



## HOLLYWOOD HILLS PLAZA

Hollywood Blvd at North Park Rd, Hollywood, FL

Hollywood Hills Plaza is located in a densely populated community, bolstered by a solid employment base near office and medical buildings. Well-positioned in Central Hollywood at the NEC of bustling Hollywood Blvd and North Park Rd approximately 1 mile west from I-95, this plaza is anchored by Target and a high volume Publix, which draws consumers from a wide radius.

**WEINGARTEN  
REALTY**

**PROPERTY SIZE** 373,043 SQ. FT.

**LAT/LONG** 26.01314 N, -80.17361 W

**TRAFFIC COUNTS** HOLLYWOOD BLVD & NORTH PARK RD - 70,100

### CONTACT

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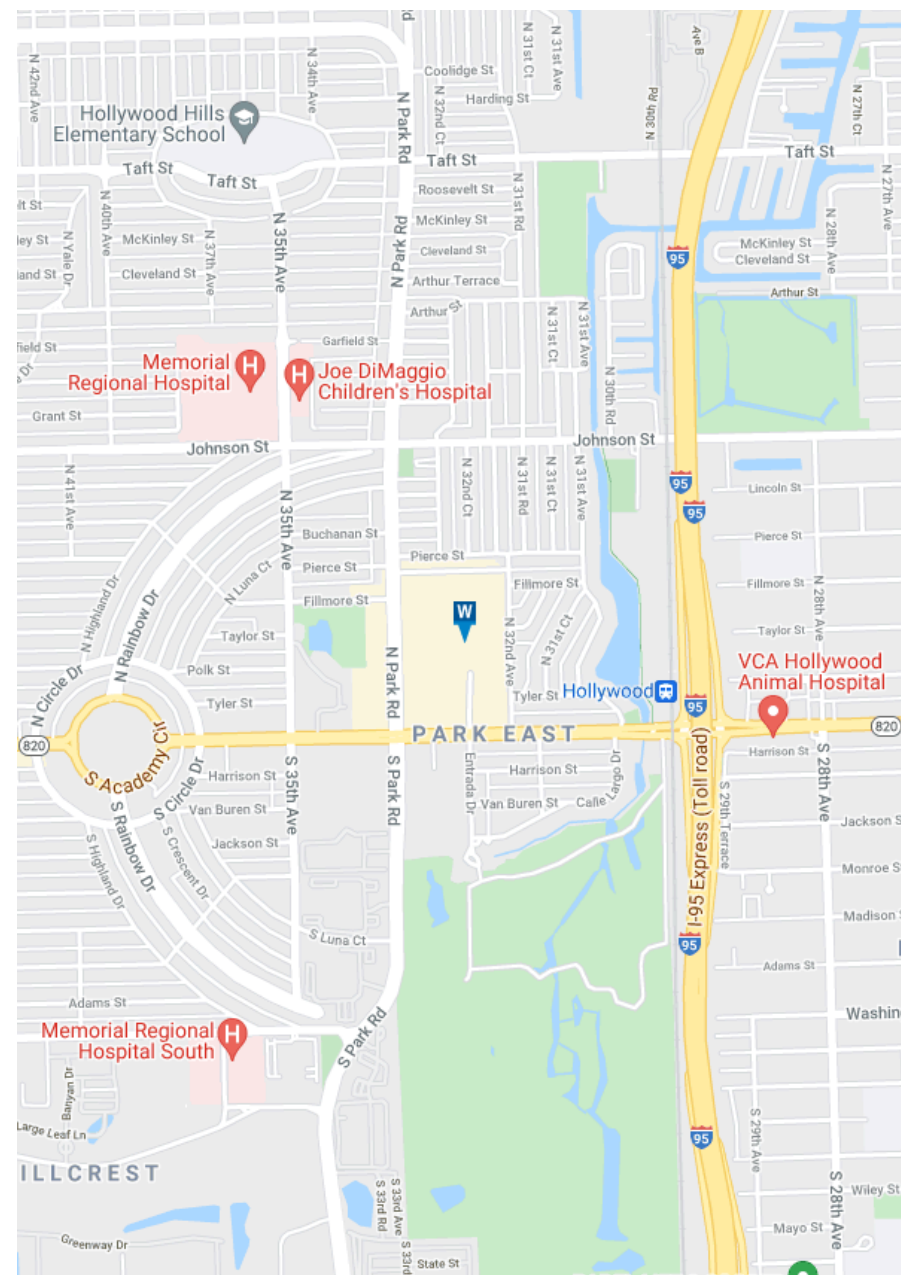
This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

TENANT LIST

A0C	Thelma's Hair Designs	1,000 SF	E0B	Rainbow	7,995 SF	F0N	Paradise Nails	2,350 SF
A0D	Mine Bender Jewelers	1,000 SF	E0D	Yoga Joint	4,730 SF	F0R	Cold Stone Creamery	1,297 SF
A0E	China Star	1,350 SF	E0E	H&R Block	2,750 SF	F0T	World Famous	2,325 SF
A0F	HearX	1,975 SF	E0H	GameStop	1,800 SF	G0A	Einstein Bros. Bagels	2,400 SF
B0A	Diva Nails Studio	2,281 SF	E0I	Great Clips	860 SF	G0C	Smoothie Kafe	903 SF
B0D	Hollywood Care Medical Centers	1,100 SF	E0J	Golden Krust	940 SF	G0D	Best Barber Shop	763 SF
B0E	Dr. Larry Wilner, DDS	1,100 SF	E0K	T-Mobile	1,955 SF	G0F	Big Louie's Pizza	1,234 SF
B0H	Orange Theory Fitness	3,571 SF	E0M	Memorial Healthcare System	26,750 SF	H0A	Bolay	2,400 SF
C0K	Phenix Salon Suites	9,841 SF	E0T	Chewy.com	100,928 SF	H0E	Starbucks	2,100 SF
C0R	Publix Supermarket	42,112 SF	F0A	Beranek Optometry	2,400 SF	R0A	McDonald's	2,950 SF
E0A	Target	126,726 SF	F0C	AT&T	1,206 SF	R0B	Boston Market	3,000 SF
			F0F	FedEx Kinko's	5,948 SF	R0C	Marathon	5,465 SF
			F0H	Starbucks	1,400 SF	R0E	Taco Bell	2,400 SF
			F0K	First Watch The Daytime Cafe	3,509 SF			



Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	17,698	78,201	171,865	412,302
Average Household Income	\$72,907	\$67,259	\$67,983	\$75,776
<b>Population Trends</b>				
2000 Population	16,046	72,665	157,343	355,402
2010 Population	16,463	74,451	162,923	385,427
2020 Population	17,698	78,201	171,865	412,302
2025 Population	17,745	77,921	171,303	416,619
Absolute Growth 2010 to 2020'	7.5%	5.04%	5.49%	6.97%
Projected Growth 2020 to 2025'	0.26%	-0.36%	-0.33%	1.05%
<b>Race &amp; Ethnicity</b>				
% White	46.01%	40.48%	39.25%	37.08%
% Black	17.47%	25.38%	25.22%	26.05%
% Asian	1.9%	1.77%	1.79%	2.17%
% Other	2.51%	2.52%	2.44%	2.36%
% Hispanic	32.11%	29.84%	31.31%	32.35%
<b>Income &amp; Education</b>				
Median Household Income	55,184	50,337	48,028	53,211
Average Household Income	\$72,907	\$67,259	\$67,983	\$75,776
% College Graduates	34.55%	35.05%	35.07%	38.61%
<b>Age</b>				
Median Age	43.6	42.4	42.3	42.1
% Age < 18	21.57%	22.17%	22.07%	22.05%
% Age 65 +	19.43%	18.7%	19%	19.17%
<b>Households &amp; Housing</b>				
Households	7,567	33,256	70,504	165,947
Average Household Size	2.3	2.33	2.42	2.47
Median Housing Value	\$443,827	\$401,988	\$370,620	\$385,946
% Owner Occupied Housing	52.97%	46.86%	47.5%	50.3%
% Renter Occupied Housing	35.56%	39.84%	37.02%	30.82%
% Vacant Housing	11.47%	13.31%	15.47%	18.88%
<b>Workplace &amp; Workers</b>				
Number of Businesses	672	3,495	6,605	14,736
% White Collar	64.21%	60.58%	58.26%	62.02%
% Blue Collar	35.79%	39.42%	41.74%	37.98%



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