

**TOBIN**

# FOR LEASE

## COMMERCIAL FREE STANDING BUILDING

6740 Taft Street, Hollywood, FL 33023



**Tobin Real Estate** is pleased to exclusively present 6740 Taft Street, Hollywood, FL 33023 for Lease. This unique and rarely available commercial property with direct visibility on Taft Street that is perfect for a professional office.

This property presents a well maintained commercial single user opportunity in a 1,615 square foot one story office building that has been recently remodeled. The office features central air and heat, impact windows, grey laminate and tile flooring, freshly painted, knockdown walls, new doors, ceiling fans, work counter and station for printers/supplies, smoke detectors, separate offices, separated work station areas, open floor plan for multiple desks or service areas, large storage room with air conditioning, remodeled handicapped accessible bathroom, kitchen with cabinets/refrigerator/microwave and sink, IT room with storage, new interior lighting, marked front and rear parking spaces, fenced on side and rear, shingle roof, covered front entry, window treatments, exterior storage unit, highly visible pylon sign, large rear grassy area, excellent ingress and egress.

This property is perfectly positioned directly across from the main entrance of the Hollywood Festival Shopping Center with Fresco y Mas, CVS, Taco Ball, Family Dollar, Beall's Outlet, Foot Locker, Spic N Span Cleaners, T-Mobile, Metro PCS, Teppanyaki Buffet, Hungry Howie's and Pinch-a-Penny. The corridor also features other major retailers within a few blocks such as Publix, Sonny's Famous Steak Hoagies, Memorial Primary Care, Dunkin Donuts, Walgreen's and much more...

Tested. Trusted. Tobin.

## Investment Highlights

- Built 1974
- GLA 1,615 S.F.
- Located between SR-7 & University Drive
- Free standing building
- 2025 Shingle Roof
- Over 21,500 VPD
- Zoned O-1 - Light Intensity Office District
- Average Household Income within a 5-mile radius \$101,338.00
- 431,826 full-time residences within a 5-mile radius
- Multiple traffic drivers

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