

OUTPARCEL FOR LEASE

NW Corner of Taft St & N 66th Ave, Hollywood, FL

Noble
PROPERTIES



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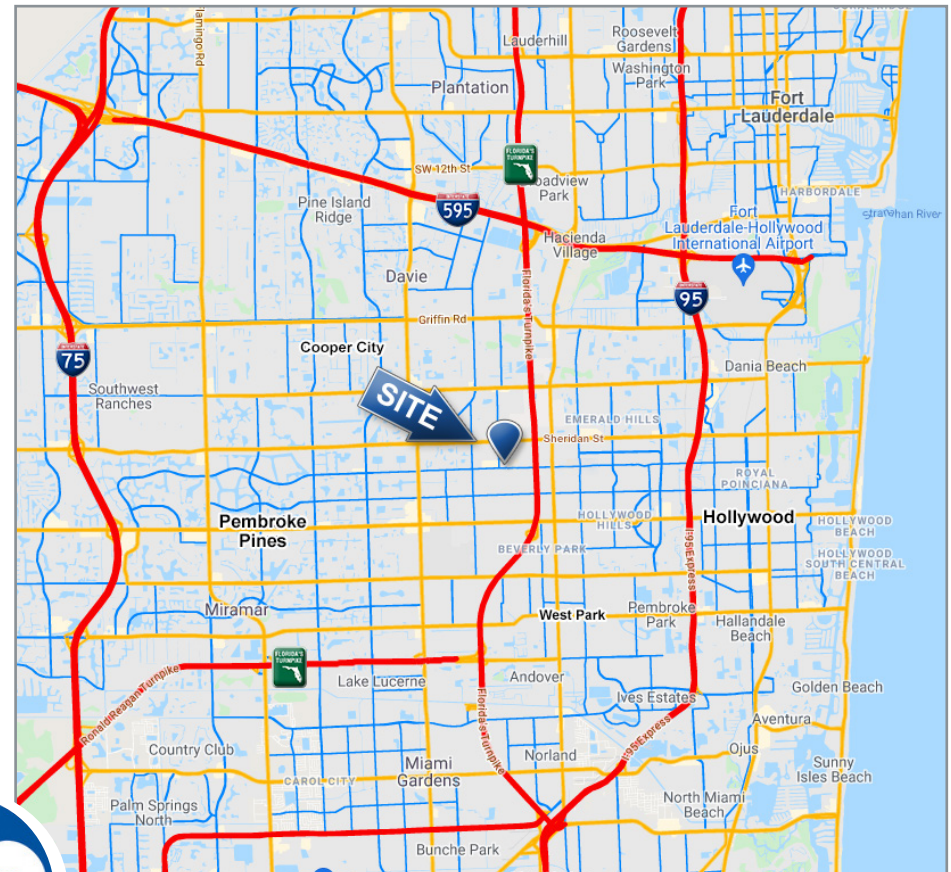


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PROPERTY HIGHLIGHTS

- Over 0.5 ± acre available for lease at a lighted intersection with additional parking available through a parking easement.
- Come join the newly established Hollywood location for Muv, a multi-unit medical marijuana cannabis operator throughout the state of Florida with thousands of customers.
- Outparcel to the Hollywood Festival Shopping Center with Tenants including: Fresco y Más, CVS, Bealls Outlet, Family Dollar and Pinch a Penny.
- Located in Hollywood Florida with a population of over 400,000 people within a 5-mile radius from the subject property.
- Property is zoned C-3 which allows for high density commercial uses including eating and drinking facilities.
- Dominating viability with multiple points of ingress & egress
- Nearby Tenants include Publix, Taco Bell, Dunkin Donuts, Walgreens and Goodwill.

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|----------|----------|----------|
| Population | 22,346 | 163,409 | 427,690 |
| Median Age | 37.9 | 39.2 | 38.2 |
| Average Household Income | \$76,824 | \$79,130 | \$73,898 |



JOIN OTHER NATIONAL TENANTS



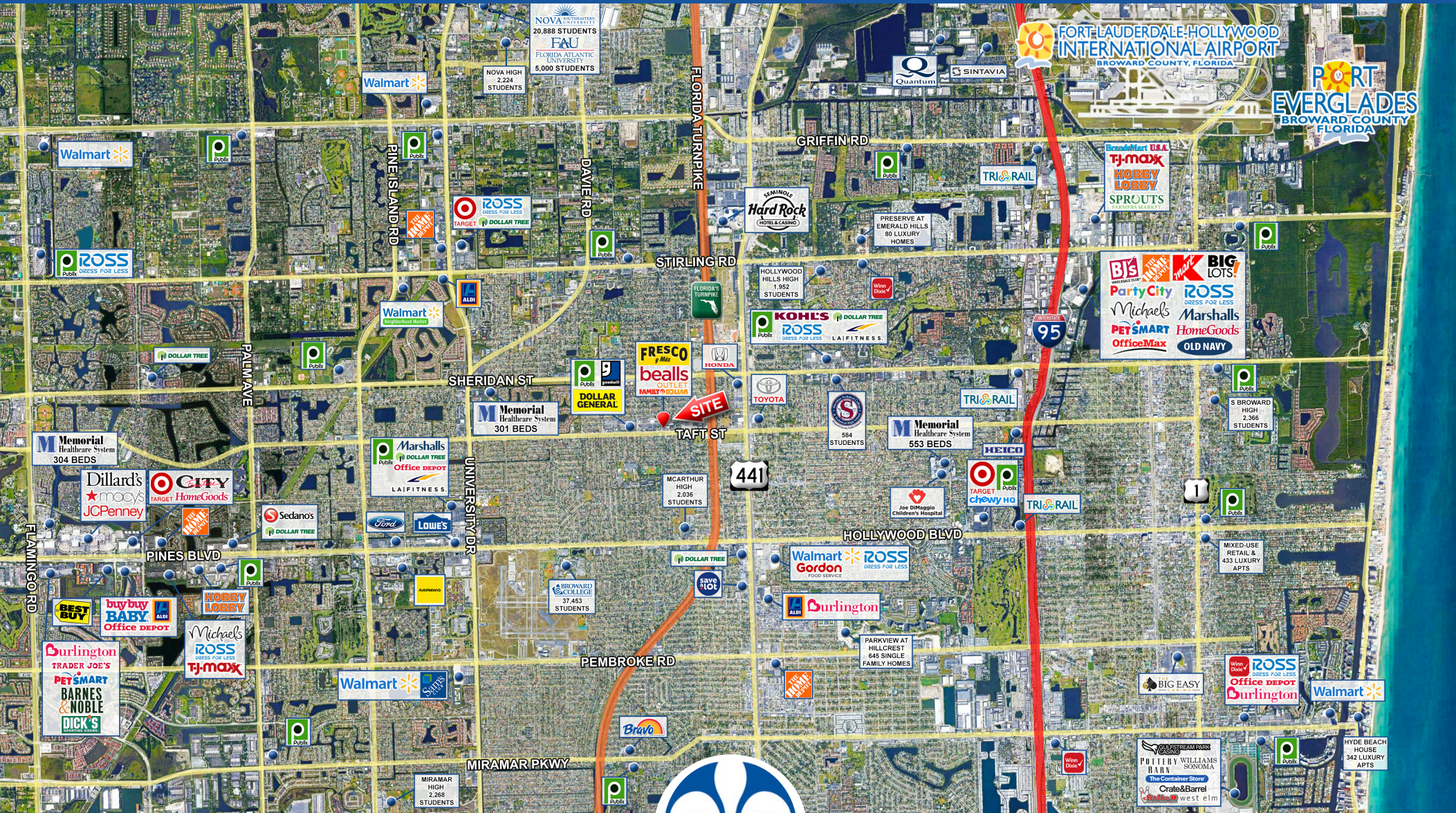
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MARKET AERIAL

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SHOPPING CENTER PHOTOS

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