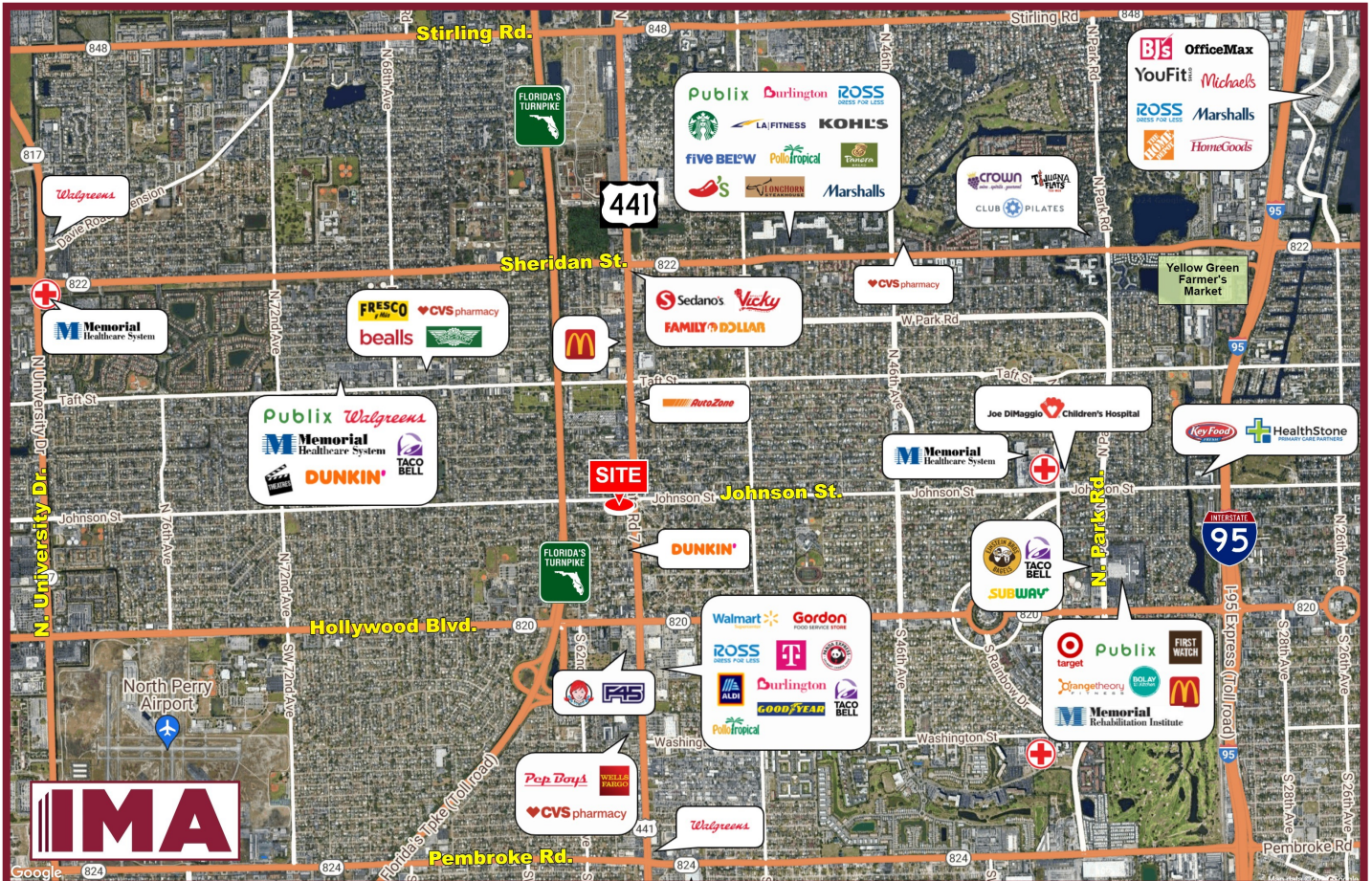


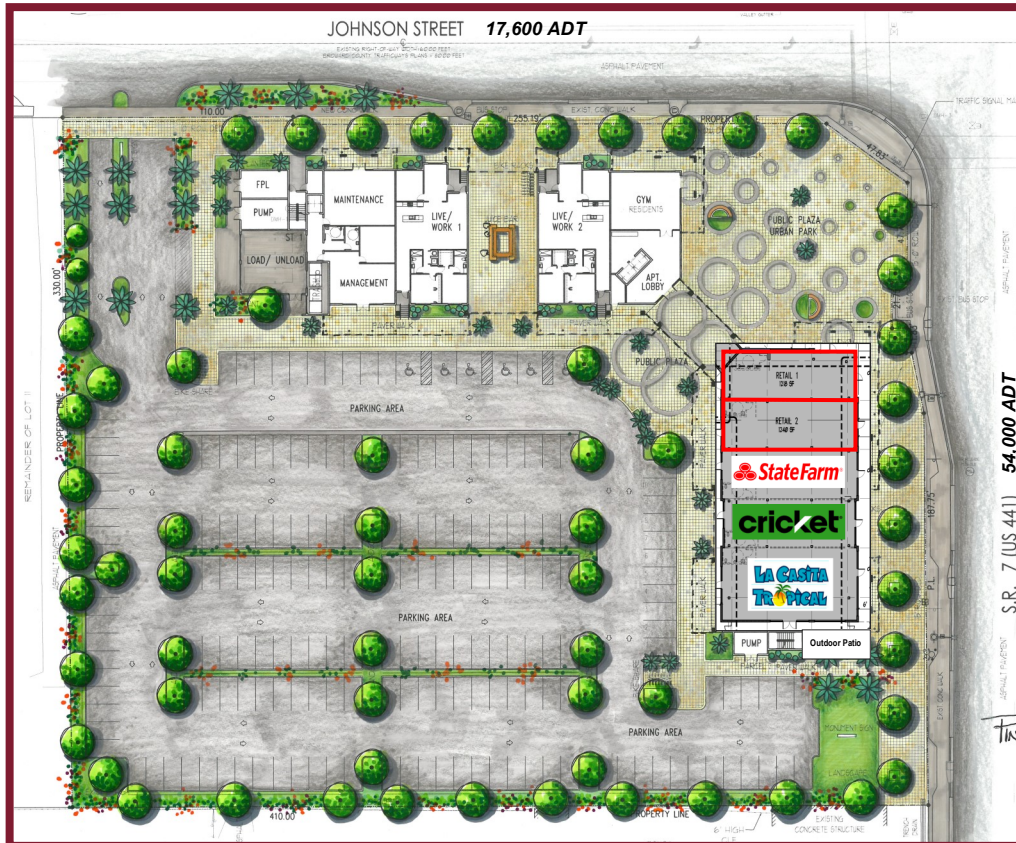
# PINNACLE 441



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



# PINNACLE 441



**SIZE:** 6,760 SF Ground floor retail space

**POPULATION:** 1 Mile: 21,408 3 Mile: 167,274 5 Mile: 454,801

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$99,492 3 Mile: \$101,786 5 Mile: \$97,382

**TRAFFIC COUNT:** 71,600 ± ADT

## PROPERTY HIGHLIGHTS:

- Pinnacle 441 is a new mixed-use development on the bustling corner of State Rd. 7 (US 441) and Johnson St.
- The seven-story project broke ground in August 2022 and features 113 units of affordable housing
- First generation retail space
- Located just east of the Florida Turnpike and within 2 miles of Seminole Hard Rock and multiple hospitals
- Nearby tenants include Walmart, Aldi, Ross, Pollo Tropical, Dunkin, Wendy's, Sedano's, Taco Bell, McDonald's
- 2 miles ± from Memorial Regional Hospital & Joe DiMaggio Children's Hospital

## FOR LEASING INFORMATION

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