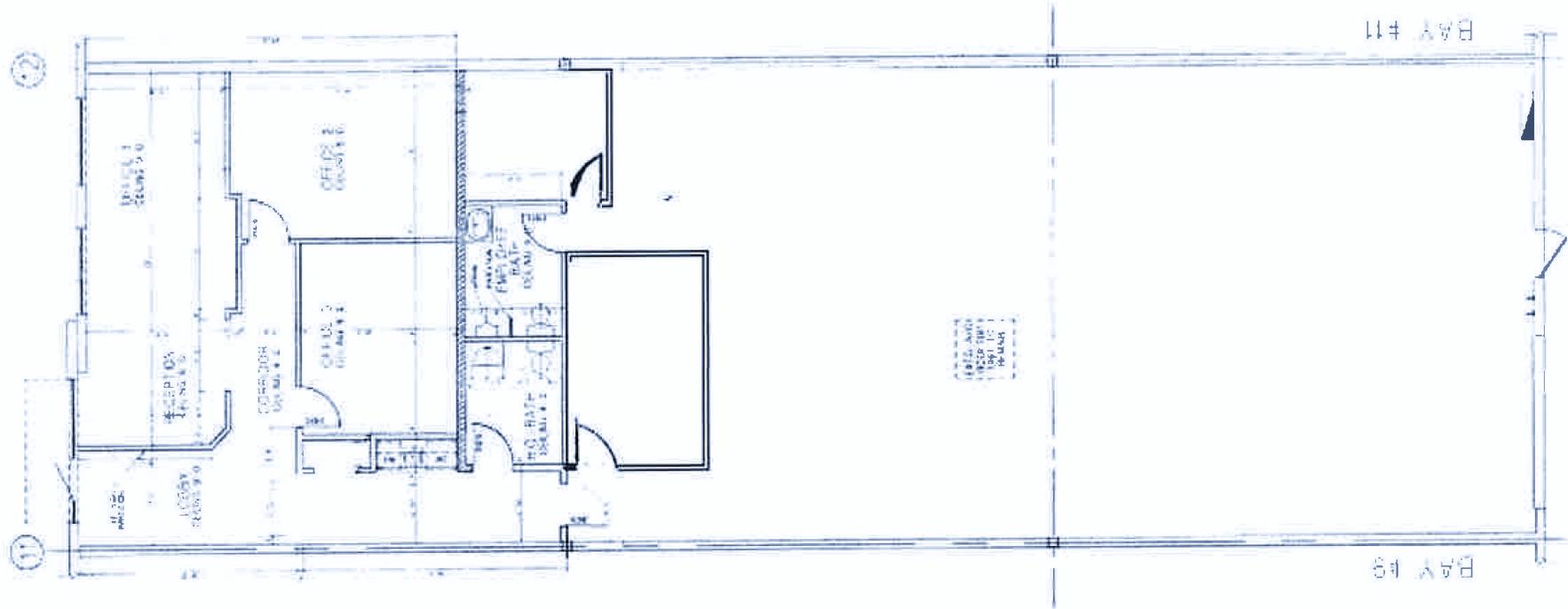
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## Floor Plan



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## The Rotella Group, Inc.

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Commercial Real Estate Brokers

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