

MOVE-IN READY RETAIL SPACE

2340 HOLLYWOOD BOULEVARD

Hollywood, FL 33020

SOUTHEAST CORNER OF HOLLYWOOD BLVD AND 24TH AVENUE

±2,300 SF
FOR LEASE



RIPCO
REAL ESTATE

CONTACT EXCLUSIVE BROKERS

JEREMY MODEST

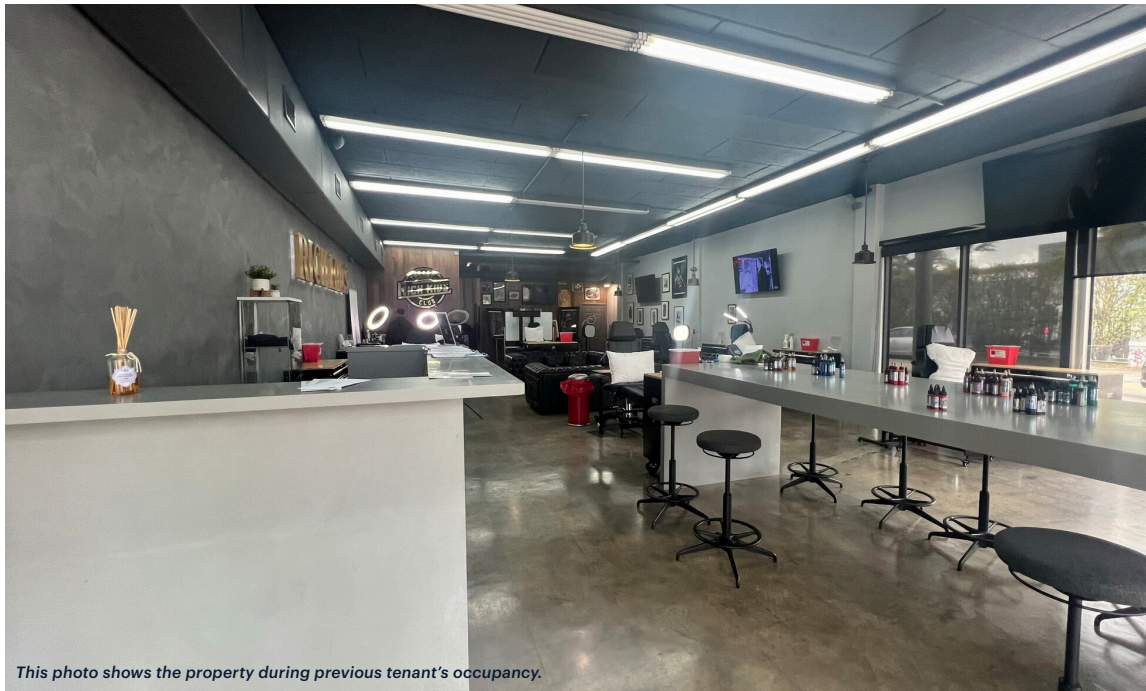
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



This photo shows the property during previous tenant's occupancy.



PROPERTY DETAILS

SIZE

2,300 SF

POSSESSION

Immediate

CO-TENANTS

Rumble Boxing, The OM Spot Yoga, J'Adore Les Fleurs, CAO Bakery & Cafe, Guidepost Montessori Elementary

COMMENTS

- Great corner property, tons of traffic and exposure to Hollywood Blvd which is the main east-west vehicular thoroughfare in Hollywood
- 7 dedicated parking spaces in the back of the building
- FREE street parking in front of the space
- Polished concrete floors, 2 bathrooms, and HVAC in place
- Steps from thousands of new residential units including across the street from Revv Hollywood, an under-construction 180 unit apartment project
- Hollywood Boulevard has an average of 14,200 VPD

HIGHLIGHTS

- ✓ Large Daytime Population
- ✓ Signalized intersection
- ✓ Excellent visibility
- ✓ Great access
- ✓ Hard corner
- ✓ Freestanding

2023 DEMOGRAPHICS & RETAIL CORRIDOR

POPULATION	DAYTIME POPULATION	TOTAL HOUSEHOLDS	AVERAGE HH INCOME	EMPLOYEES	BUSINESSES
1 Mile	28,372	1 Mile 381,258	1 Mile 12,628	1 Mile \$67,563	1 Mile 13,215
3 Miles	165,464	3 Miles 171,500	3 Miles 72,208	3 Miles \$84,898	3 Miles 93,159
5 Miles	381,257	5 Miles 386,175	5 Miles 155,329	5 Miles \$91,241	5 Miles 200,403

