



# Your Signage Here



**FOR LEASE**  
RETAIL / OFFICE FLEX SPACE  
2116 N DIXIE HWY  
HOLLYWOOD, FL 33020

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**PRICE:** **\$7,500/MO NNN + \$1,005/MO CAM**

## **PROPERTY OVERVIEW:**

This 3,600 square foot commercial space features 1,800 square feet of office/retail area and 1,800 square feet of warehouse area. There is an additional 750 SF Overhang area behind the warehouse! Located directly on North Dixie Highway in East Hollywood—just four blocks south of Sheridan Street—this property offers excellent visibility and accessibility. Zoned DH-3, it accommodates a wide range of commercial uses, making it ideal for office headquarters, e-commerce businesses, construction or trade companies, tech and repair services, or medical supply operations. This versatile space is perfect for businesses looking to establish or expand in a central and highly visible location.

## **PROPERTY HIGHLIGHTS:**

- Retail / Office Flex Space
- A++ Location in Desirable Hollywood, FL
- Total Space Size: 3,600 SF
  - 1,800 SF Office w/1,800 SF Warehouse
  - 750 SF Overhang Area
- Direct Frontage on Dixie Hwy
- Liberal DH-3 Zoning
- Additional storage/parking Lots are available for \$1,000/MO or \$2,500/MO

### **THE DEMARCO REAL ESTATE GROUP™**

Office: (954) 453-1000

[john@demarcogroup.com](mailto:john@demarcogroup.com)

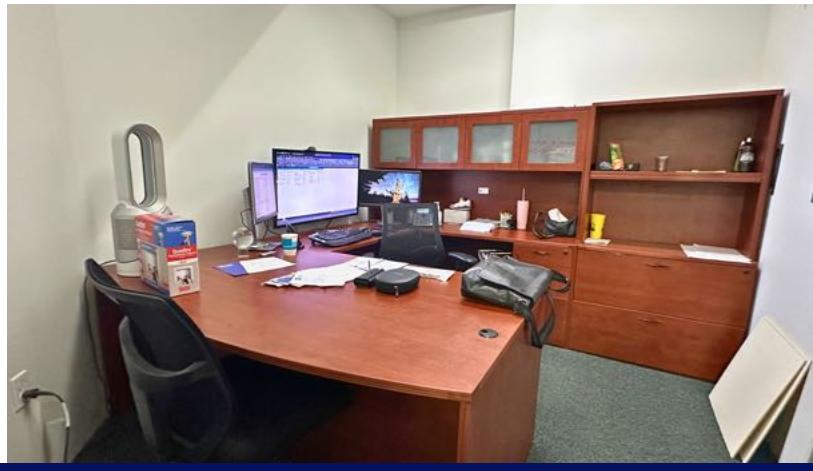
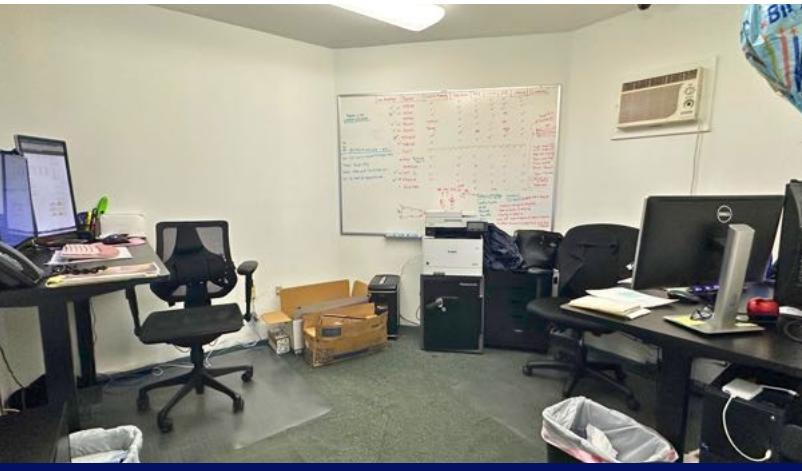
[www.DeMarcoGroup.com](http://www.DeMarcoGroup.com)

1901 Harrison Street, Hollywood FL, 33020



# PICTURES:

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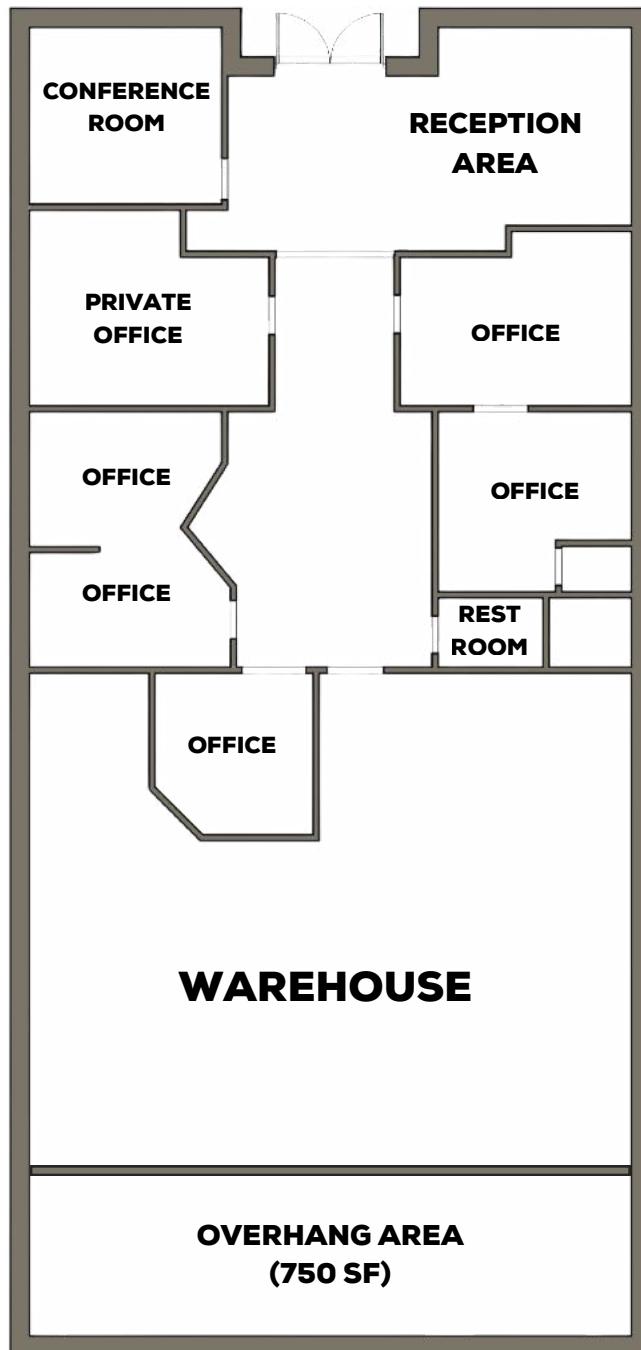
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# FLOOR PLAN:

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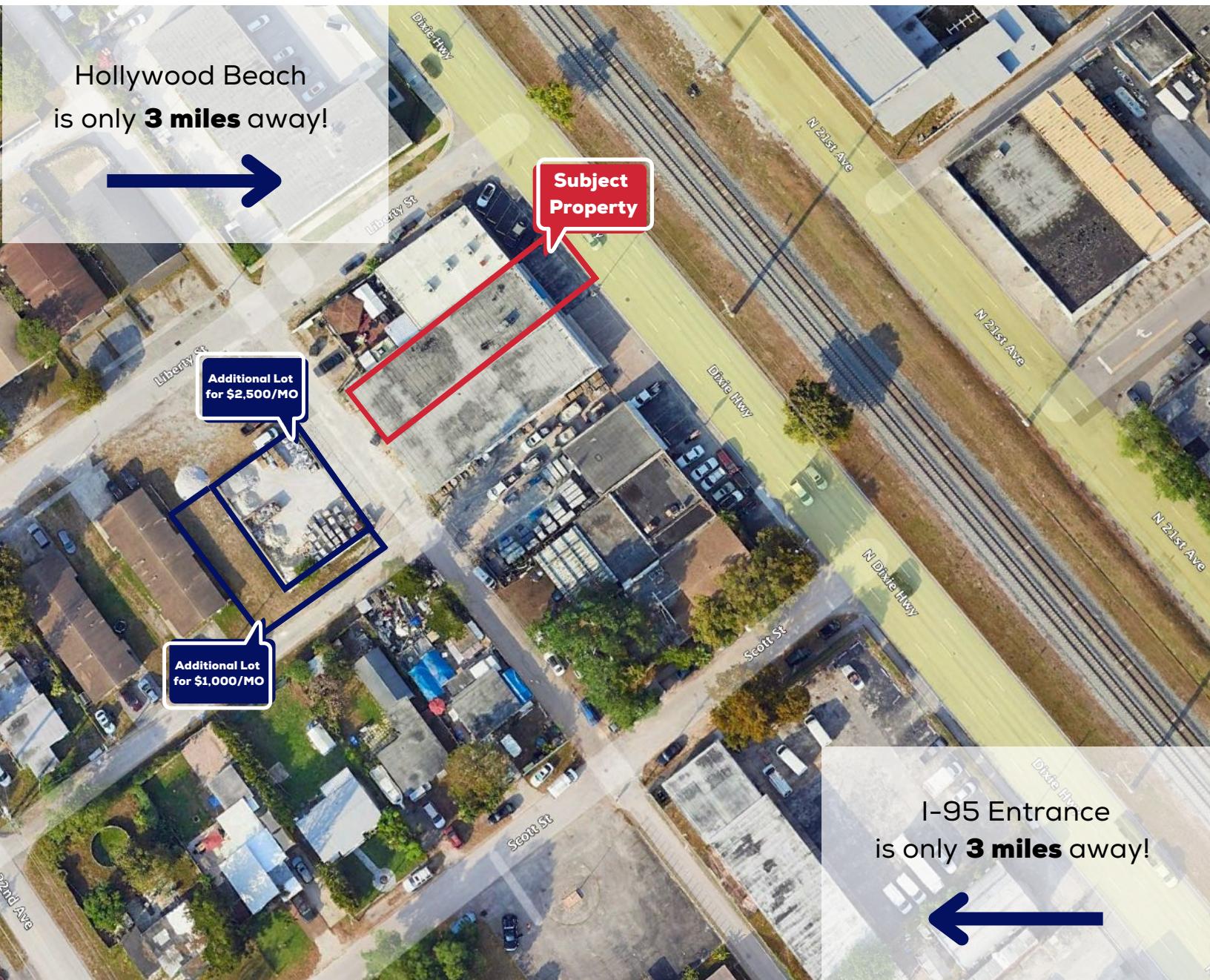
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# AERIAL MAP:

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