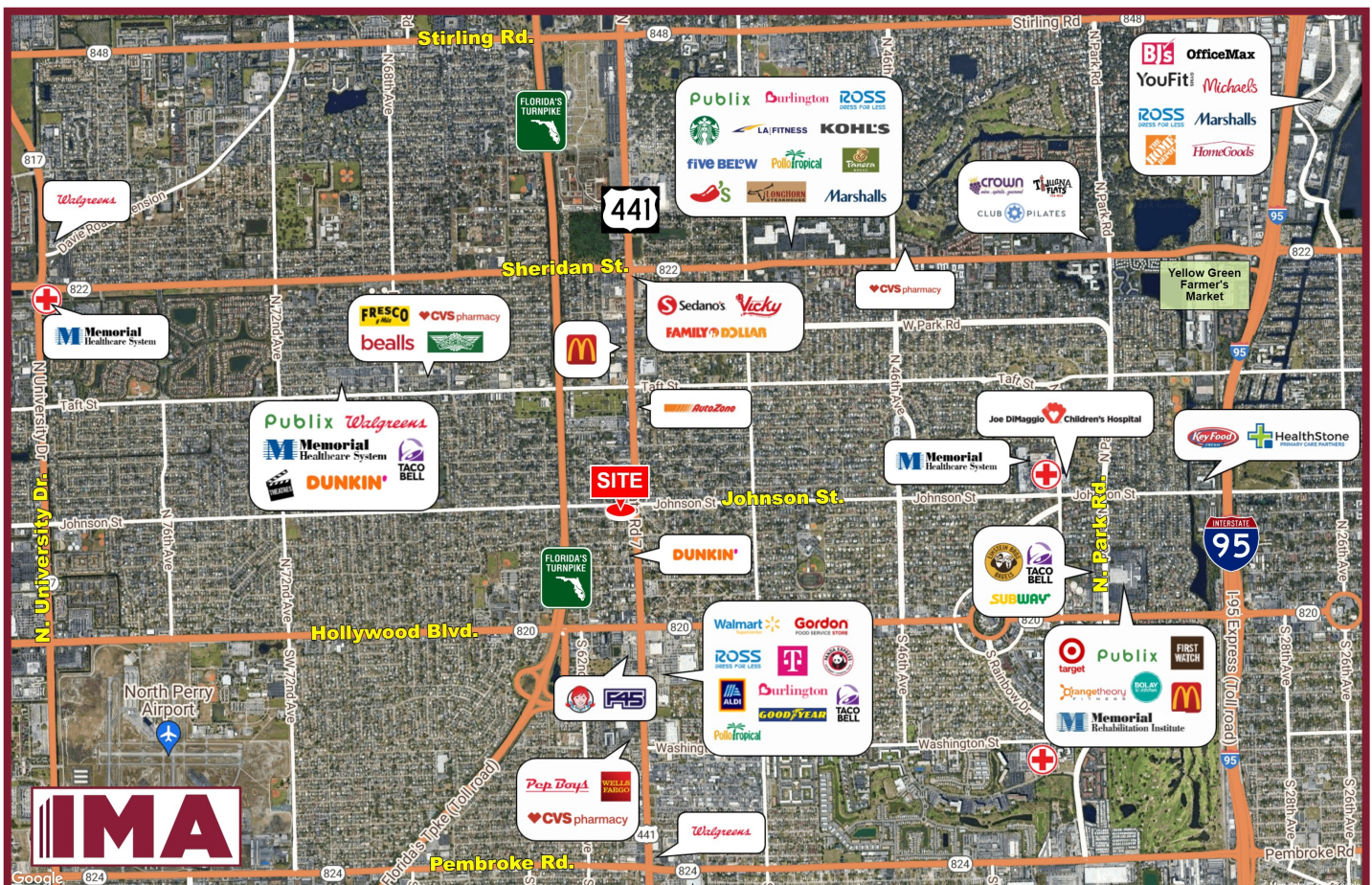


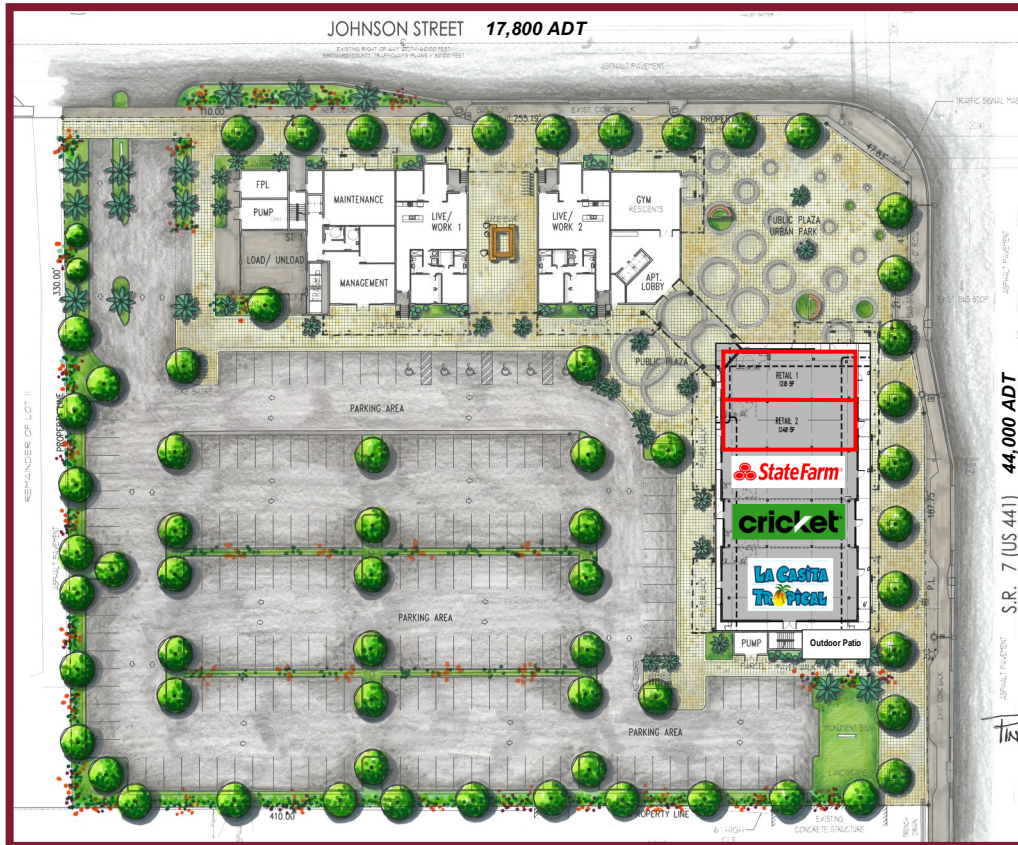
PINNACLE 441



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



PINNACLE 441



SIZE: 6,760 SF Ground floor retail space

POPULATION: 1 Mile: 22,203 3 Mile: 172,581 5 Mile: 472,229

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$93,877 3 Mile: \$100,909 5 Mile: \$98,305

TRAFFIC COUNT: 61,800 ± 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

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

T: 305.661.0110 | 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.