



# Oakwood Business Center

Hollywood, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



**Susana Hernandez-Hazzi**  
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As of 02/28/24

AERIAL

GROSS LEASABLE AREA (GLA)

140,547 SF



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DENSITY AERIAL

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■ Non-Controlled



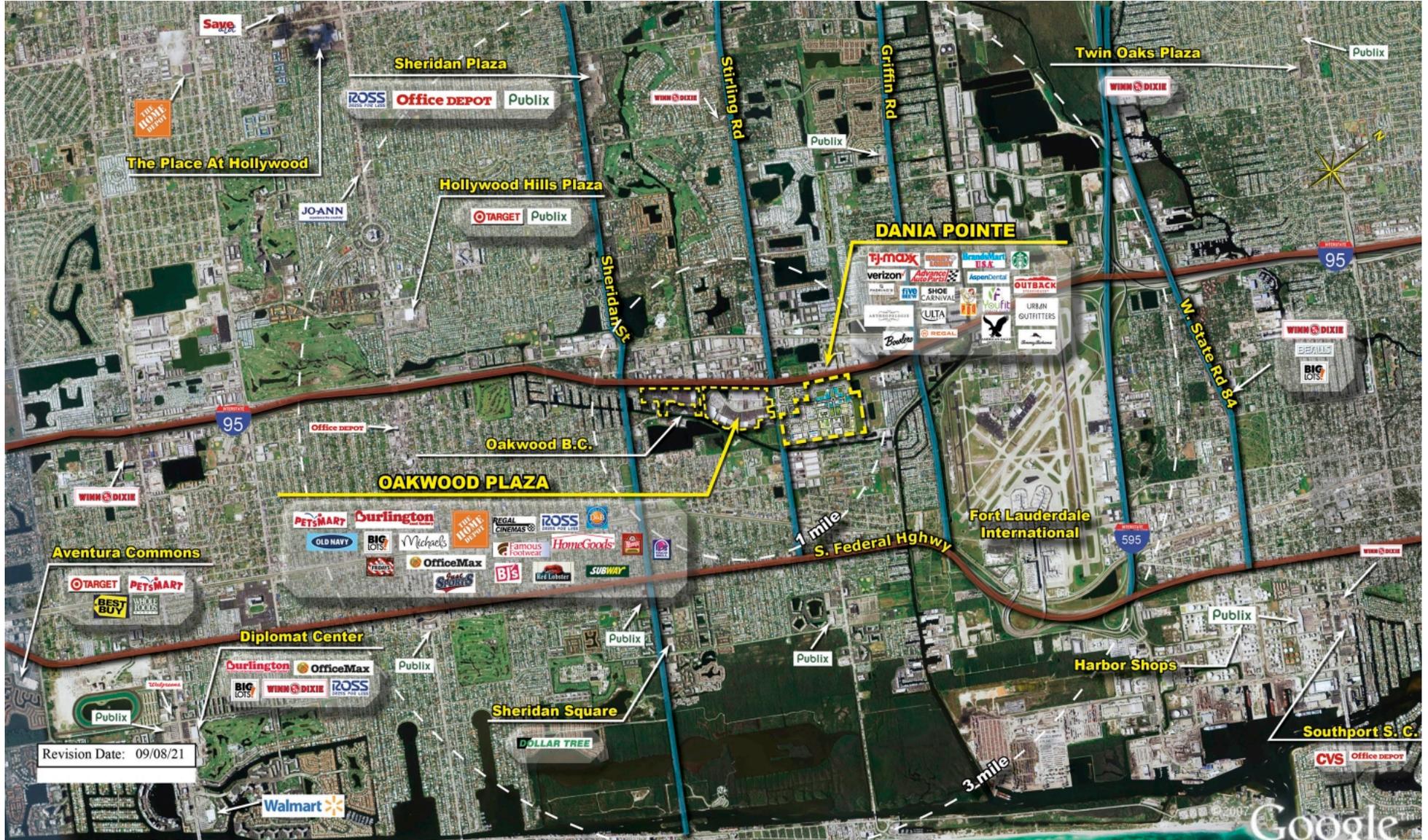
TENANT	SQ FT
1 Kimco - Hollywood Office	4,482
2 DaVita	9,568
2A Customer Driven Staffing	1,165
2B Hull & Company	16,070
5 Spirit Airlines, Inc.	6,450
6 Kids S.P.O.T.	5,217
7 Empire Office	10,198
8 South Beach Languages	2,060
9 Yoga 1	3,606
10 Smile On Us Dental	2,217
11 Go Cellular	1,410
12 Mantech System Engineering	8,691
13 Broward-Miami Realtors	1,357
14 Salons by JC	9,628
15 GAWDA	2,000
16 Southern Sports Medicine [...]	2,440
17 Modernize Remodeling	2,454
18 Pivotel	5,000
20 Cozmo Health	4,337
20B Interim Healthcare of Ft. [...]	900
21 FPS Medical Billing	2,225
22 SFRPC	3,804
23 Beurer North America	4,148
24 Clear Shores	2,828
25 Lion and Unicorn	11,405
26 Broward Regional Health	14,717

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

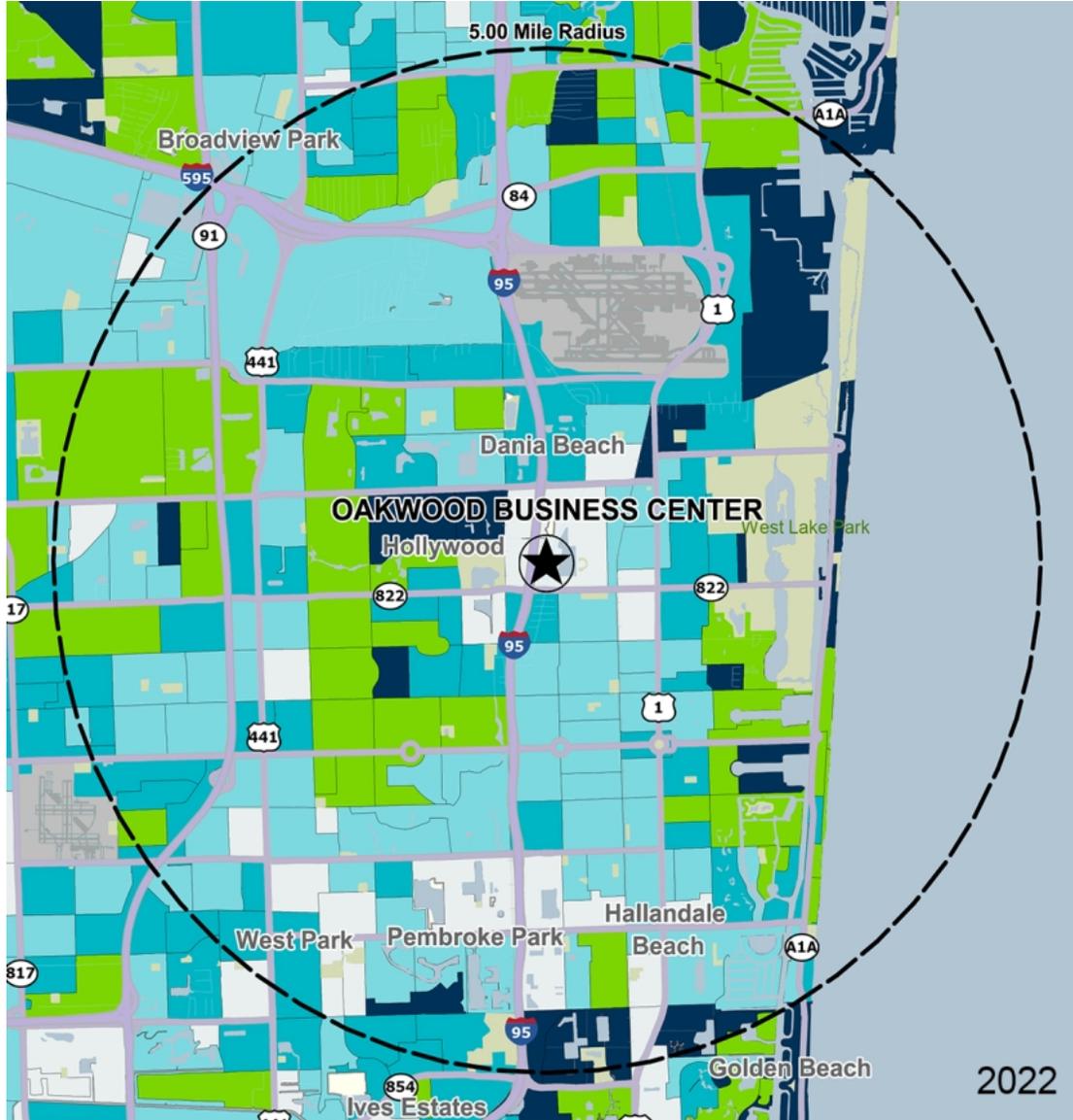
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COMPETITION MAP



by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	14,685	122,852	314,453
Daytime Pop	15,108	142,797	335,431
Households	5,974	53,090	130,695
Average HH Income	\$68,831	\$85,401	\$84,939
Median HH Income	\$50,966	\$57,859	\$58,865
Per Capita Income	\$28,344	\$37,353	\$35,540

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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Oakwood Blvd. & Sheridan St., Hollywood, FL



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