

PARC SIXTY-FOUR

4100 Davie Road Extension

Hollywood, FL 33314

OFFERING MEMORANDUM



ADVISORY TEAM

Alex Zylberglait

Executive Managing Director Investments

(786) 522-7056

Alex.Zylberglait@marcusmillichap.com

Lic #: FL BK3015211

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PARC SIXTY-FOUR

Hollywood, FL



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

PLANTATION'S PREMIER OFFICE BUILDING IN A CENTRAL LOCATION

Marcus and Millichap - The Zylberglait Group is proud to present Parc Sixty-Four, a fully occupied office asset located at 4100 Davie Road Extension in Davie, Florida. This exceptional property offers 22,708 rentable square feet across three buildings built in 2010. The asset is 100% leased to a single, long-term tenant, Recovery First Inc., providing a stable investment with minimal management oversight.

The property generates a current Net Operating Income of **\$485,983**, offered at a **6.5%** capitalization rate, with stability secured by a recent two-year lease extension and 4% annual rent increases.

Positioned on Davie Road Extension, the property offers excellent visibility and access to the Florida Turnpike. The asset's unique zoning for medical and overnight use provides a significant competitive advantage, making it a valuable and defensible asset for retaining specialized tenants.



Hollywood, FL
Location



22,708
Rentable SF



2010
Built



100%
Occupancy

PROPERTY OVERVIEW

Marcus & Millichap is proud to present Parc Sixty-Four, a well-maintained three-building office campus located at 4100 Davie Road Extension in Hollywood (Davie), Florida. The property is strategically positioned directly along Davie Road Extension, benefiting from traffic counts exceeding 15,000 vehicles per day, strong visibility, and convenient access to major transportation corridors, including the Florida Turnpike and Fort Lauderdale-Hollywood International Airport (FLL). This central Broward County location offers excellent connectivity for both employees and visitors while maintaining close proximity to surrounding residential neighborhoods and commercial hubs.

Parc Sixty-Four consists of 22,708 rentable square feet of office space across three separate buildings and was constructed in 2010. The property has been exceptionally maintained and offers professional curb appeal, ample surface parking, and prominent signage opportunities along a highly traveled roadway.

The property is currently 100% occupied by a single tenant, Recovery First Inc., an established addiction rehabilitation and medical services provider. Recovery First has occupied the property for approximately 15 years, essentially since the buildings were developed, and has demonstrated a strong operating history with very low management intensity. The tenant recently executed a two-year lease extension, further solidifying near-term income stability and reflecting long-term commitment to the location. The zoning allows for overnight stays and certain medical-related uses, a key competitive advantage that significantly narrows tenant alternatives and enhances long-term leasing durability.

The Davie/Hollywood submarket continues to experience steady demand for office and medical office space, supported by limited new supply and consistent leasing activity. Recent lease comparables in the surrounding Broward County area show office and medical rents generally ranging from the high teens to low \$30s per square foot, underscoring the strength of the local leasing environment and supporting long-term rental growth prospects for well-located assets like Parc Sixty-Four. Additionally, recent office and healthcare sales in Davie and nearby submarkets demonstrate investor appetite for stabilized assets and medical-oriented properties, with sale prices supporting durable valuations across the corridor.

With its stable single-tenant occupancy, medical-friendly zoning, modern construction, and prime Davie Road Extension frontage, Parc Sixty-Four represents an extremely low-maintenance investment opportunity. The asset is well suited for passive investors seeking reliable cash flow, as well as future owner-users looking to capitalize on the property's condition, visibility, and unique use flexibility. Priced competitively relative to replacement cost, Parc Sixty-Four stands out as a compelling acquisition in one of Broward County's most established and accessible office submarkets.



PROPERTY OVERVIEW

Address	4100 Davie Road Extension, Hollywood, FL
Offering Price	\$7,500,000
Rentable SF	22,708 SF
Price Per SqFt	\$330.28
Year Built	2010
Ownership	Fee Simple

INVESTMENT HIGHLIGHTS

- The property is 100% occupied by Recovery First Inc., a well-established medical tenant that has operated at the site for approximately 15 years and recently executed a two-year lease extension, providing stable cash flow.
- The zoning allows for overnight stays and certain medical uses, creating a significant competitive advantage and making the property highly attractive to a limited pool of qualified tenants.
- Built in 2010 and exceptionally well maintained, the three-building campus offers professional curb appeal, ample parking, and minimal near-term capital expenditure requirements.
- Located directly on Davie Road Extension with traffic counts exceeding 15,000 vehicles per day, the property benefits from strong visibility and easy access to the Florida Turnpike and Fort Lauderdale–Hollywood International Airport.
- The single-tenant structure and long-term occupancy history result in a very low-management investment with ease of ownership.
- The Davie/Hollywood submarket continues to experience steady demand for office and medical space, supporting long-term leasing stability and value preservation.



\$7,500,000

LIST PRICE



22,708

RENTABLE SF



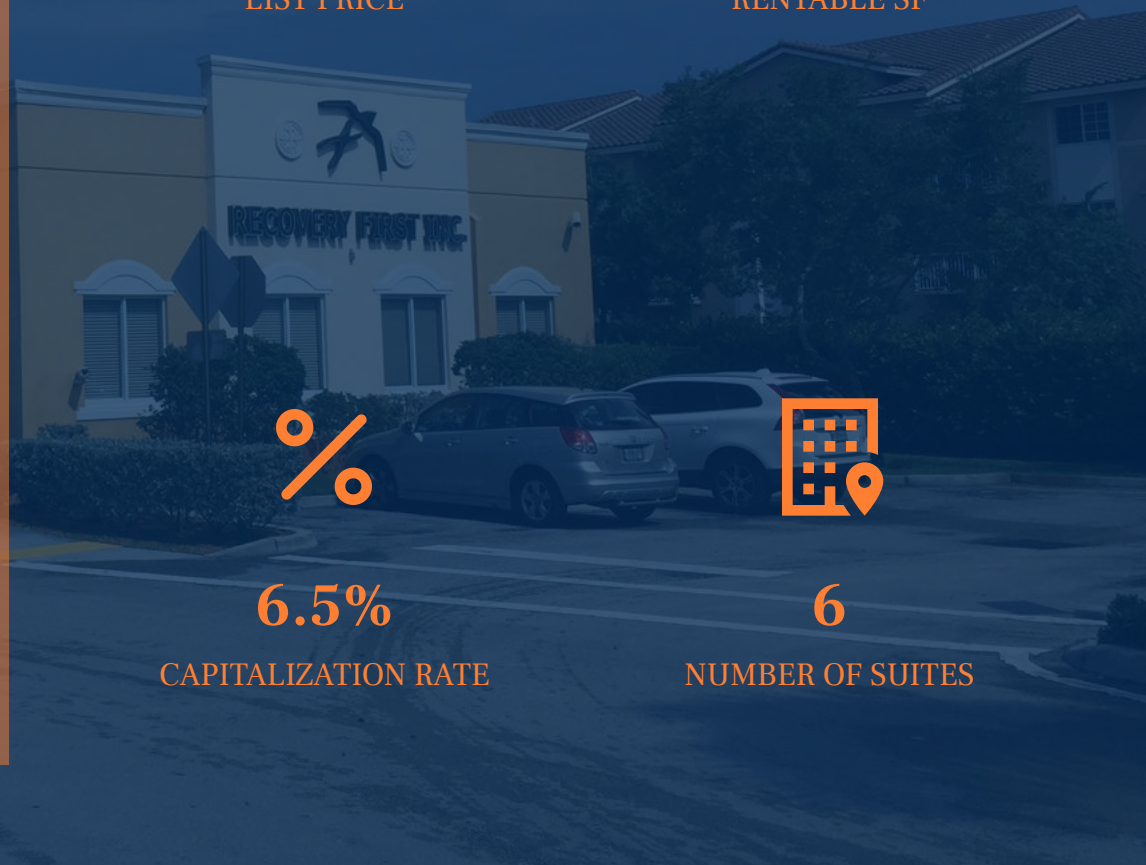
6.5%

CAPITALIZATION RATE



6

NUMBER OF SUITES



PARC SIXTY-FOUR

Hollywood, FL

Parc Sixty Four
PROFESSIONAL
CENTER
4100 4110 4120

PROPERTY DESCRIPTION

BUILDING DESCRIPTION

Year Built:

2010

Buildings

3

Rentable Area:

22,708 SF

Property Type:

OFFICE

Number of Suites:

6 SUITES

Occupancy:

100%



TENANT OVERVIEW



AmericanAddictionCenters

Recovery First Treatment Center

Recovery First Inc. is a U.S.-based provider of addiction treatment and rehabilitation services headquartered in Hollywood, Florida. The organization specializes in comprehensive substance abuse care, offering medical detox, inpatient and outpatient treatment, intensive outpatient programs (IOP), and aftercare support for individuals struggling with alcohol and drug dependence as well as co-occurring mental health disorders. It operates as part of the American Addiction Centers (AAC) network, a larger addiction treatment provider that acquired Recovery First in 2014-2015 to expand its nationwide continuum of care.

From a capacity and service delivery perspective, Recovery First has treated over 11,000 patients through its South Florida facility, supported by a multidisciplinary clinical team that includes 4 physicians, 20+ registered nurses, 15+ counselors, and 4 case managers—evidence of its scale of operations and commitment to clinical staffing. The center is accredited and holds an A+ rating with the Better Business Bureau, reflecting quality and trust in service delivery. According to facility listings, it maintains a residential setup with typically 14-30 beds and a strong patient satisfaction profile (e.g., ~4.6 star reviews from >1,000 reviewers on external platforms).

In terms of business and industry metrics, various data sources estimate annual revenues in the mid-single-digit to tens of millions range (e.g., ~\$13 M-\$22.9 M) with a workforce that may span dozens to several hundred employees, depending on how subsidiary operations and reporting sources categorize staff. Founded in the early 2000s (often cited as 2002) and deeply embedded in the substance abuse treatment sector, Recovery First plays a measurable role in delivering evidence-based addiction care within Florida and contributing to broader recovery outcomes under the AAC umbrella.

OVER 11,000
PATIENTS TREATED

2002
YEAR OF ESTABLISHMENT

14-30
TYPICAL BED SETUP

4.6 STARS
REVIEW SCORE

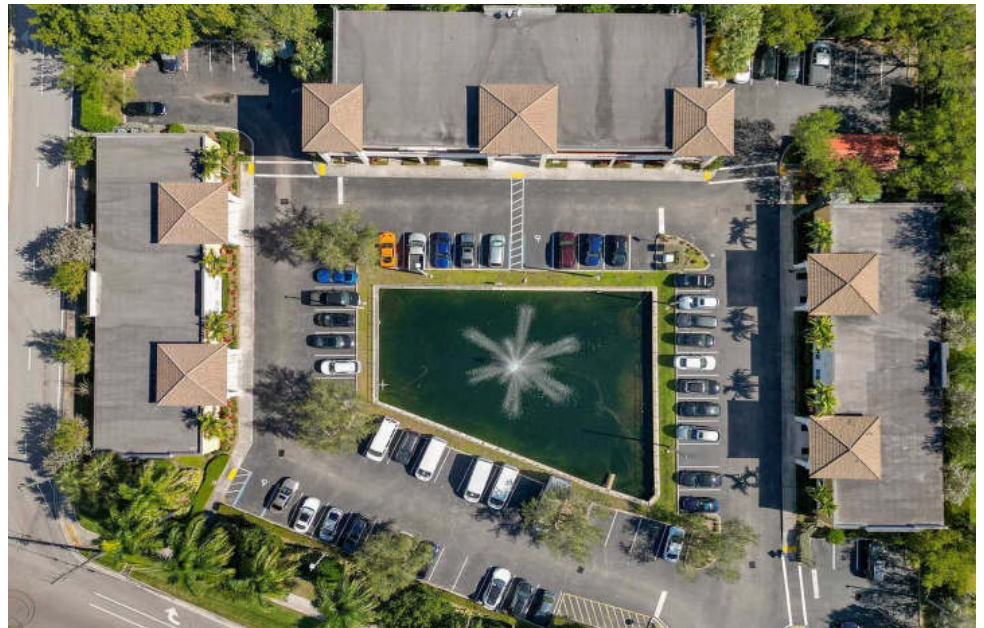
4100

DAVIE ROAD EXTENSION
HOLLYWOOD, FL

DAVIE ROAD EXTENSION



PHOTOS



PHOTOS

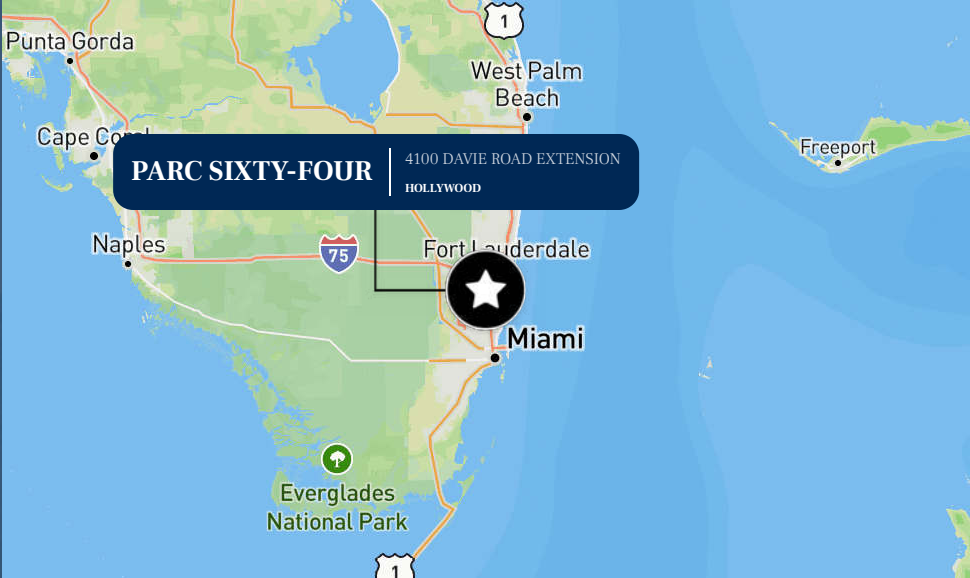


PHOTOS



LOCATION OVERVIEW

The Davie/Hollywood submarket is one of Broward County’s most established and supply-constrained office and medical corridors, benefiting from strong demographics, central access, and consistent demand drivers. The area is home to over 190,000 residents within a five-mile radius, supported by an average household income exceeding \$80,000, providing a strong labor pool and patient base for office and medical users. Parc Sixty-Four’s location along Davie Road Extension places it near major transportation infrastructure, including the Florida Turnpike, I-95, and I-595, offering direct connectivity to Downtown Fort Lauderdale, Miami-Dade County, and Fort Lauderdale-Hollywood International Airport. Broward County’s economy is anchored by healthcare, professional services, education, and logistics, with healthcare representing one of the fastest-growing employment sectors in the county. Limited new office development, combined with steady leasing velocity and medical-specific zoning constraints, continues to support stable occupancy levels and long-term rent resilience in the Davie/Hollywood office market.



DEMOGRAPHICS WITHIN A THREE-MILE RADIUS



137,392

2027 Total Population



39

Average Age



\$66,033

Median Household Income



\$301,097

Median Home Value



48,618

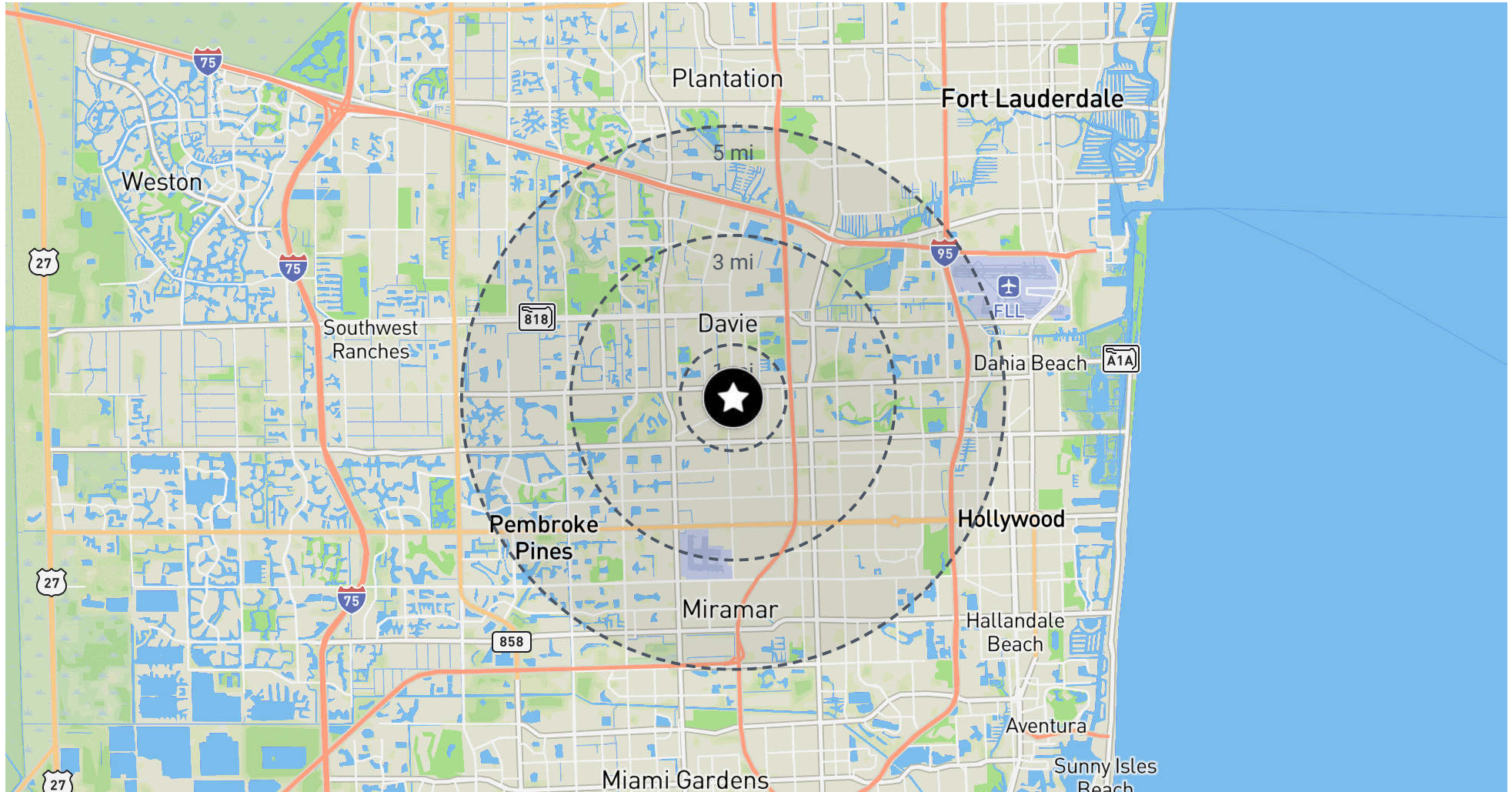
2027 Total Households



1.9%

HH Growth 2022-2027

LOCATION OVERVIEW

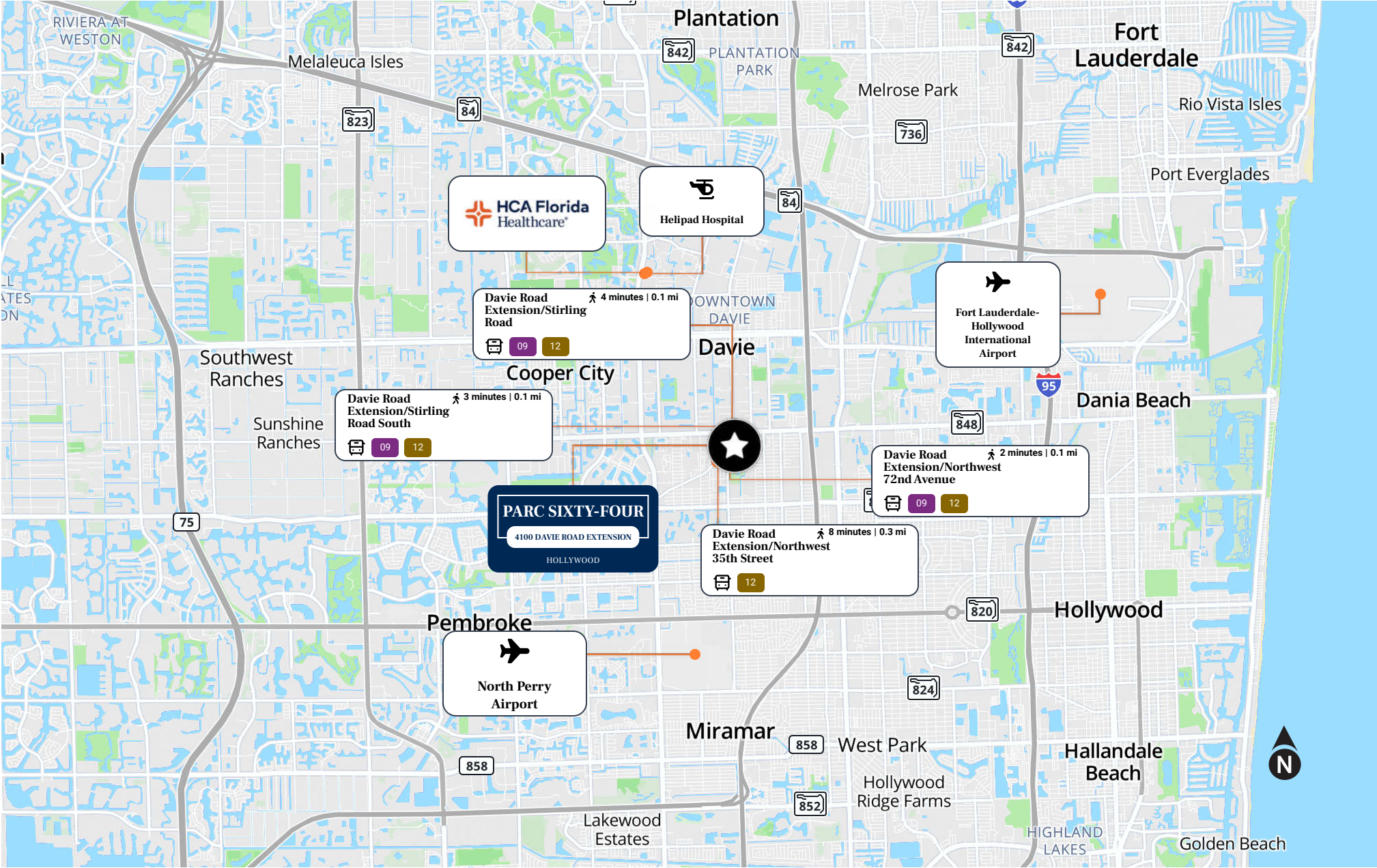


Collection Street	Cross Street	Traffic Vol	Distance
Davie Road Extension	Stirling Road	15,000+	0 Miles
Stirling Road (SR 848)	Davie Road Extension	45,000+	0.2 Miles
Griffin Road (SR 818)	Davie Road Extension	50,000+	0.6 Miles
University Drive (SR 817)	Stirling Road	60,000+	1.1 Miles
Florida Turnpike	Griffin Road Interchange	90,000+	1.3 Miles
I-595	University Drive	180,000+	2.4 Miles

AREA MAP



TRANSPORTATION MAP



PARC SIXTY-FOUR

Hollywood, FL



FINANCIAL SUMMARY

FINANCIAL OVERVIEW

PROPERTY DETAILS

Price	\$7,500,000
Number of Suites	6
Price Per SqFt	\$330.28
Rentable Built Area (RBA)	22,708 SF
Year Built	2010
Occupancy	100%
Returns	Current
CAP Rate	6.5%

\$7,500,000

PRICE RANGE

22,708 SF

SQUARE-FOOTAGE

6.5%

CAPITALIZATION RATE

INCOME & EXPENSES

INCOME	Current
Scheduled Base Rental Income	\$714,048
Effective Gross Revenue	\$714,048
Less: Operating Expenses	(\$228,065)
Net Operating Income	\$485,983

OPERATING EXPENSES	Current
CAM	\$165,805
Insurance	\$15,760
Real Estate Taxes	\$46,500
Total Expenses	\$228,065
Expenses/SF	\$10.04



RENT ROLL

Tenant Name		SF	% Bldg Share	Lease Dates		Annual	Total Rent	Total Rent	Pro Forma	Changes	Rent	Lease	Renewal Options
				Comm.	Exp.	Rent per SF	Per Month	Per Year	Rent Per Year	on	Increase	Type	and Option Year
Recovery First Inc.	101-104	5,304	23.4%	5/1/26	4/30/28	\$31.45	\$13,899	\$166,788	\$173,448	Jan-2027	\$14,454	NN	4% Annual Increases. 2 5-Yr Renewal Option
Recovery First Inc.	201-203	2,922	12.9%	5/1/26	4/30/28	\$31.45	\$7,657	\$91,884	\$95,556	Jan-2027	\$7,963	NN	4% Annual Increases. 2 5-Yr Renewal Option
Recovery First Inc.	204-206	2,922	12.9%	5/1/26	4/30/28	\$31.45	\$7,657	\$91,884	\$95,556	Jan-2027	\$7,963	NN	4% Annual Increases. 2 5-Yr Renewal Option
Recovery First Inc.	207-212	6,256	27.5%	5/1/26	4/30/28	\$31.44	\$16,393	\$196,716	\$204,576	Jan-2027	\$17,048	NN	4% Annual Increases. 2 5-Yr Renewal Option
Recovery First Inc.	301-303	3,972	17.5%	5/1/26	4/30/28	\$31.44	\$10,408	\$124,896	\$129,888	Jan-2027	\$10,824	NN	4% Annual Increases. 2 5-Yr Renewal Option
Recovery First Inc.	304	1,332	5.9%	5/1/26	4/30/28	\$31.44	\$3,490	\$41,880	\$43,548	Jan-2027	\$3,629	NN	4% Annual Increases. 2 5-Yr Renewal Option
Total		22,708				\$31.44	\$59,504	\$714,048	\$742,572				
		Occupied Tenants: 6	Unoccupied Tenants: 0	Occupied GLA: 100.00%		Unoccupied GLA: 0.00%							

PARC SIXTY-FOUR

Hollywood, FL



LEASE COMPARABLES

LEASE COMPARABLES



4110 Davie Road Extension

City / Submarket	Hollywood
Tenant	Recovery First Inc.
SF Leased	22,708
Property Type	Office
Lease Start	-
Term	-
Starting Rent	\$31.44 / SF



6740 Taft Street

City / Submarket	Hollywood – Hollywood Submarket
Tenant	Admin Hollywood Perfect Smiles
SF Leased	1,615 SF
Property Type	Office (Class C)
Lease Start	Jan-26
Term	5 Years
Starting Rent	\$22.50 / SF NNN



4801 S University Dr (Atrium Centre)

City / Submarket	Davie – Southwest Broward
Tenant	Medical Tenant
SF Leased	3,709 SF
Property Type	Office / Medical (Class B)
Lease Start	Mar-26
Term	7 Years
Starting Rent	\$22.00 / SF NNN



6600 Taft Street

City / Submarket	Hollywood – Hollywood Submarket
Tenant	Office Tenant
SF Leased	3,478 SF
Property Type	Office (Class B)
Lease Start	Dec-25
Term	N/A
Starting Rent	\$20.00 / SF MG

LEASE COMPARABLES



4960 Southwest 52nd Street



4900 S University Dr (Great Florida Bank Center)



5400 S University Dr (Building 3)

City / Submarket **Davie – Southeast Broward**

Tenant **AXO Chemical**

SF Leased **485 SF**

Property Type **Industrial / Office (Class C)**

Lease Start **Nov-25**

Term **3 Years**

Starting Rent **\$18.50 / SF NNN**

City / Submarket **Davie – Southwest Broward**

Tenant **Office / Retail Tenant**

SF Leased **1,000 SF**

Property Type **Retail / Office (Class B)**

Lease Start **Oct-25**

Term **3 Years**

Starting Rent **\$31.00 / SF MG**

City / Submarket **Davie – Southwest Broward**

Tenant **Office Tenant**

SF Leased **1,100 SF**

Property Type **Office (Class C)**

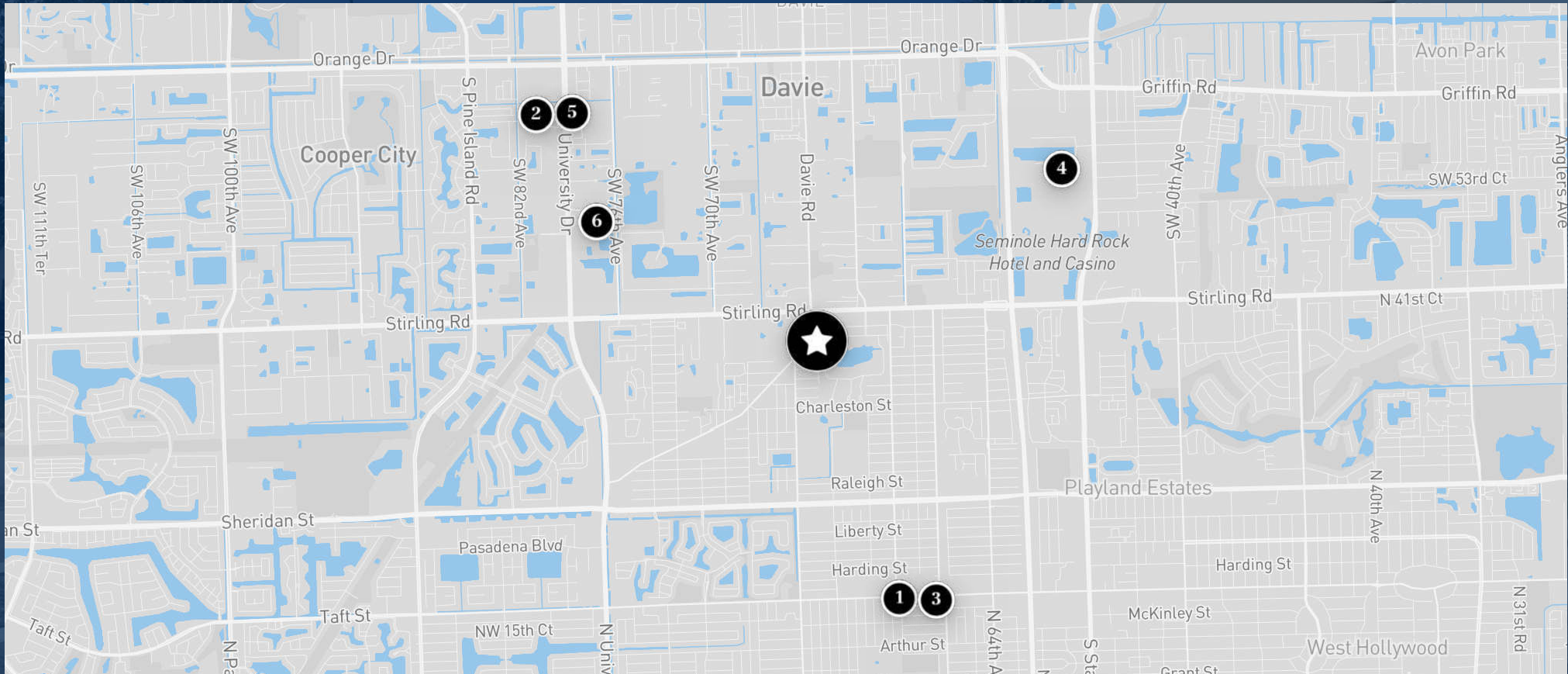
Lease Start **Aug-25**

Term **3 Years 3 Mos**

Starting Rent **\$28.00 / SF MG**

LEASE COMPARABLES SUMMARY AND MAP

#	Address	City / Submarket	Tenant	SF Leased	Property Type	Lease Start	Term	Starting Rent
S	4100 Davie Road Extension	Hollywood - Hollywood Submarket	Recovery First Inc.	22,708	Office	-	-	\$31.44 / SF
1	6740 Taft St	Hollywood - Hollywood Submarket	Admin Hollywood Perfect Smiles	1,615 SF	Office (Class C)	Jan-26	5 Years	\$22.50 / SF NNN
2	4801 S University Dr (Atrium Centre)	Davie - Southwest Broward	Medical Tenant	3,709 SF	Office / Medical (Class B)	Mar-26	7 Years	\$22.00 / SF NNN
3	6600 W Taft St	Hollywood - Hollywood Submarket	Office Tenant	3,478 SF	Office (Class B)	Dec-25	N/A	\$20.00 / SF MG
4	4960 SW 52nd St (Bldg #4)	Davie - Southeast Broward	AXO Chemical	485 SF	Industrial / Office (Class C)	Nov-25	3 Years	\$18.50 / SF NNN
5	4900 S University Dr (Great Florida Bank Center)	Davie - Southwest Broward	Office / Retail Tenant	1,000 SF	Retail / Office (Class B)	Oct-25	3 Years	\$31.00 / SF MG
6	5400 S University Dr (Building 3)	Davie - Southwest Broward	Office Tenant	1,100 SF	Office (Class C)	Aug-25	3 Years 3 Mos	\$28.00 / SF MG



PARC SIXTY-FOUR

Hollywood, FL



SALES COMPARABLES

SALES COMPARABLES



**4100 Davie Road Extension,
Hollywood, FL**



**4491 South State Road 7
Davie, FL**



**500 N Hiatus Rd
Pembroke Pines, FL**



**600 North Hiatus Road
Pembroke Pines, FL**

Name	Parc Sixty-Four
Type	Office
Sale Date	On Market
Sale Price	\$7,500,000
Price per SF	\$330.28
RBA (SF)	22,708
Built	2010

Name	Broward Corporate Center
Type	Office
Sale Date	7/1/2025
Sale Price	\$13,873,582
Price per SF	\$301.37
RBA (SF)	46,035
Built	1988

Name	Pembroke Pines Medical Plaza
Type	Office
Sale Date	6/4/2025
Sale Price	\$9,950,096
Price per SF	\$417.84
RBA (SF)	23,813
Built	2002

Name	Pembroke Pines Medical Plaza
Type	Office
Sale Date	6/4/2025
Sale Price	\$9,641,643
Price per SF	\$422.29
RBA (SF)	22,832
Built	2000

SALES COMPARABLES



**400 N Hiatus Rd
Pembroke Pines, FL**



**5555 Anglers Ave
Fort Lauderdale, FL**



**4431 Davie Road
Davie, FL**



**700 N Hiatus Road
Pembroke Pines, FL**

Name	Pembroke Pines Medical Plaza
Type	Office
Sale Date	6/4/2025
Sale Price	\$9,546,837
Price per SF	\$419.46
RBA (SF)	22,760
Built	2001

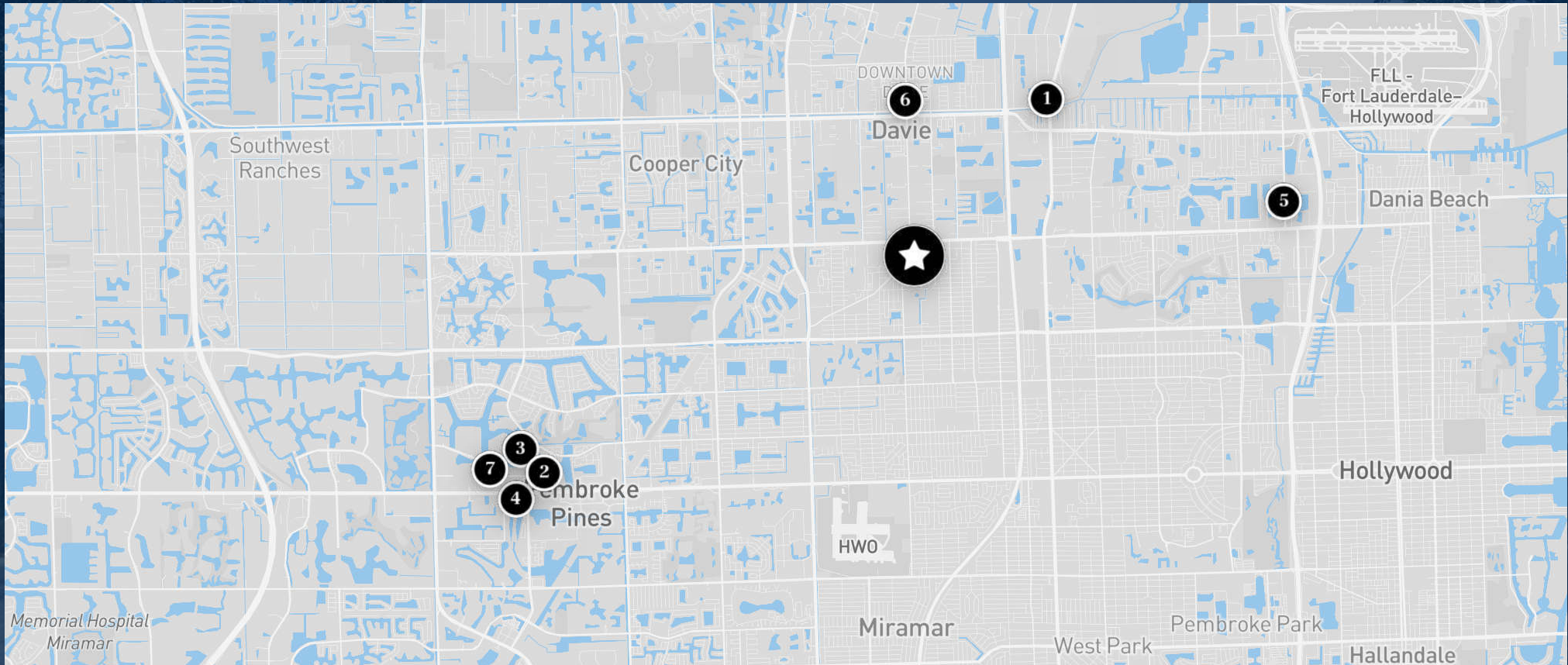
Name	Building 5
Type	Office
Sale Date	11/15/2024
Sale Price	\$14,036,700
Price per SF	\$324.48
RBA (SF)	43,259
Built	2000

Name	Peninsular Building
Type	Office
Sale Date	5/21/2025
Sale Price	\$5,500,000
Price per SF	\$389.02
RBA (SF)	14,138
Built	1972

Name	Pembroke Pines Medical Plaza
Type	Office
Sale Date	6/4/2025
Sale Price	\$9,161,424
Price per SF	\$408.83
RBA (SF)	22,409
Built	2000

SALES COMPARABLES

	Address	Name	Type	Sale Date	Sale Price	Price per SF	RBA (SF)	Built
S	4100 Davie Road Extension, Hollywood, FL	Parc Sixty-Four	Office	-	\$7,500,000	\$330.28	22,708	2010
1	4491 South State Road 7	Broward Corporate Center	Office	7/1/2025	\$13,873,582	\$301.37	46,035	1988
2	500 N Hiatus Rd - Pembroke Pines Medical Plaza (Part of a 4-Property)	Pembroke Pines Medical Plaza	Office	6/4/2025	\$9,950,096	\$417.84	23,813	2002
3	600 North Hiatus Road	Pembroke Pines Medical Plaza	Office	6/4/2025	\$9,641,643	\$422.29	22,832	2000
4	400 N Hiatus Rd - Pembroke Pines Medical Plaza (Part of a 4-Property)	Pembroke Pines Medical Plaza	Office	6/4/2025	\$9,546,837	\$419.46	22,760	2001
5	5555 Anglers Ave - Building 5 (Part of a 22-Property Portfolio)	Building 5	Office	11/15/2024	\$14,036,700	\$324.48	43,259	2000
6	4431 Davie Road	Peninsular Building	Office	5/21/2025	\$5,500,000	\$389.02	14,138	1972
7	700 North Hiatus Road	Pembroke Pines Medical Plaza	Office	6/4/2025	\$9,161,424	\$408.83	22,409	2000



PARC SIXTY-FOUR

Hollywood, FL



MARKET OVERVIEW

DAVIE/HOLLYWOOD HIGHLIGHTS



Central Broward County Infill Location

4100 Davie Road Extension is located within one of Broward County’s most centralized submarkets, offering access to a population base of 190,000+ residents within a 5-mile radius and proximity to major employment centers in Davie, Hollywood, Plantation, and Fort Lauderdale.



Strong Transportation Connectivity

The market benefits from immediate access to Davie Road Extension (15,000+ VPD) and nearby major arterials including Stirling Road (45,000+ VPD), Griffin Road (50,000+ VPD) and University Drive (60,000+ VPD),



Above-Average Income Demographics

Households surrounding the property report a median household income of approximately \$72,000-\$75,000, providing a strong economic base to support professional, medical, and service-oriented office users.



Stable Household & Population Growth

The Davie/Hollywood area contains approximately 53,000+ households with projected household growth of roughly 1.0%+ through 2029, reflecting steady demand fundamentals and long-term market stability.



Healthcare-Driven Employment Base

Healthcare is one of Broward County’s largest and fastest-growing employment sectors, supported by nearby hospitals, outpatient facilities, and medical campuses, reinforcing demand for medical office space.



Limited New Office Supply

The Davie/Hollywood office market remains supply-constrained, with minimal new office development over the past decade, helping support stable occupancy levels, durable rent performance, and long-term value preservation for well-located assets like Parc Sixty-Four.

DAVIE/HOLLYWOOD BY THE NUMBERS

#3

Largest Office Submarket in Broward County

#2

Behavioral Health & Medical Office Concentration in Broward County

#1

Most Centrally Located Submarket in Broward County

BROWARD UNEMPLOYMENT FALLS TO NEAR-RECORD LOWS

**~3.7%
UNEMPLOYMENT**

BROWARD COUNTY'S UNEMPLOYMENT RATE HOVERED AROUND 3.7% IN JUNE 2025, REMAINING SLIGHTLY BELOW THE FLORIDA STATE AVERAGE

**13,000 JOBS
ADDED**

BY DECEMBER 2024 AND 10,600 NEW NONAGRICULTURAL JOBS IN JULY 2025 ACROSS MAJOR SECTORS.

**1.08 M
WORKERS**

THE BROWARD LABOR FORCE HAS REMAINED ROBUST, WITH OVER 1.08 MILLION WORKERS PARTICIPATING IN THE LOCAL ECONOMY.

**~4M
PASSENGERS**

PORT EVERGLADES REPORTED A RECORD 4+ MILLION CRUISE GUESTS, UP SIGNIFICANTLY YEAR-OVER-YEAR

**~1.1 MTEUS OF
CARGO**

CONTAINERIZED CARGO VOLUMES INCREASED, EXCEEDING 1,087,000 TEUS, HIGHLIGHTING ONGOING GROWTH IN FREIGHT

**~\$28.1B
ECONOMIC
ACTIVITY**

SUPPORTING ~204,300 JOBS ACROSS DIRECT, INDUCED, INDIRECT, AND RELATED SECTORS

BROWARD POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH

BROWARD

1.9M

2021 Population

0.97%

Population Growth(2010 to 2021)

1.06%

Population Growth(2021 to 2026)

SOUTH FLORIDA

6.1M

2021 Population

0.84%

Population Growth(2010 to 2021)

0.94%

Population Growth(2021 to 2026)

FLORIDA

21.7M

2021 Population

1.30%

Population Growth(2010 to 2021)

1.31%

Population Growth(2021 to 2026)

UNITED STATES

333.9M

2021 Population

0.70%

Population Growth(2010 to 2021)

0.71%

Population Growth(2021 to 2026)

PARC SIXTY-FOUR

HOLLYWOOD, FLORIDA

ADVISORY TEAM

Alex Zylberglait

Executive Managing Director Investments

(786) 522-7056

Alex.Zylberglait@marcusmillichap.com

Lic #: FL BK3015211

Marcus & Millichap
