

BUILDING SPACE FOR LEASE

2,500 - 8,100 SF FOR LEASE

840 – 850 South State Road 7, Hollywood, FL, 33023

Clint Casey | clint@rotellagroup.com
Michael Rotella | mike@rotellagroup.com
Office| 954-568-9015 | rotellagroup.com

The Rotella Group Inc.
COMMERCIAL REAL ESTATE Est. 1995

840 – 850 South State Road 7, Hollywood, FL, 33023

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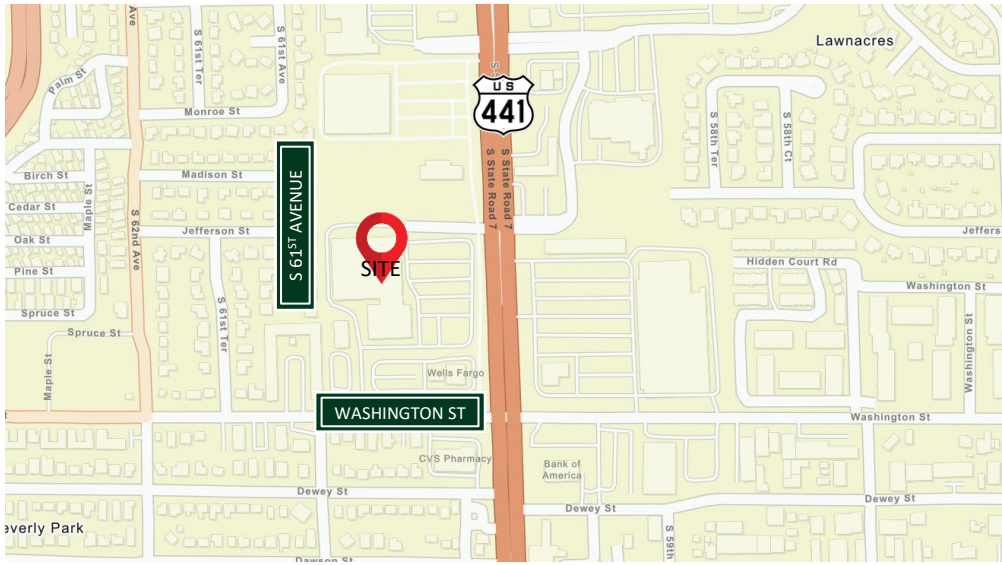
The Rotella Group has been retained as the exclusive leasing agent for the retail spaces at **840 – 850 South State Road 7, Hollywood, Florida, 33023,** in the vibrant Southeast Florida market.

This prime location offers an incredible opportunity with excellent visibility and high traffic counts along South State Road 7, making it perfect for retail, restaurant, or service-oriented businesses.







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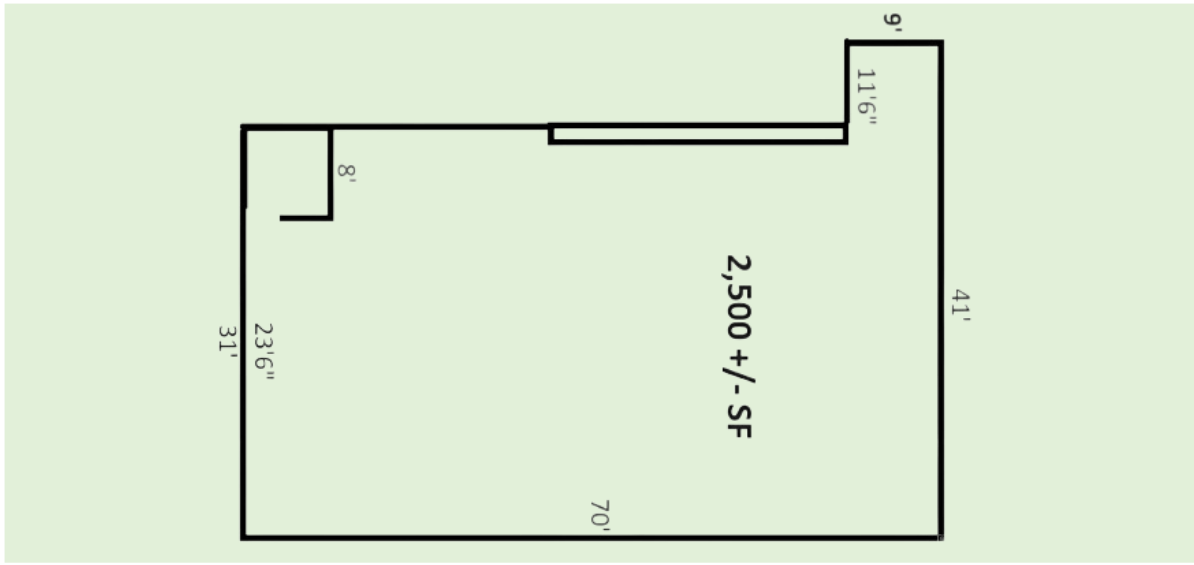
- 2,500 SF for lease @ $23.50 NNN
- Inline corner space with 51’ glass
- 41’ frontage with 31’ width
- 11’ 5” to ceiling tiles







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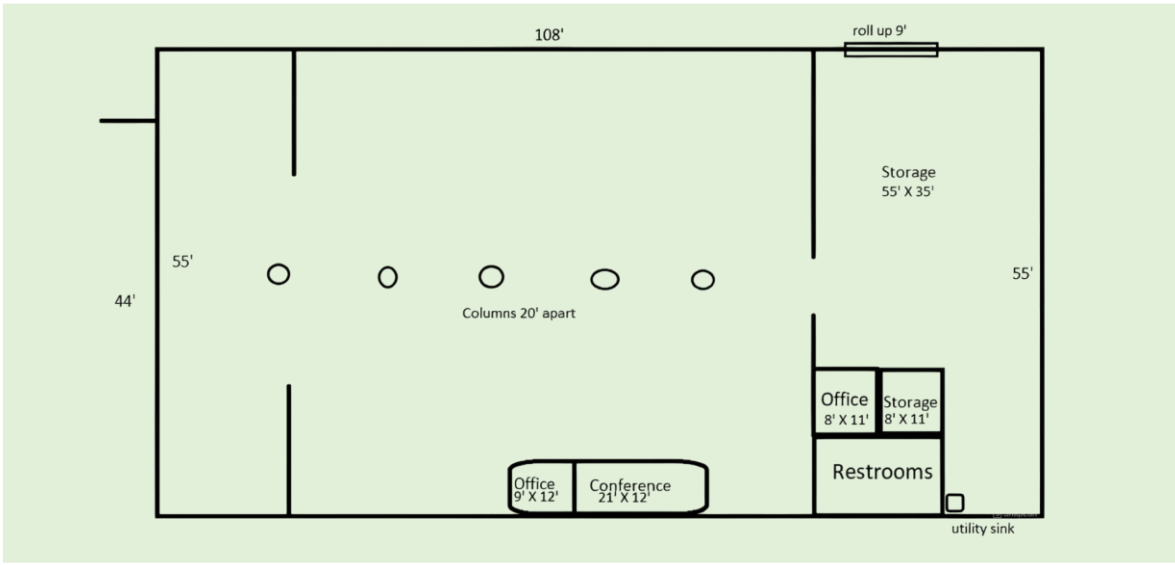
- 8,100 SF for lease @ $18.50 NNN
- 10’ 11” to ceiling tiles
- 16’ clear back room
- 2 restrooms
- Security curtain on front windows







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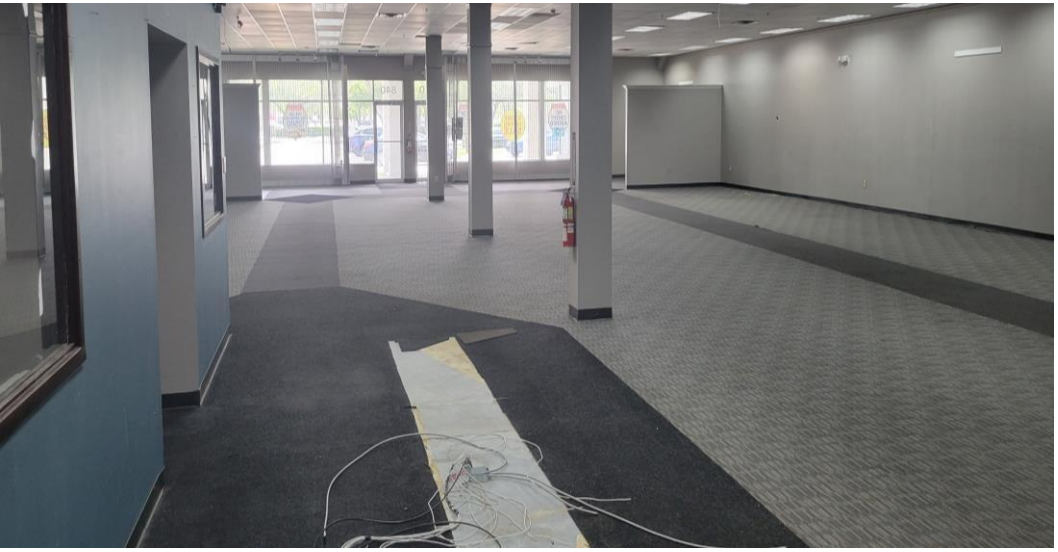



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2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	23,225	193,172	496,344
Total Daytime Population	20,031	159,230	441,978
Average Household Income	$87,686	$96,737	$95,439
Median Age	41.3	40.4	40.5
Total Businesses	1,644	9,572	28,756

Source: Esri

2030 Demographics Forecast	1 Mile	3 Miles	5 Miles
Total Population	23,026	192,072	503,649
Average HH Income	$101,348	$110,759	$108,959
Median Age	42.6	41.6	41.7

Source: Esri

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SITE PLAN



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AERIAL



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Commercial Real Estate Brokers

SOUTH FLORIDA OFFICE

3300 North Federal Highway, Suite 200
Fort Lauderdale, FL 33306
Phone 954-568-9015

www.rotellagroup.com
info@rotellagroup.com

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