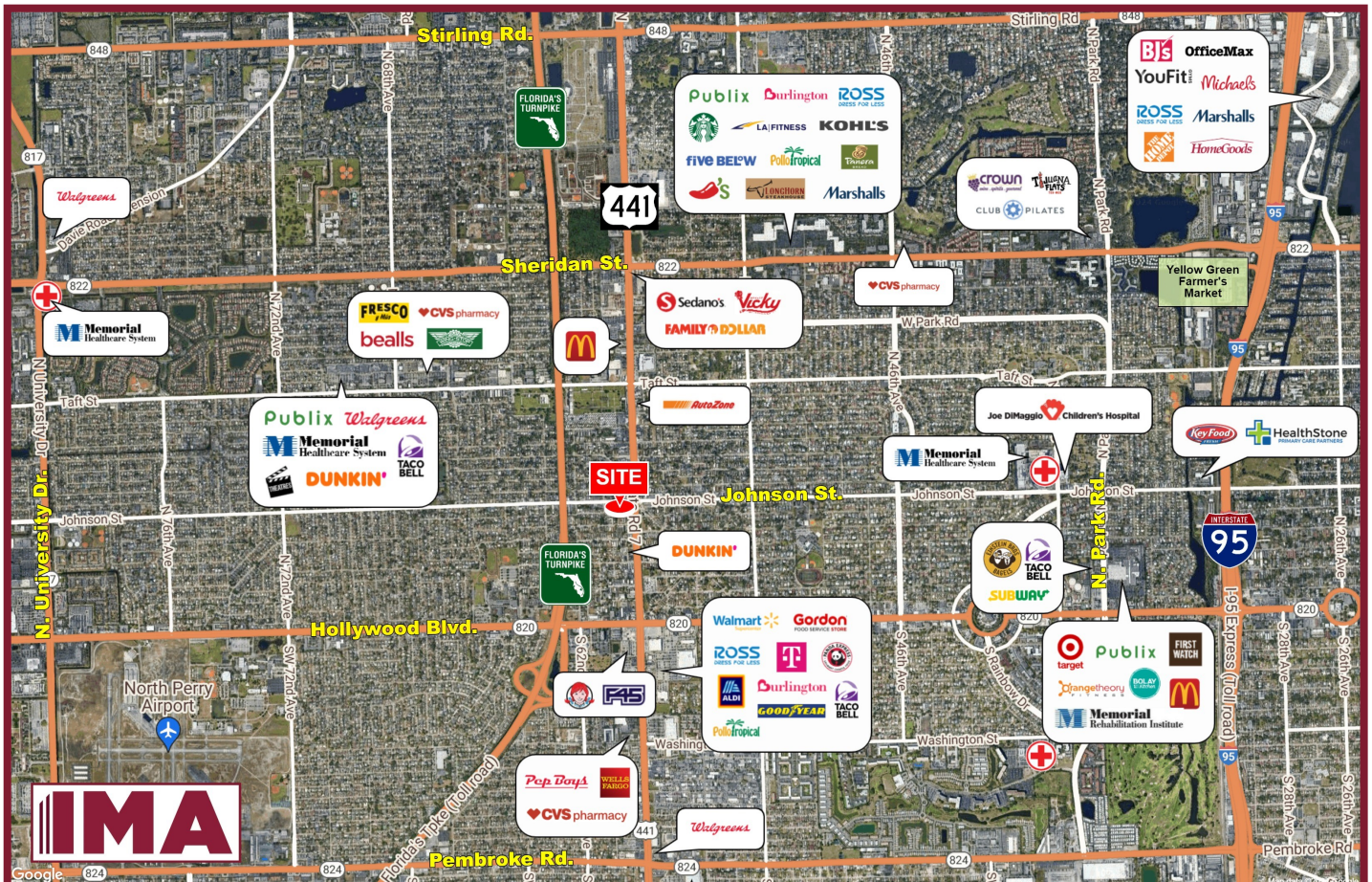


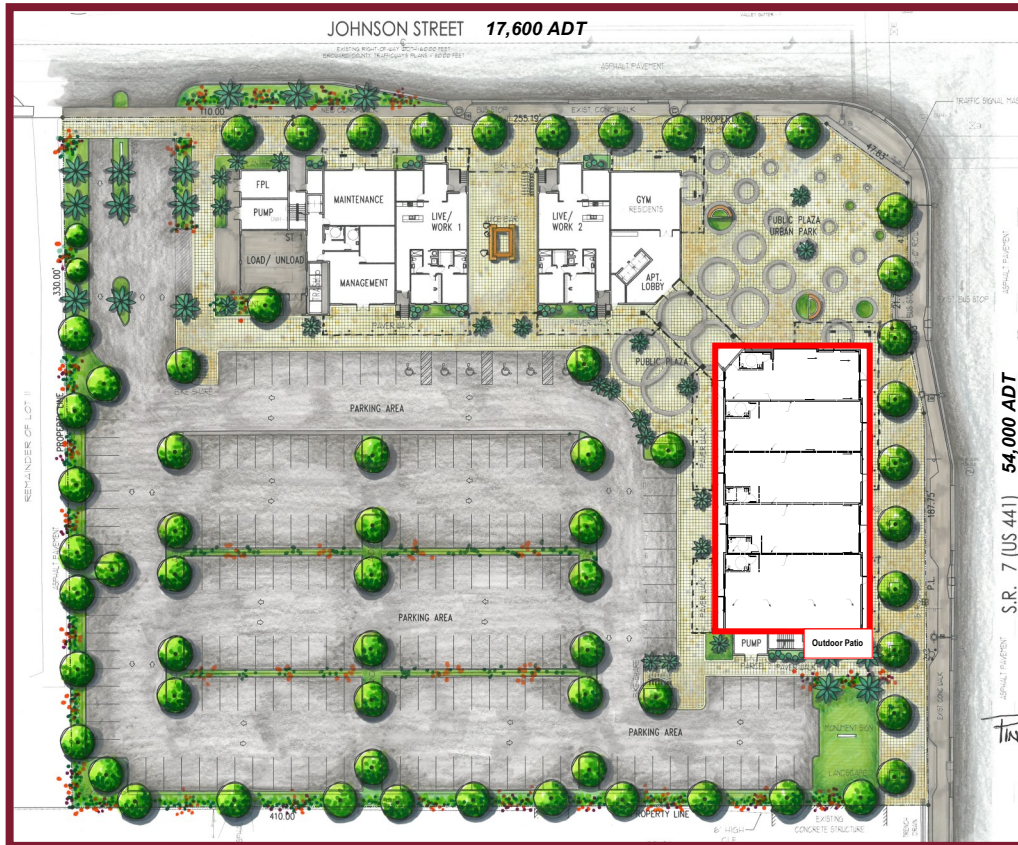
PINNACLE 441



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



PINNACLE 441



SIZE: 6,760 SF Ground floor retail/office space

POPULATION: 1 Mile: 21,769 3 Mile: 168,951 5 Mile: 454,302

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$107,754 3 Mile: \$105,635 5 Mile: \$99,503

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
- Located just east of the Florida Turnpike and within 2 miles of Seminole Hard Rock and multiple hospitals
- Estimated delivery date: Q4 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

INVESTMENT MANAGEMENT ASSOCIATES
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