



For Lease

Oakwood Business Center

1 Oakwood Blvd, Hollywood, FL 33020



Property Highlights

Oakwood Business Center

Broward County's most convenient business hub with unparalleled accessibility:

- 140,000 GLA business center suitable for a variety of uses such as office, medical, showroom, flex and retail
- Ideally located directly east of Interstate 95 between Stirling Rd and Sheridan St, attracting visitors and employees from Broward and Miami-Dade counties.
- Strategically positioned with immediate proximity to two I-95 access points and minutes from Fort Lauderdale-Hollywood International Airport
- Situated within the destination shopping center Oakwood Plaza, offering many great shopping, dining and entertainment options within walking distance
- Onsite dining options include TGI Fridays, Red Lobster, Miller's Ale House, Taco Bell, Subway, and Wendy's
- Located adjacent to Dania Pointe which is regarded as one of Florida's premier mixed-use developments with best-in-class retailers

Key Tenants

YOGA 1

Davita
Kidney Care

BRHPC

MySpot
Connecting the dots
of pediatric therapy.

salons by
jc

SOUTH BEACH
LANGUAGES

Hull
& Company

DentalFirst.care

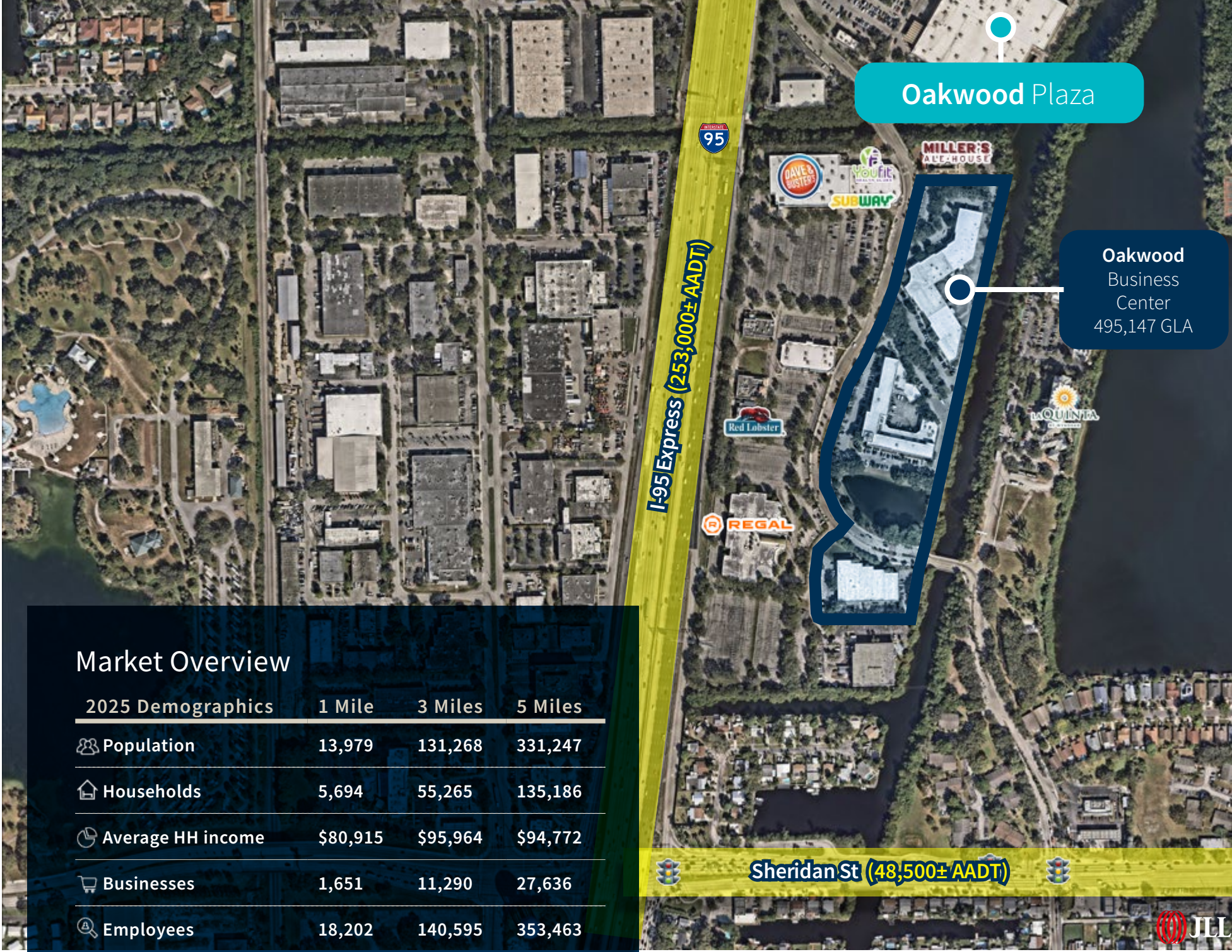
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Site Plan

■ AVAILABLE
□ LEASED



#	Tenant	SF
1	Kimco - Hollywood Office	4,482
2	DaVita	9,568
2A	Customer Driven Staffing	1,165
2B	Hull & Company	16,070
5	Available	6,450
6	Myspot	5,217
7	Empire Office	10,198
8	South Beach Languages	2,060
9	Yoga 1	3,606
10	Dental First Care	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



Oakwood Plaza

Oakwood
Business
Center
495,147 GLA

I-95 Express (253,000± AADT)



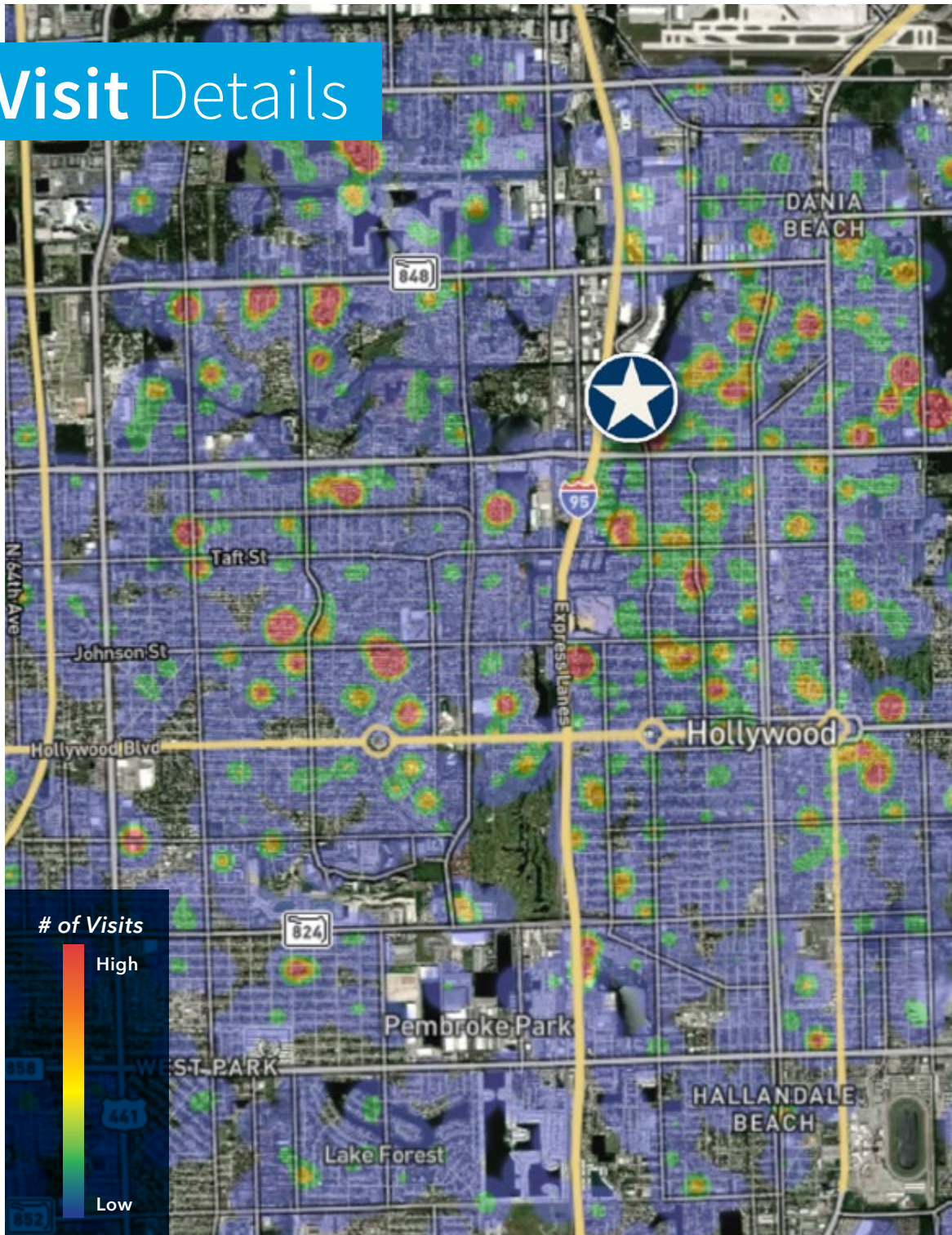
Sheridan St (48,500± AADT)



Market Overview

2025 Demographics	1 Mile	3 Miles	5 Miles
👤 Population	13,979	131,268	331,247
🏠 Households	5,694	55,265	135,186
📊 Average HH income	\$80,915	\$95,964	\$94,772
🛒 Businesses	1,651	11,290	27,636
👤 Employees	18,202	140,595	353,463



Visit Details



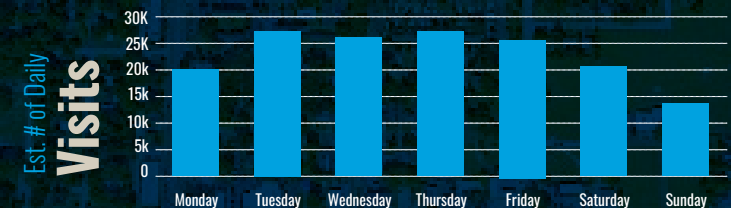
Customer Data

   **162.9K** Est. # of Annual **Visits**

65.2K Est. # of Annual **Customers** 

 /  **2.55** Avg. Visits/ Customer Annually

103 Minutes/ Avg. Stay  Minutes/ Med. Stay **77**



Contact Us

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