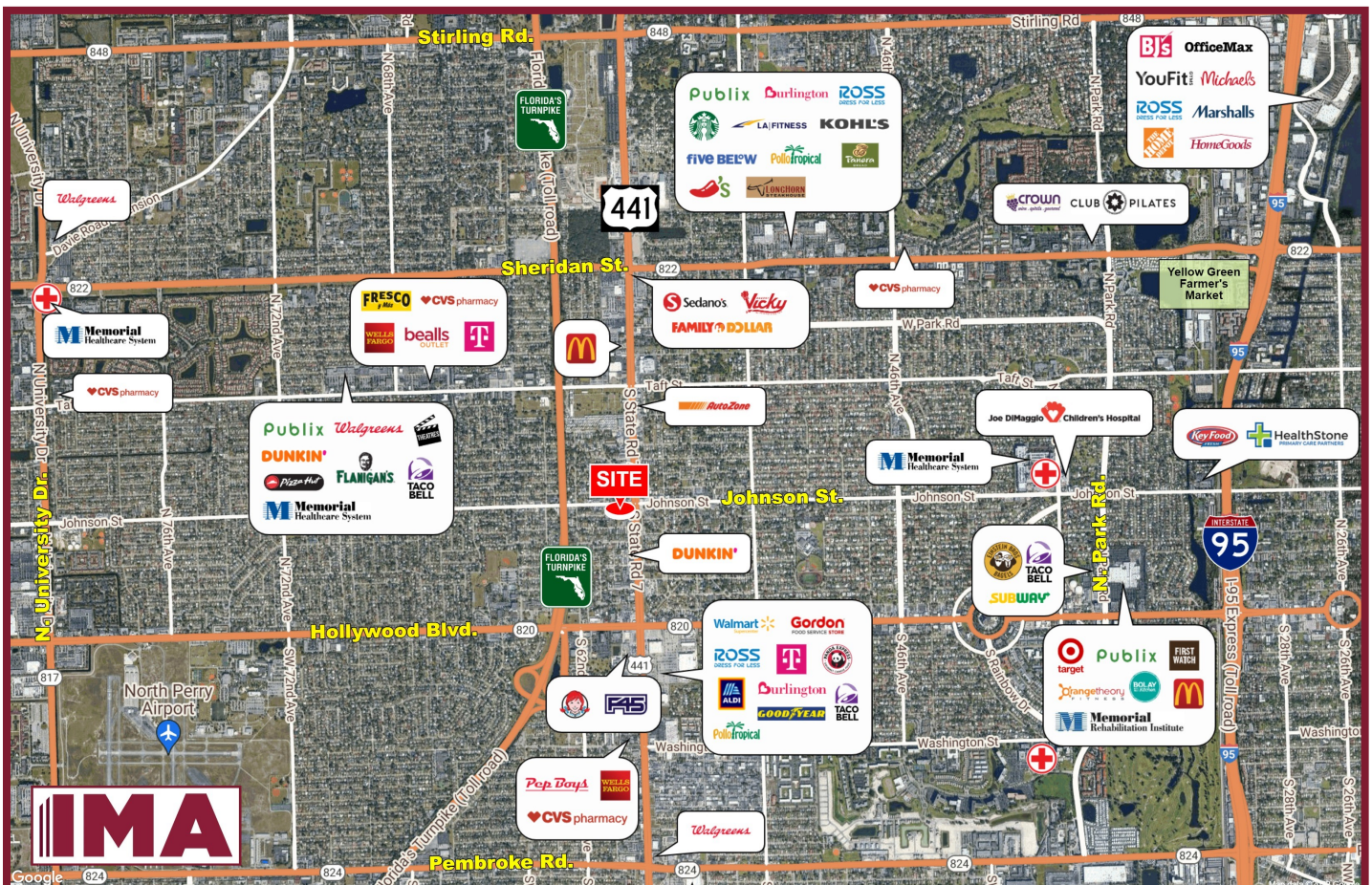


# PINNACLE 441

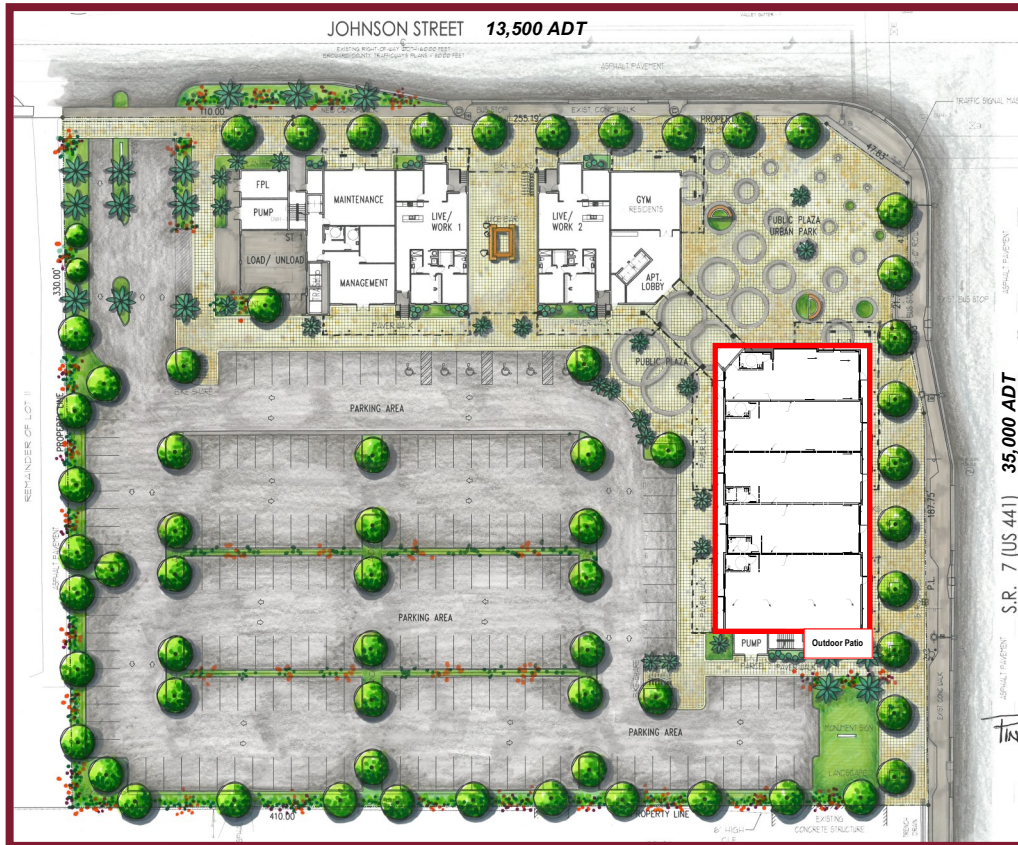


## S. State Road 7 & Johnson Street, Hollywood, FL





# PINNACLE 441



**SIZE:** 6,800 SF ground floor retail space

**POPULATION:** 1 Mile: 22,227    3 Mile: 169,880    5 Mile: 451,938

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$101,905    3 Mile: \$102,207    5 Mile: \$95,205

**TRAFFIC COUNT:** 48,500 ± ADT

## PROPERTY HIGHLIGHTS:

- Pinnacle 441 is a mixed-use development under construction on the bustling corner of State Road 7 (US 441) and Johnson Street
- The seven-story project broke ground in August 2022 and will feature 113 units of affordable housing
- Located just east of the Florida Turnpike and within 2 miles of Seminole Hard Rock and multiple hospitals
- Estimated delivery date: Q1 2024
- Nearby tenants include Walmart, Aldi, Ross, Pollo Tropical, Dunkin, Wendy's, Sedano's, Taco Bell, Caremax
- 2 miles ± from Memorial Regional Hospital & Joe DiMaggio Children's Hospital

## FOR LEASING INFORMATION

**INVESTMENT MANAGEMENT ASSOCIATES**  
2151 S. Le Jeune Road, Suite 202  
Coral Gables, FL 33134

T: 305.661.0110 | [www.ima-re.com](http://www.ima-re.com)



Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.