








**SITE HIGHLIGHTS**

- Hard corner of 441 and Hollywood Boulevard outparcel available
- Ground lease or multi-tenant opportunities with drive-thru
- 1,500 – 12,730 SF available or outparcels
- 40,000 SF available on 2nd Floor
- Less than a half mile to Florida Turnpike access
- Join    
- Shadow anchored by   

**CONTACT US**

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DEMOGRAPHICS			
	1 MILES	3 MILES	5 MILES
Population	22,417	177,979	453,937
Households	7,996	62,451	166,948
MHHI	\$42,144	\$47,911	\$46,428

**KATZ & ASSOCIATES**  
*Licensed Florida Brokerage Firm*

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TRADE AREA AERIAL



PROPOSED WEST ELEVATION

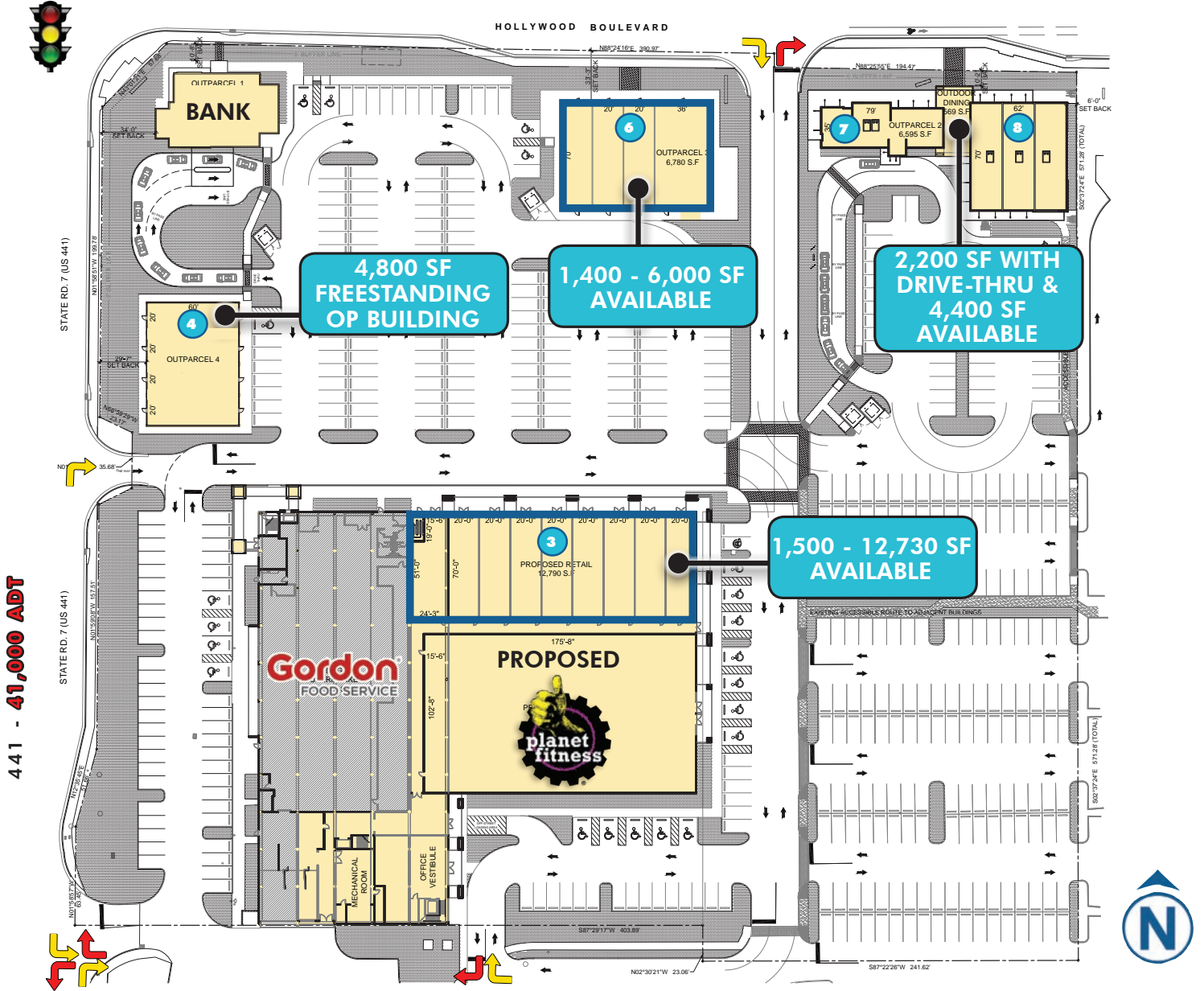


PROPOSED RENDERING



**PROPOSED SITE PLAN**

**HOLLYWOOD BLVD. - 41,500 ADT**



BAY	TENANT	SQ. FT.
1	Gordon Food Service	18,960
2	Planet Fitness (Proposed)	18,000
3	AVAILABLE	1,500 - 12,730
4	AVAILABLE	4,800 freestanding OP building
5	Bank	3,500
6	AVAILABLE	1,400 - 6,000
7	AVAILABLE	2,200 with drive-thru
8	AVAILABLE	4,400