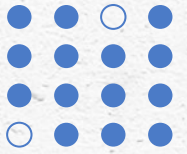


# HOLLYWOOD GROUND LEASE



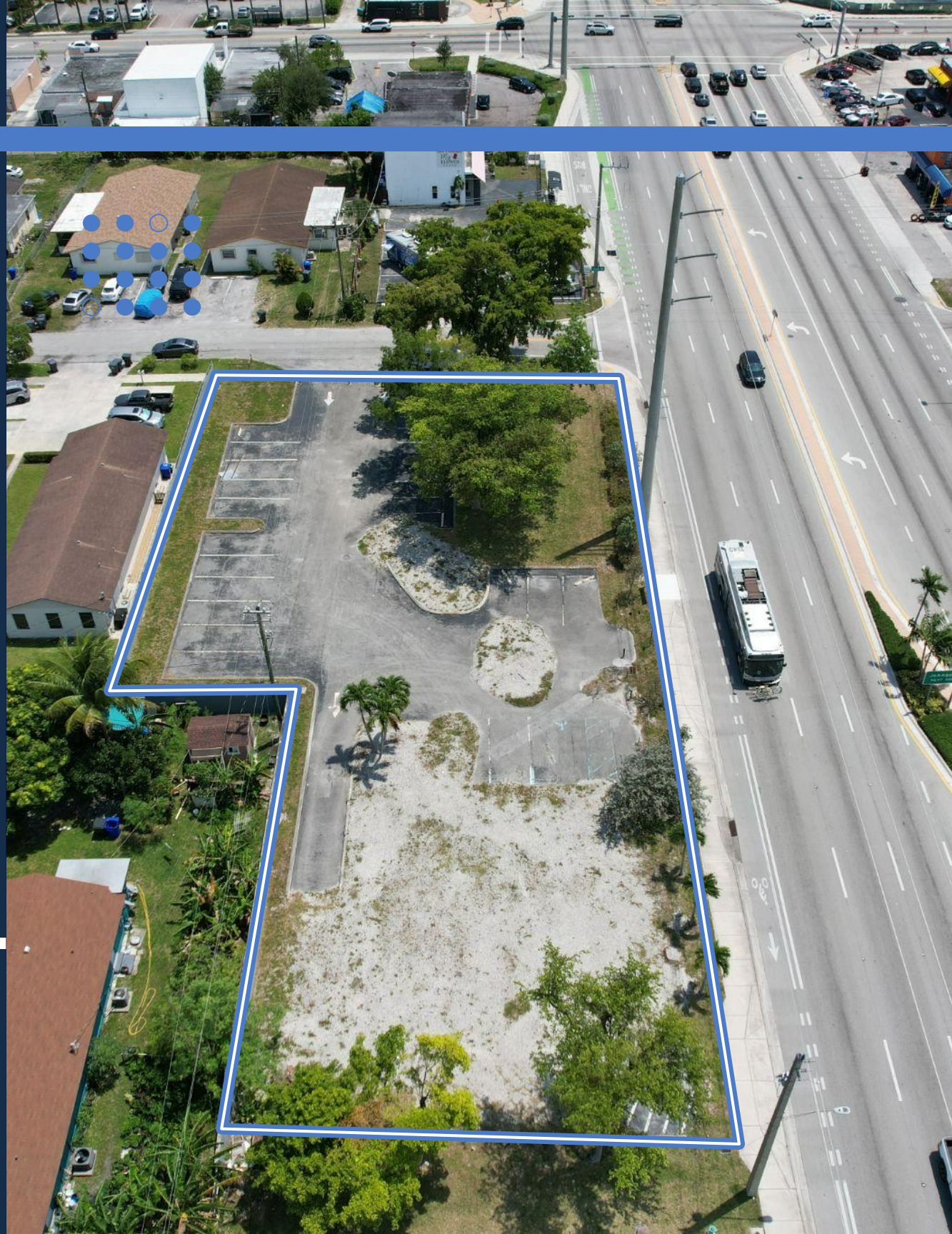
1001-1015 N State Rd 7, Hollywood, FL 33021

LEASING BROCHURE



**HARD ROCK HOTEL & CASINO (±2 MI)**

# EXCLUSIVE LEASING AGENTS:



## JAKE LURIE

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## KYLE MATTHEWS

BROKER OF RECORD

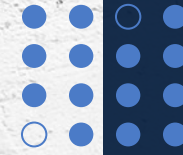
License No. CQ1066435 (FL)

# INVESTMENT HIGHLIGHTS

- **Strategic Location:** The land is situated in a highly desirable location in Hollywood, Florida, with excellent access to major highways and within close proximity to the popular Hardrock Casino. The area is highly trafficked and sees approximately  $\pm 37,000$  VPD, making it a prime spot for any business looking for high visibility.
- **Sizeable Land:** The land is a generous  $\pm 0.65$  acres, providing ample space for a variety of potential developments, from restaurants to retail spaces and everything in between.
- **Good Ingress and Egress:** The property boasts excellent ingress and egress, ensuring easy accessibility for customers and employees alike. The area is well-maintained and offers plenty of parking options, making it a convenient destination for visitors.
  - **City Transformation and Growth:** Hollywood is a vibrant and rapidly transforming city, with a diverse range of businesses and attractions that continue to draw visitors and residents alike. The city has undergone significant growth and development in recent years, with new restaurants, shops, and entertainment venues springing up throughout the area.
  - **New Affordable Housing Development:** The Pinnacle 441, a new affordable housing development, is set to be built right across the street from the land. The development will provide much-needed affordable housing options for Hollywood residents, creating a positive impact on the local community. This new development will not only contribute to the economic growth of the area but also serve as an excellent amenity for potential tenants and visitors looking for nearby housing options. Learn more [here](#).
- **Strong Economic Climate:** Hollywood enjoys a strong economic climate, with a thriving business community and a low unemployment rate. The city has made significant investments in infrastructure and public amenities, and it continues to attract new businesses and entrepreneurs.
- **Favorable Lease Terms:** The land is available for ground lease at \$8,000/month NNN, providing an excellent opportunity for investors and businesses looking to establish a long-term presence in the area. The favorable lease terms, combined with the strategic location and strong economic climate, make this property an attractive investment opportunity.



# PROPERTY SUMMARY



<b>ADDRESS</b>	1001-1015 N State Road 7
<b>CITY, STATE ZIP</b>	Hollywood, FL 33021
<b>ASKING RENT</b>	\$8,000/Month NNN
<b>APN(s)</b>	514112-04-2310 514112-04-2280
<b>ZONING</b>	C-MU (Central Mixed Use District)
<b>DIMENSIONS</b>	277' x 120'
<b>LOT SIZE (AC)</b>	±0.65 AC
<b>LOT SIZE (SF)</b>	±28,455 SF
<b>PROPERTY TAXES</b>	Currently \$8,892/year (\$741/month)



# SURROUNDING TENANT MAP



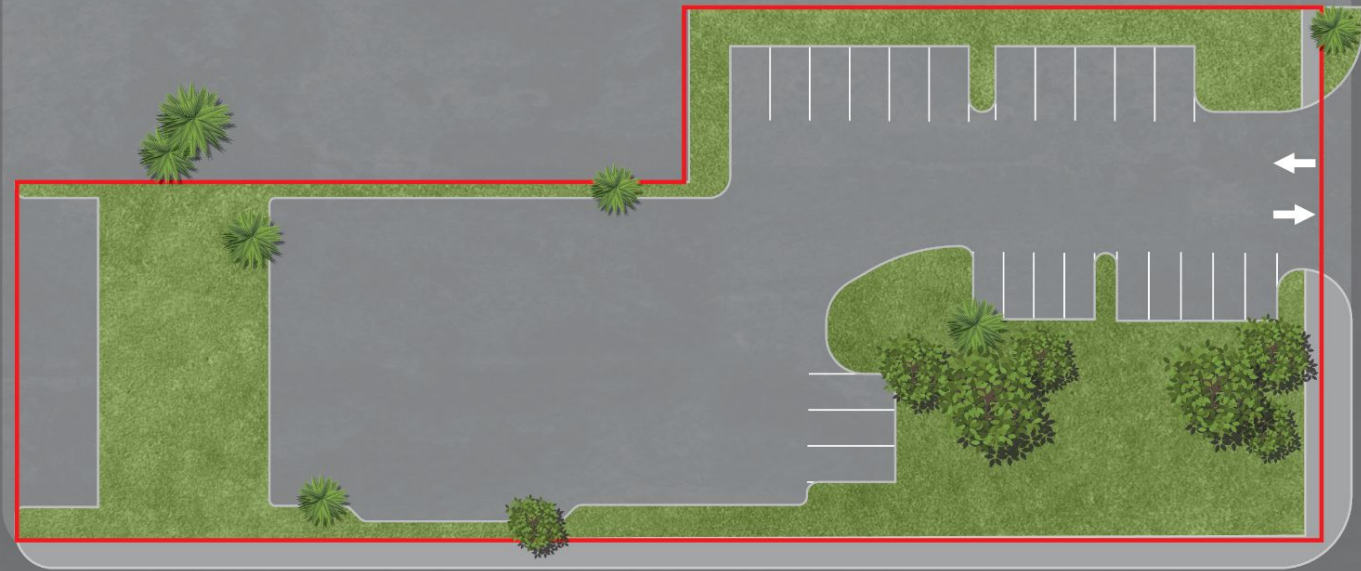
# SITE PLAN



HAYES ST

GRANT ST

S STATE RD 7



# AREA OVERVIEW

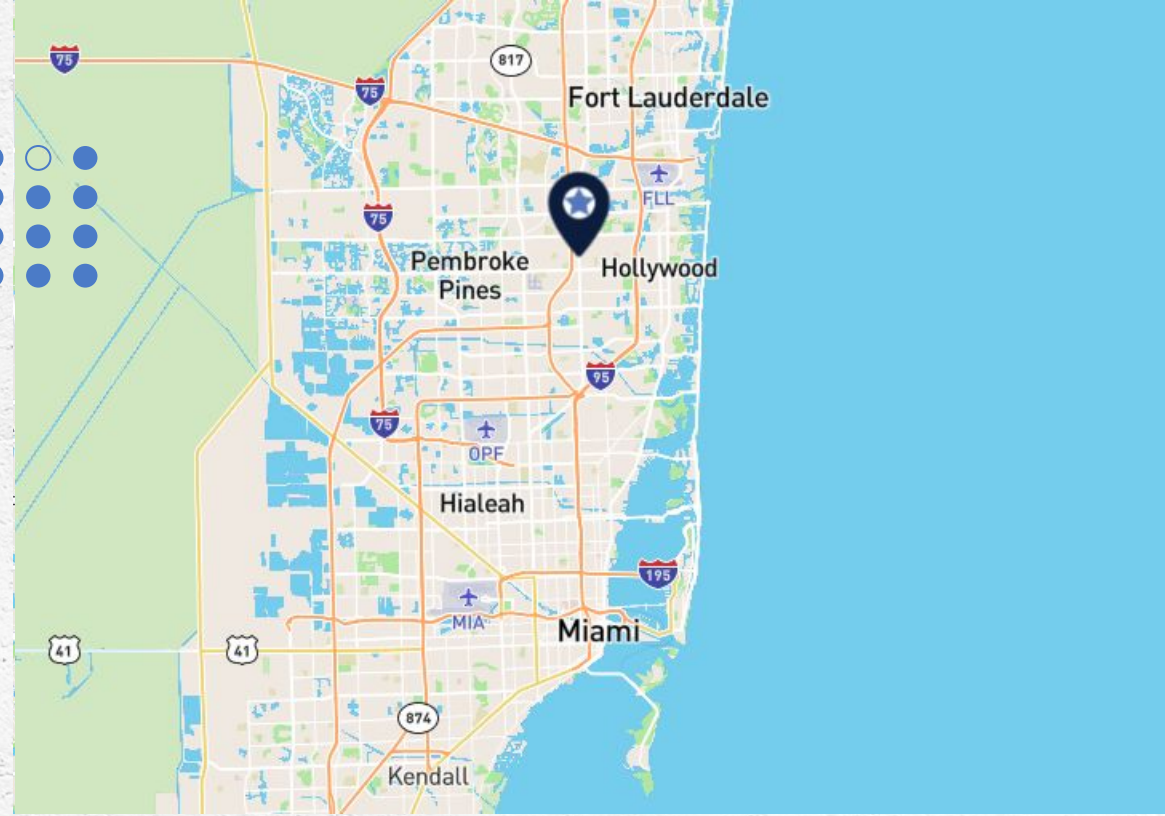
## HOLLYWOOD, FL

Hollywood, Florida is a beachside city located in Broward County, between Fort Lauderdale and Miami. The city is known for its beautiful white sand beaches, vibrant nightlife, and diverse cultural offerings.

Hollywood Beach is the crown jewel of the area and stretches for over two and a half miles along the Atlantic Ocean. The beach has a lively boardwalk filled with restaurants, bars, and shops, as well as playgrounds, picnic areas, and volleyball courts.

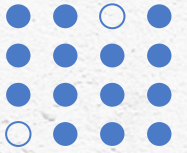
In addition to the beach, Hollywood has several other attractions. Downtown Hollywood is a charming district with tree-lined streets and boutique shops. The city also has several parks, including the 1,500-acre Anne Kolb Nature Center and the ArtsPark at Young Circle, which hosts concerts and events throughout the year.

Hollywood is also home to the Seminole Hard Rock Hotel & Casino, which features a massive gaming floor, luxurious hotel rooms, and a variety of entertainment options. The casino is a popular destination for both locals and tourists.



## PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	25,821	194,642	491,827
Current Year Estimate	23,189	171,897	455,014
2010 Census	20,966	154,097	404,011
Growth Current Year-Five-Year	11.35%	13.23%	8.09%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	9,060	69,933	183,349
Current Year Estimate	8,045	61,513	168,904
2010 Census	7,449	56,126	152,296
Growth Current Year-Five-Year	12.62%	13.69%	8.55%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$77,634	\$76,522	\$74,250

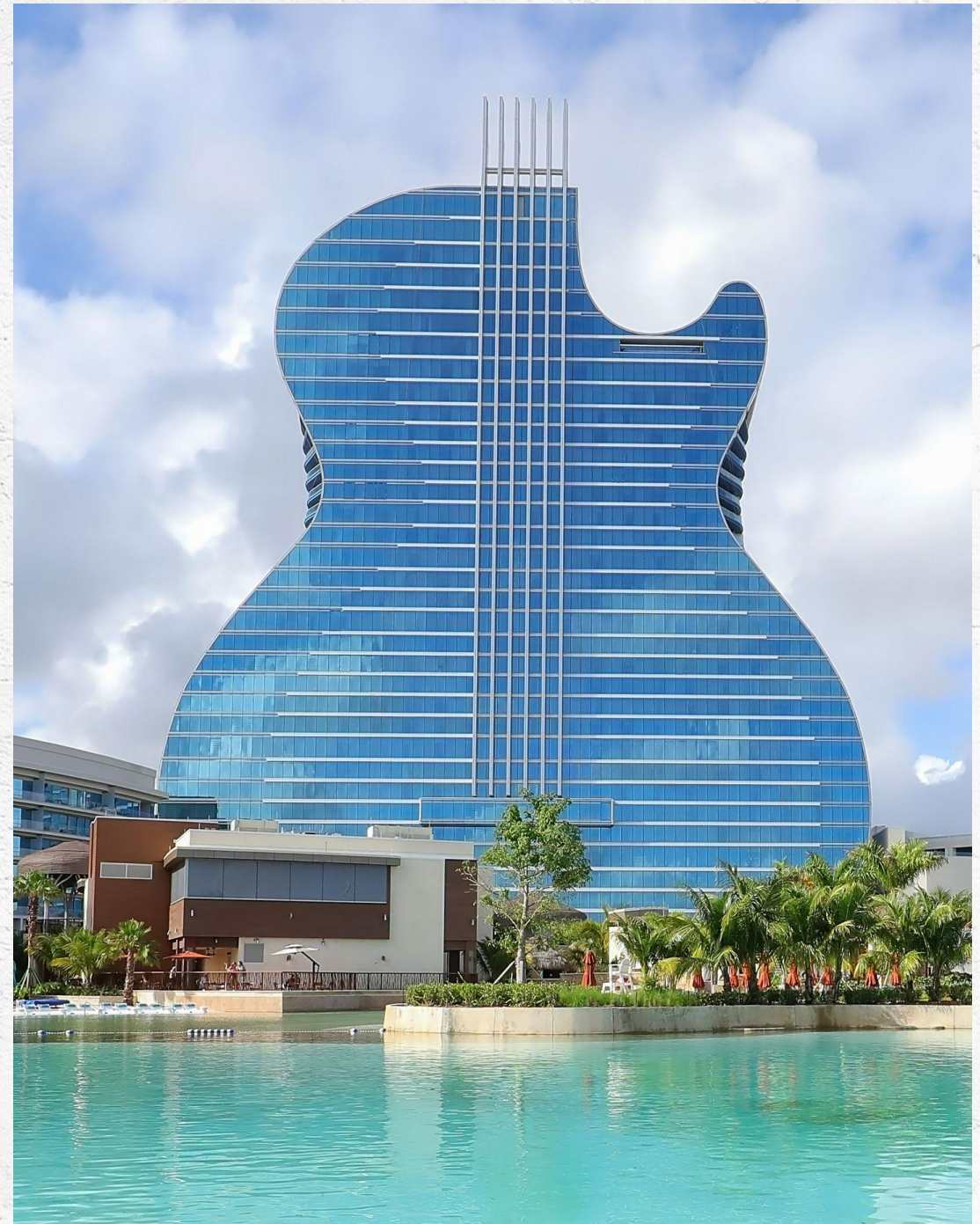


## HARD ROCK HOTEL & CASINO (±2 MI FROM SUBJECT PROPERTY)

The Hard Rock Hotel & Casino in Hollywood, Florida is a world-renowned destination for entertainment and luxury accommodations. The hotel is located on the Seminole Indian Reservation and features over 1,000 rooms, suites, and villas, each with its unique rock and roll-inspired decor. The hotel's prime location, just minutes from Fort Lauderdale's beaches and downtown, offers guests easy access to South Florida's top attractions.

The Hard Rock Hotel & Casino is known for its exceptional entertainment offerings, including live music performances by some of the world's top artists. The hotel's indoor arena, the Hard Rock Live, hosts concerts, comedy shows, and sporting events throughout the year. In addition to live performances, the hotel also has a state-of-the-art nightclub, the Daer Nightclub, which features a top-of-the-line sound system and a VIP area.

The casino at the Hard Rock Hotel & Casino is one of the largest in the world, with over 140,000 square feet of gaming space. It offers a variety of games, including slots, table games, and poker, as well as a high-limit room for VIP players. The casino also hosts tournaments and special events throughout the year, including the annual Seminole Hard Rock Poker Open, which attracts some of the world's top poker players.





# HOLLYWOOD GROUND LEASE

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## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs located at **1291 SW 29th Ave, Pompano Beach, FL, 33069** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.