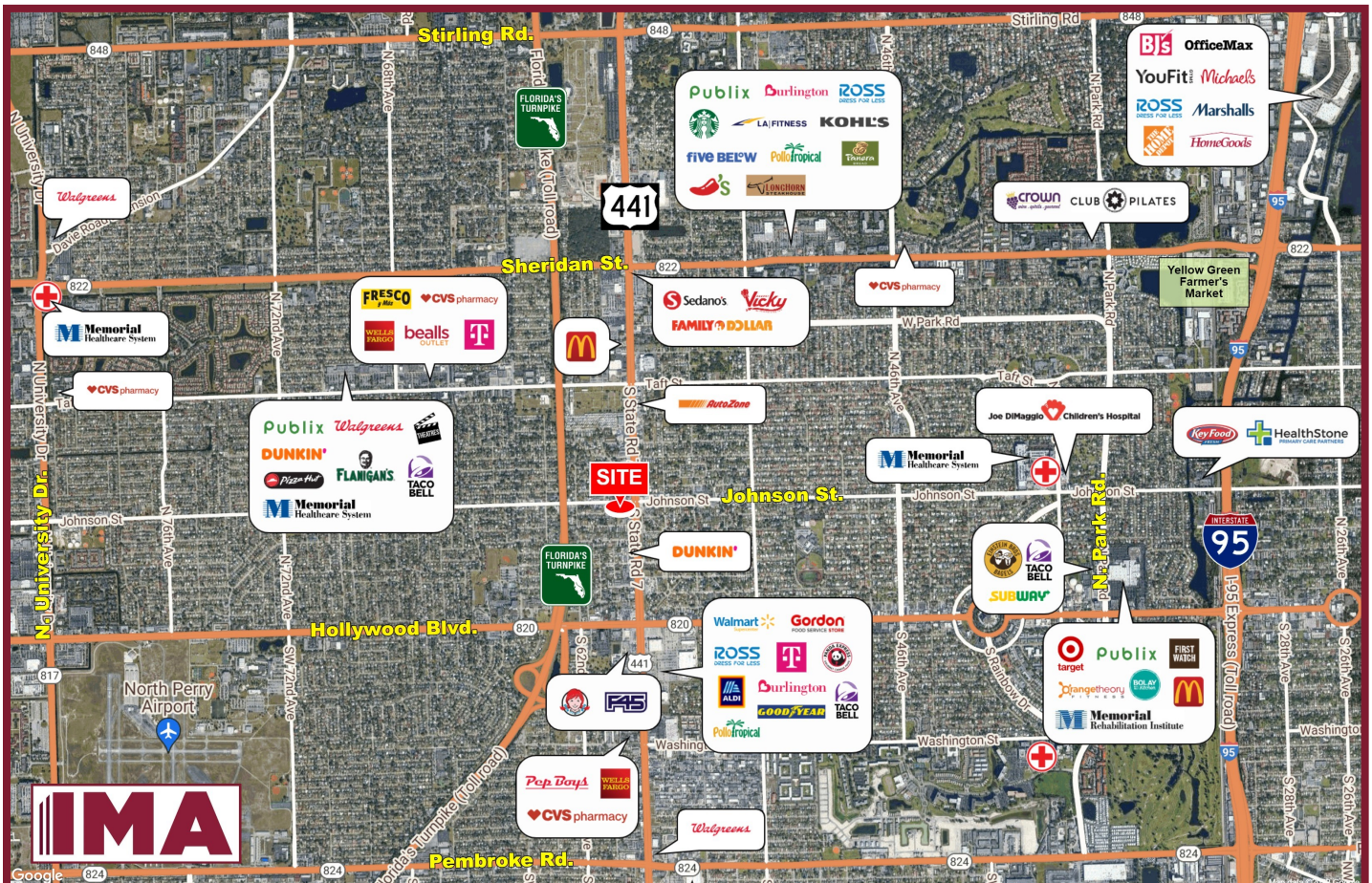


# PINNACLE 441

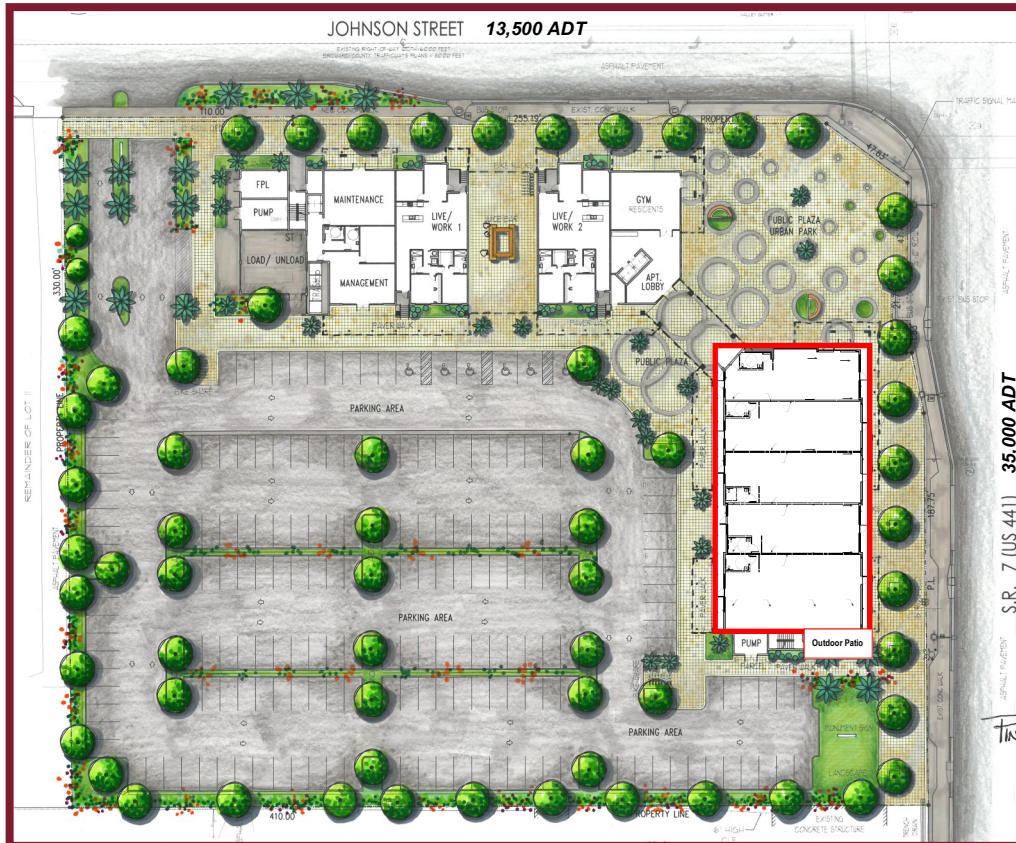


## S. State Road 7 & Johnson Street, Hollywood, FL





# PINNACLE 441



**SIZE:** 6,760 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, McDonald's
- 2 miles ± from Memorial Regional Hospital & Joe DiMaggio Children's Hospital

## FOR LEASING INFORMATION

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