

For Lease

Prime Retail/Office Suites

5100-5130 S State Road 7, Hollywood, FL 33314

ERIC UBIERA

Commercial Associate
954.882.8762
eric@martinezteamcommercial.com

GUS MARTINEZ

Managing Director
954.394.7078
gus@martinezteamcommercial.com



Property Summary

Prime Retail/Office Suites • For Lease



PROPERTY DESCRIPTION

Prime retail/office suites available on high-traffic State Road 7 (US-441) in Hollywood. Flexible small-bay layouts with excellent highway visibility, pylon signage, and ample on-site parking. Suites available at 800 SF and 1,200 SF, with an additional 1,500 SF coming soon. \$32.00 PSF NNN plus \$7.00 PSF operating expenses. Zoned N-MU (Neighborhood Mixed-Use) with a broad permitted-use list – offices, indoor retail, restaurant, personal services, dry cleaner, and more by right. Dense surrounding residential population with strong daily traffic counts along one of Broward County's busiest north-south corridors. Immediate access to I-95, Florida's Turnpike, and Hollywood Blvd. Call listing agent for a tour and full space plans.

PROPERTY HIGHLIGHTS

- Direct frontage and signage on State Rd 7 (US-441) at SW 51st Street
- N-MU zoning with a broad by-right use list; 441 Corridor / TOC overlays
- Flexible small-bay suites of 800 SF and 1,200 SF
- \$32.00 PSF NNN + \$7.00 PSF operating expenses
- On-site parking; strong surrounding residential density
- Minutes to I-95, Florida's Turnpike, and Hollywood Blvd

LEASE SUMMARY

Lease Price:	\$32.00 SF/yr (NNN)
OPEX:	\$7.00 PSF
Total Gross Rate:	\$39.00 PSF
SF Available:	800, 1,200, 1,500 (Coming Soon)
Building Total SF:	14,080 (adjusted building SF)
Lot Size:	27,355 SF (0.628 acres)
Year Built:	1974 actual / 1976 effective
Zoning:	N-MU (Neighborhood Mixed-Use), City of Hollywood – 441 Corridor + Transit Oriented Corridor (TOC) overlays

Rate Summary

Prime Retail/Office Suites • For Lease

Space	Base \$32 PSF	NNN \$7 PSF	Gross \$39 PSF
1,200 SF	\$3,200.00 /mo · \$38,400 /yr	\$700.00 /mo	\$3,900.00 /mo
1,200 SF	\$3,200.00 /mo · \$38,400 /yr	\$700.00 /mo	\$3,900.00 /mo
800 SF	\$2,133.33 /mo · \$25,600 /yr	\$466.67 /mo	\$2,600.00 /mo
800 SF	\$2,133.33 /mo · \$25,600 /yr	\$466.67 /mo	\$2,600.00 /mo
1,500 SF (coming soon)	\$4,000.00 /mo · \$48,000 /yr	\$875.00 /mo	\$4,875.00 /mo

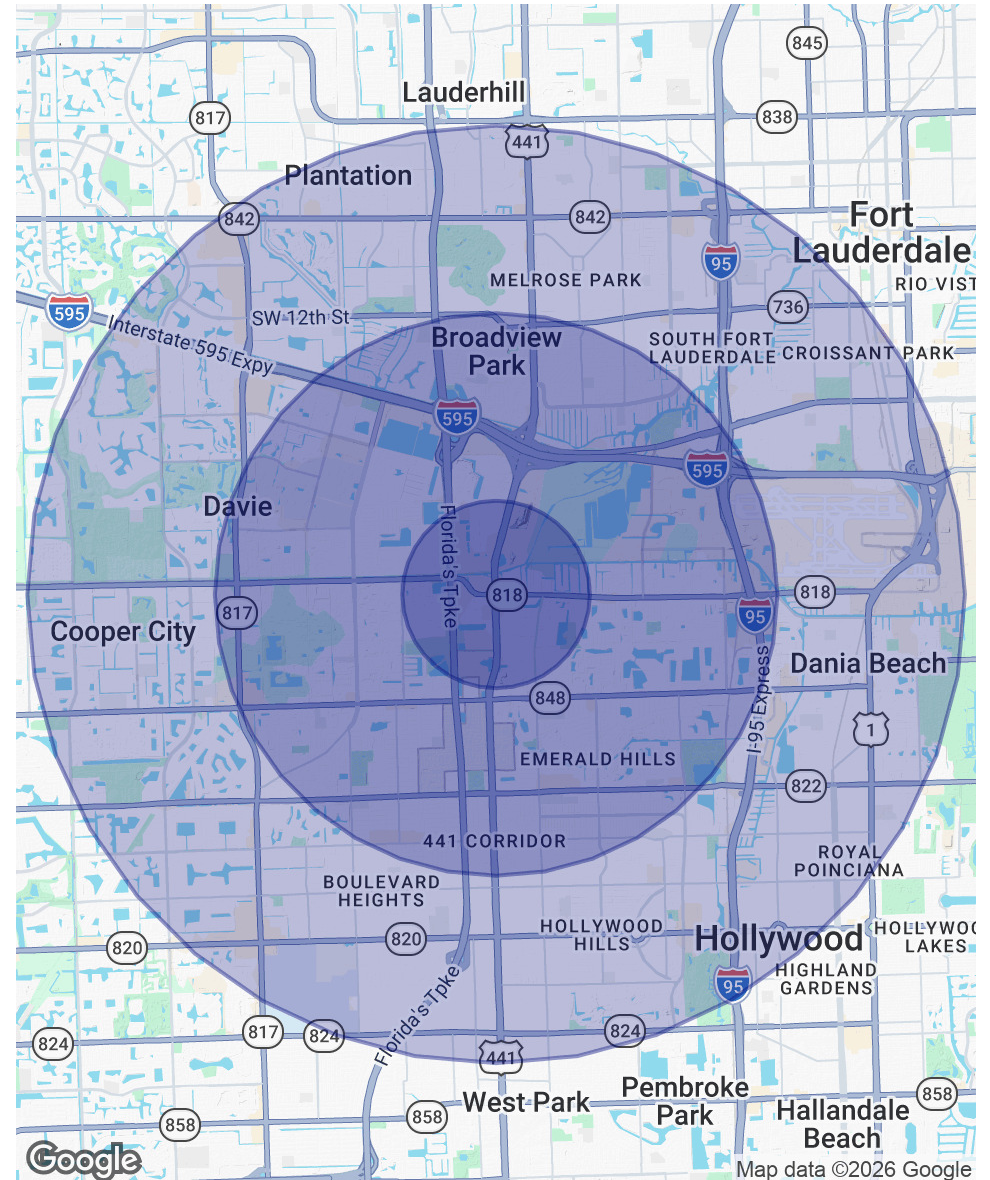
Demographics Map & Report

Prime Retail/Office Suites • For Lease

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,515	119,139	360,971
Average Age	39.3	37.8	39.6
Average Age (Male)	38.3	37.3	38.6
Average Age (Female)	40.0	38.8	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,125	43,296	132,968
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$77,644	\$96,665	\$97,182
Average House Value	\$416,369	\$407,394	\$406,213

2023 American Community Survey (ACS)



Prime Retail/Office Suites • For Lease



Interior Photos

Prime Retail/Office Suites • For Lease

