# FOR LEASE

## 5001 Hollywood Blvd

#### *Retail/Office Space Available On Hollywood Blvd*

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## HIGHLIGHTS

- 5,000 SF Retail/Office Space Free-standing building, ideal for single tenant/owner occupant
- Ample Parking 20 dedicated parking spaces
- Great Exposure Situated directly on Hollywood Blvd with an average of 49,000 vehicle per day
- Highly Accessible Located just east of SR 7 and the Florida Turnpike and west of Interstate-95
- Aerial Overview View an aerial overview of the space click here

#### LOCATION

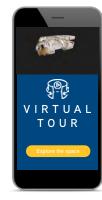
5001 Hollywood Blvd is conveniently located east of SR 7 and the Florida Turnpike and west of I-95. Easily accessible to three major highways. The area has many law and accounting firms, restaurants, banks and retail businesses within walking distance and easily accessible by public transportation. The property is located less than a mile west of Presidential Circle and two blocks west from the courthouse.

#### BUILDING

The 5,000 square foot building provides ample parking, spacious open room layouts, two kitchens, several bathrooms and private rooms to fulfil the needs of any office, medical center or related professional fields. The facility is currently zoned as office space.

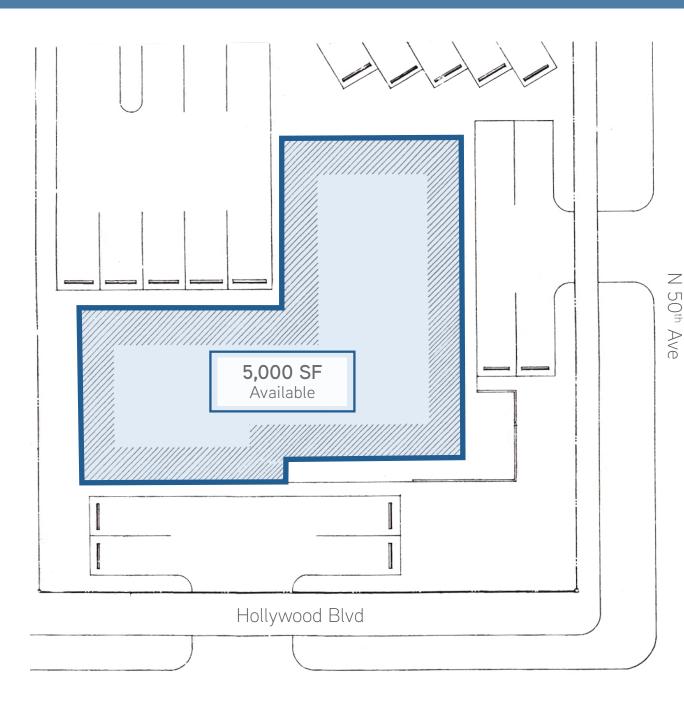
#### DRIVE TIME MAP





(Click Above)

**SITE PLAN** 



#### **PROPERTY DETAILS**

Building SF	5,000 SF
Zoning	OM – Mixed Use Office District
Traffic Count	47,000 VPD
Parking	20 Spaces

#### AREA DEMOGRAPHICS | 1 MILE



<u>8</u>

Current Population

Average Household

Daytime Population (2020) 42,205

Income



\$70,083 Median Home



Median Home Value (2020) \$287,177

#### **Education Attainment**

Highschool Graduate : 31.0% Some College, No Degree: 21.2% Associate Degree : 9.7% Bachelor's Degree : 14.2% Graduate/Professional Degree: 8.5%



N 50<sup>th</sup> Ave

Hollywood Blvd



### FOR MORE INFORMATION



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