

PINNACLE 441

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

FOR LEASE



GROUND FLOOR RETAIL



2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
www.ima-re.com | 305.661.0110

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Property Highlights:

- 6,760 SF ground floor retail space in a new mixed-use development
- First generation retail space on the bustling corner of State Rd. 7 (US 441) and Johnson St.
- 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
- Nearby tenants include Walmart, Aldi, Ross, Pollo Tropical, Dunkin', Wendy's, Sedano's, Taco Bell, and McDonald's
- 2 miles ± from Memorial Regional Hospital & Joe DiMaggio Children's Hospital

• Join:



Population

1 Mile: 22,285

3 Miles: 172,508

5 Miles: 473,335

Avg. HH Income

1 Mile: \$97,553

3 Miles: \$107,042

5 Miles: \$101,766

Total Employees

1 Mile: 7,380

3 Miles: 85,847

5 Miles: 228,785

Traffic Counts

Johnson Street

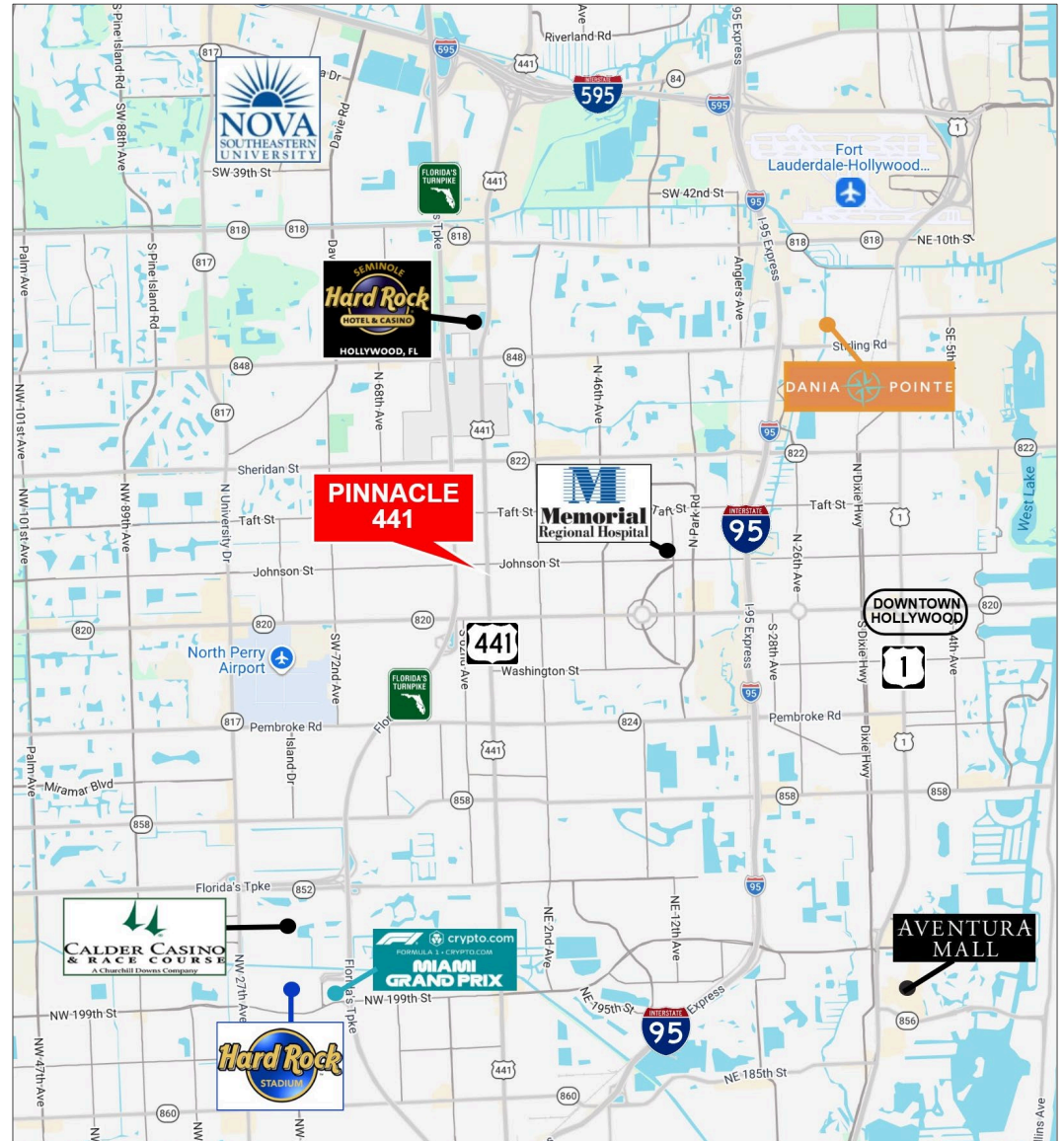
17,800 VPD ±

State Rd. 7 (US-441)

44,000 VPD ±

FL Turnpike

151,300 VPD ±



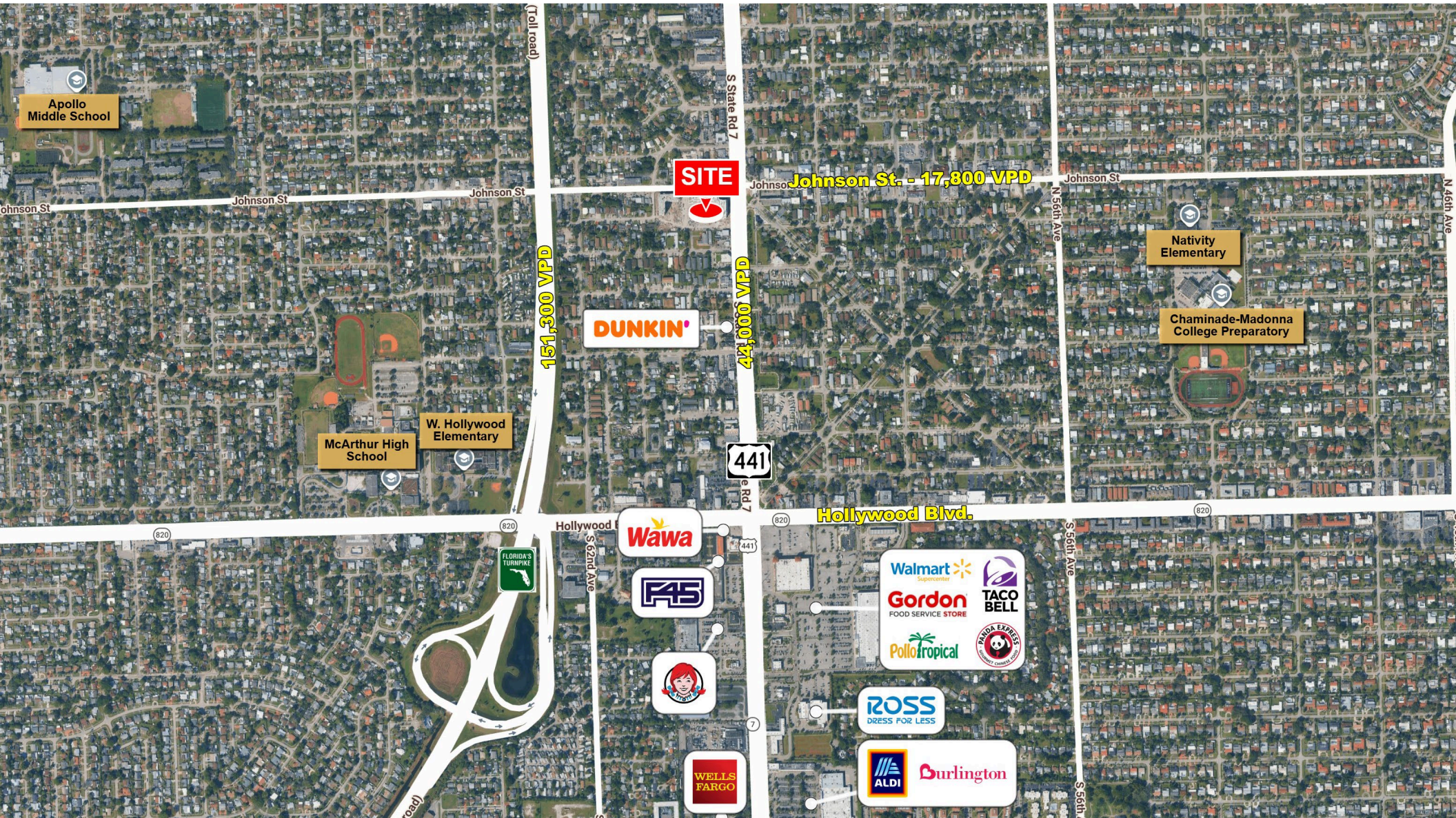
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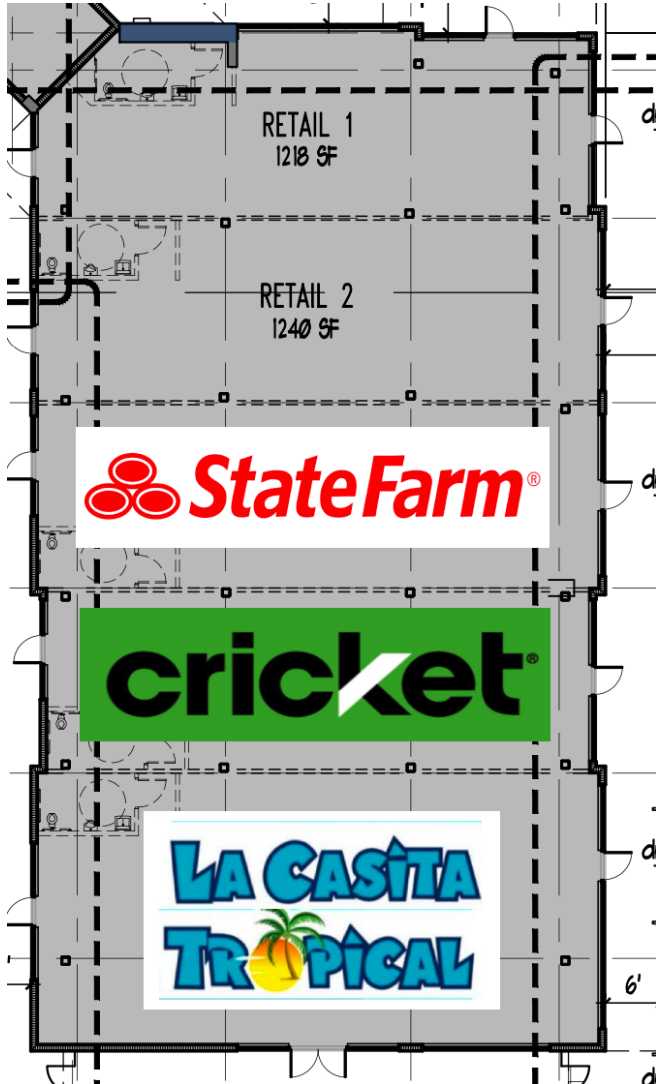
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UNIT #	TENANT	SF
Bay 1	Available	1,218 SF
Bay 2	Available	1,240 SF
Bay 3	State Farm	1,254 SF
Bay 4	Cricket	1,174 SF
Bay 5	La Casita Tropical	3,322 SF



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