



FOR LEASE
RETAIL FLEX SPACE
1318 N FEDERAL HWY
HOLLYWOOD, FL

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PRICE: \$20.00 PER SF MG

PROPERTY OVERVIEW:

This retail space located directly on US1 in Hollywood, Florida, features a 2,800 SF building with a retail area, two restrooms and high ceilings. The property offers ample parking and direct frontage on US1, which has a daily traffic count of over 154,000 vehicles. Located just off Interstate 95 and A1A, this property falls under FH-2 zoning, allowing for a variety of uses, including retail, office, service, medical, museum, and art gallery spaces. It is within walking distance of many apartment buildings and is surrounded by some of the most popular retail co-tenants in the city. The property is also just seconds from Downtown Hollywood and Dania Beach and minutes from A1A.

PROPERTY HIGHLIGHTS:

- A+++ Location in Hollywood, FL
- Located Directly on US-1 Hwy
- Excellent Visibility
- 154k+ Daily Traffic Counts
- Perfect for most commercial uses including retail, medical or even a art gallery use.
- Space Size: 2,800 SF
- 1 Roll-Up Door
- High Ceilings
- Ample Parking

THE DEMARCO REAL ESTATE GROUP™

Office: (954) 453-1000

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PHOTOS:

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