



AUTOMOTIVE
DEALERSHIP
FOR LEASE

1450 N State Road 7
Hollywood, Florida

1300 N State Road 7
Hollywood, Florida

6030 Cleveland Street
Hollywood, Florida

RELATED **ISG**
COMMERCIAL



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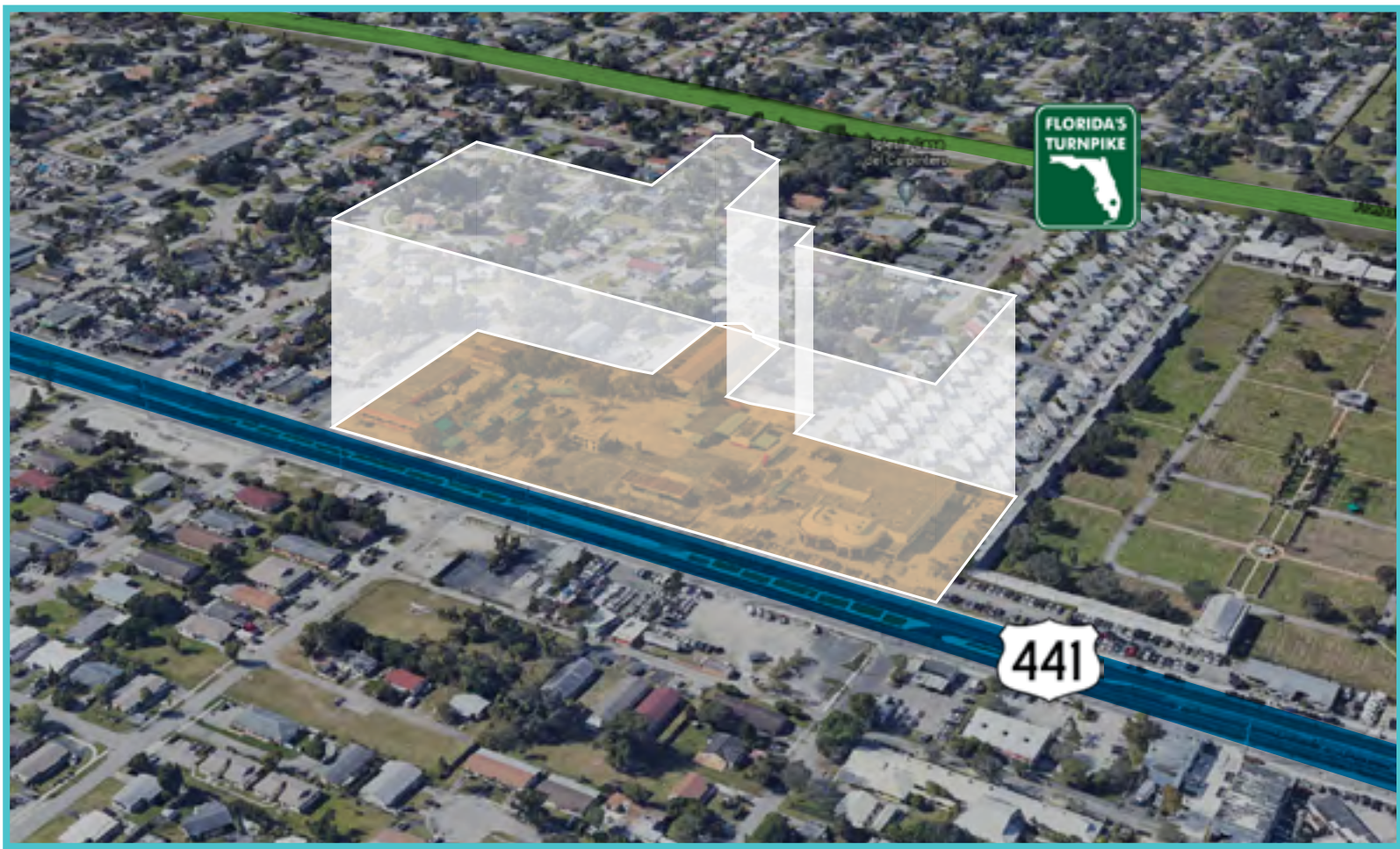
Property Overview

Property Overview

Situated directly on the bustling 441/SR 7, this 5.6-acre trophy property has a legacy of housing some of the most successful car brands in the industry. Previously home to AutoNation Honda and Toyota of South Florida, this site has set regional and national sales records, making it a highly sought-after location for automotive sales and service.

Now available for lease, this exceptional property includes three prime addresses, which can be leased together or individually. The site features two automotive sales buildings with incredible street frontage and exposure on one of the busiest avenues in the area. It also includes a service shop and a fully functional body shop, providing all the essential components for a thriving automotive business.

With its grandfathered zoning, this is one of the last remaining properties in Hollywood that permits used car sales, offering a rare and valuable opportunity in a high-demand market.



- **Property Addresses**
 - 1450 N State Road 7
Hollywood, Florida
 - 1300 N State Road 7
Hollywood, Florida
 - 6030 Cleveland Street
Hollywood, Florida
- **Build**
 - Up to 280 units
- **Three Strong Triple Net
Tenants With
No Owner Responsibilities**

- **Zoning**
 - CMU SR7 Central Mixed
Used District Development
- **Land Size**
 - 5.6 acre
- **Building Area**
 - 50,000 SF Combined



1450
N STATE
ROAD 7

1450 N State Road 7

The centerpiece of this iconic property is 1450, an expansive 41,000-square-foot building that serves as the main hub of operations. This two-story sales center is thoughtfully designed to accommodate every aspect of an automotive business with impressive functionality and sophistication.

The first floor is tailored for customer engagement, featuring a welcoming showroom and spacious sales center, offering ample room for vehicle displays and client interaction. A well-appointed conference room provides an ideal setting for meetings, while the financing center is fully equipped to streamline transactions, ensuring a seamless buying experience. The building also boasts numerous private offices and extensive filing areas, providing essential space for administration, sales teams, and management to operate efficiently.

The second floor further enhances operational capacity, ensuring that every function of the dealership is supported.

In addition to its sales capabilities, 1450 includes a state-of-the-art service center with vehicle lifts and ample service bays, capable of handling everything from routine maintenance to more complex repairs. This service area is designed for high-volume operations, allowing your business to serve customers quickly and efficiently.

With its prime location, vast square footage under A/C, and a full suite of amenities to support sales, service, and administration, 1450 represents an unmatched opportunity to operate a thriving automotive business in one of South Florida’s most coveted automotive corridors.



Property Address	Zoning
1450 N State Road 7 Hollywood, Florida	CMU SR7 Central Mixed Used District Development
Land Size	GLA
5.6 acre	41,020 SF
Build	Building Area
Up to 280 units	30,000 SF of retail
Triple Net With No Owner Responsibilities	





1300
N STATE
ROAD 7

1300 N State Road 7

Presenting a prime used car dealership opportunity located on the highly trafficked 441 corridor in Hollywood, FL. This impressive property features a recently renovated 2,284 square foot building, updated to modern standards over the past three years. The building offers a stylish, fully updated office space for sales and management, creating a professional and welcoming environment for customers.

The expansive 1.5-acre lot provides ample parking for over 150 vehicles, offering exceptional capacity for inventory and client convenience. With incredible street exposure along 441, this dealership benefits from consistent high traffic visibility, making it ideal for maximizing sales potential and brand presence. Whether you're expanding an existing dealership or entering the automotive market, this property delivers an unbeatable combination of size, location, and modern amenities to support long-term success.

Property Address
1300 N State Road 7
Hollywood, Florida

Land Size
5.6 acre

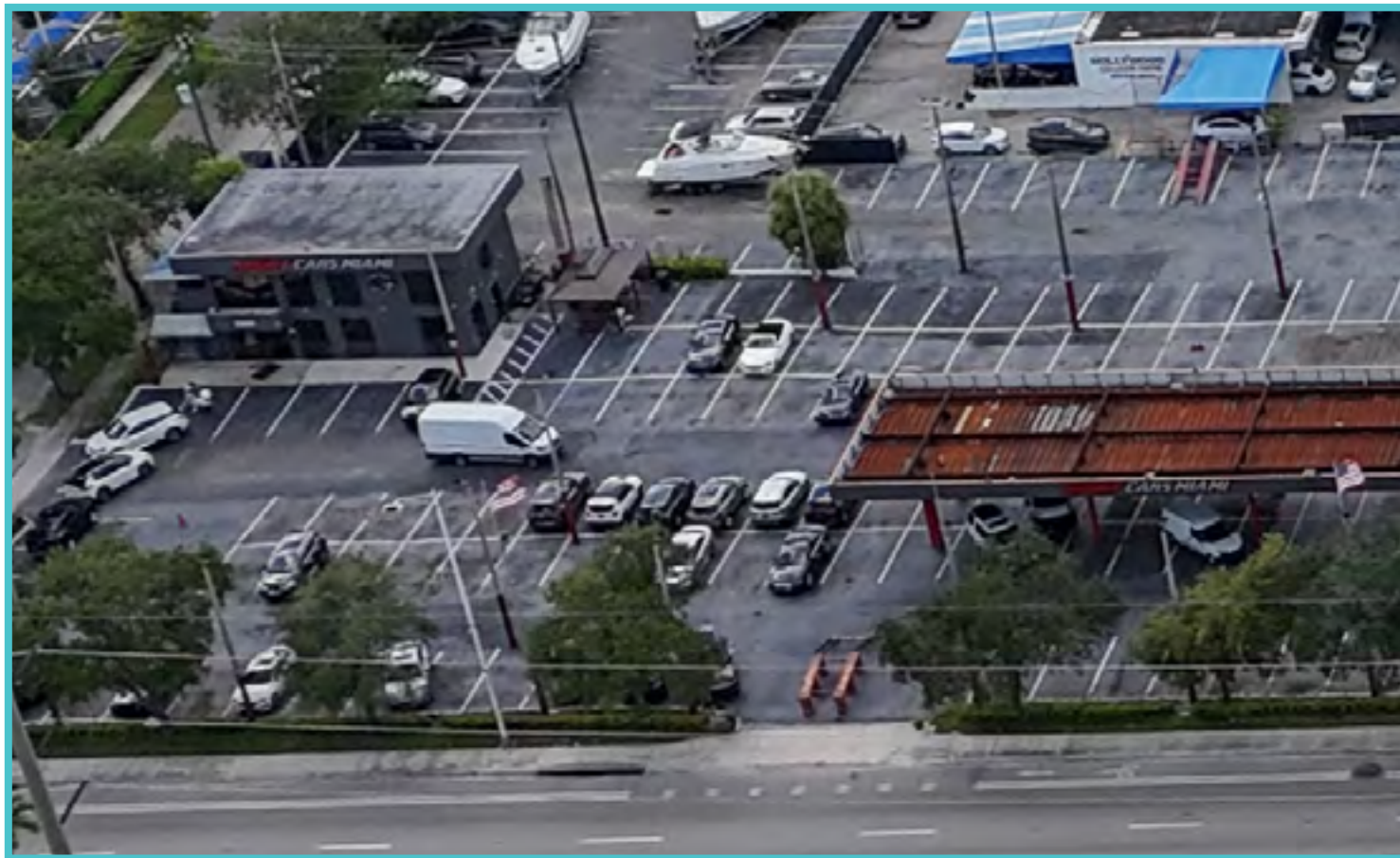
Build
Up to 280 units

Zoning
CMU SR7 Central Mixed
Used District Development

GLA
2,284 SF

**Triple Net With
No Owner Responsibilities**







6030
CLEVELAND
STREET

6030 Cleveland Street

This fully operational and well-maintained body shop presents an excellent opportunity for automotive business owners or investors. The facility includes a spacious sales and management office, providing a comfortable and professional space for handling administrative tasks and client interactions.

The property offers ample parking, ensuring convenience for both staff and customers, along with a state-of-the-art paint booth designed for high-quality, efficient vehicle painting. Additionally, the shop features multiple bays with vehicle lifts, fully equipped to handle a wide range of repairs and maintenance services, from minor fixes to extensive bodywork.

With its functional layout and prime location, this property is perfectly suited to accommodate the growing demand for automotive services. It offers a turn-key solution for businesses looking to expand or establish a presence in the area.



- **Property Address**
6030 Cleveland Street
Hollywood, Florida
- **Land Size**
5.6 acre
- **Build**
Up to 280 units

- **Zoning**
Automotive body shop
and paint
- **GLA**
6,720 SF
- **Triple Net With
No Owner Responsibilities**



An aerial photograph of a city skyline. In the foreground, a large, modern apartment complex with multiple wings and balconies is visible. To the right, a river or canal flows through the city. In the background, a dense urban landscape with various high-rise buildings stretches towards the horizon under a clear blue sky. A semi-transparent dark blue rectangle is overlaid on the left side of the image, and a white rectangular box with a thin blue border is centered over the text.

Site Overview



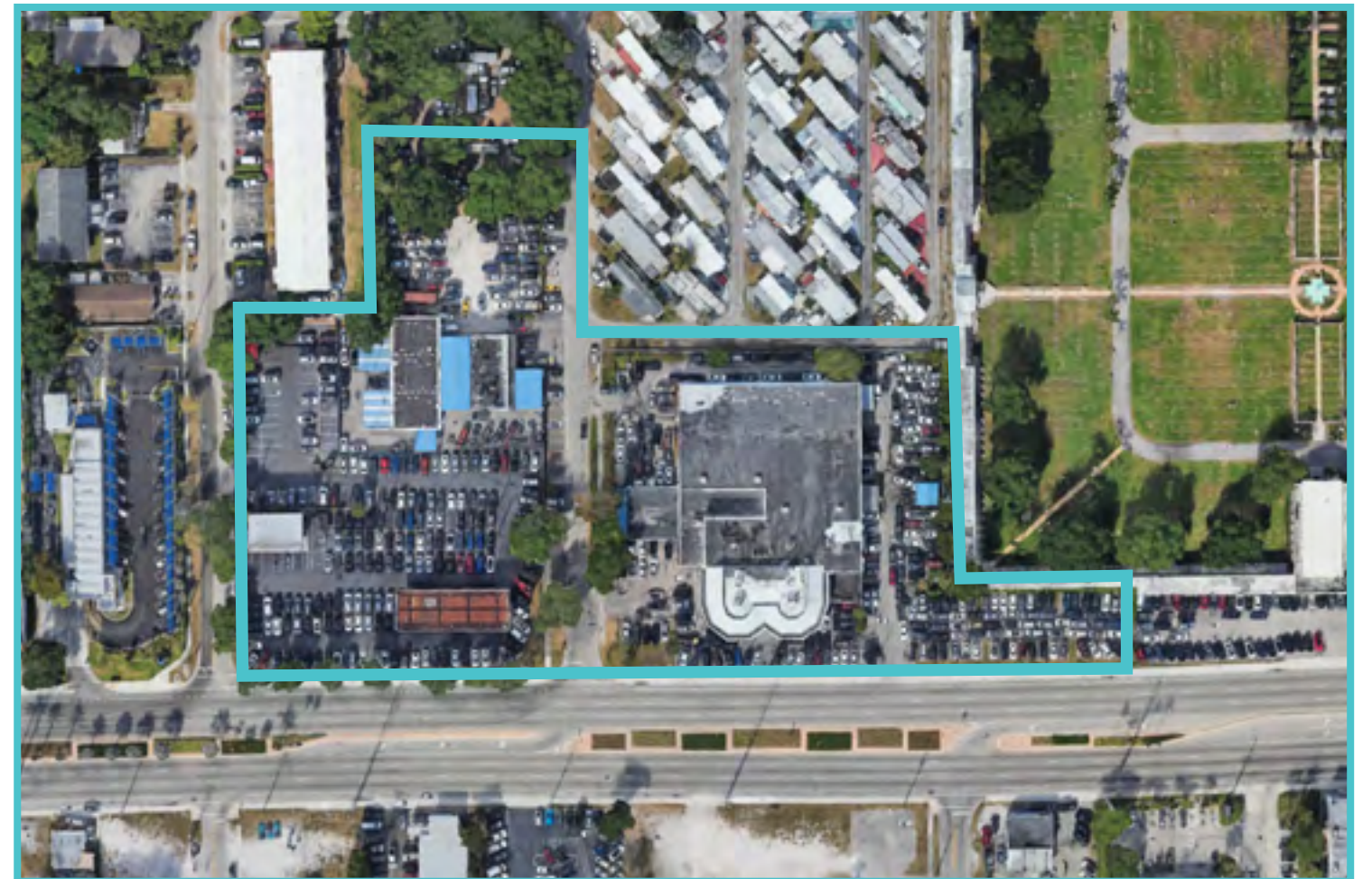
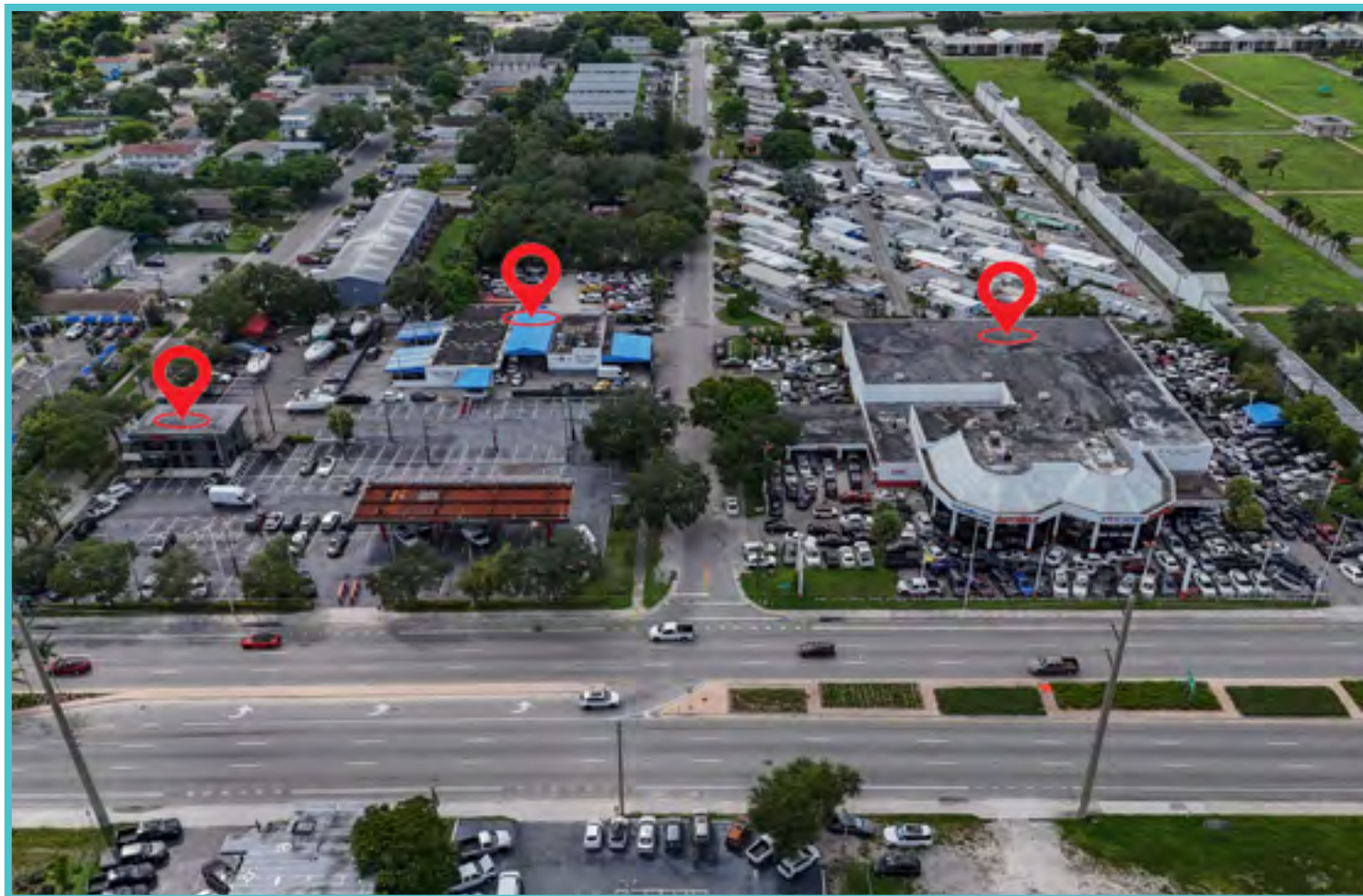
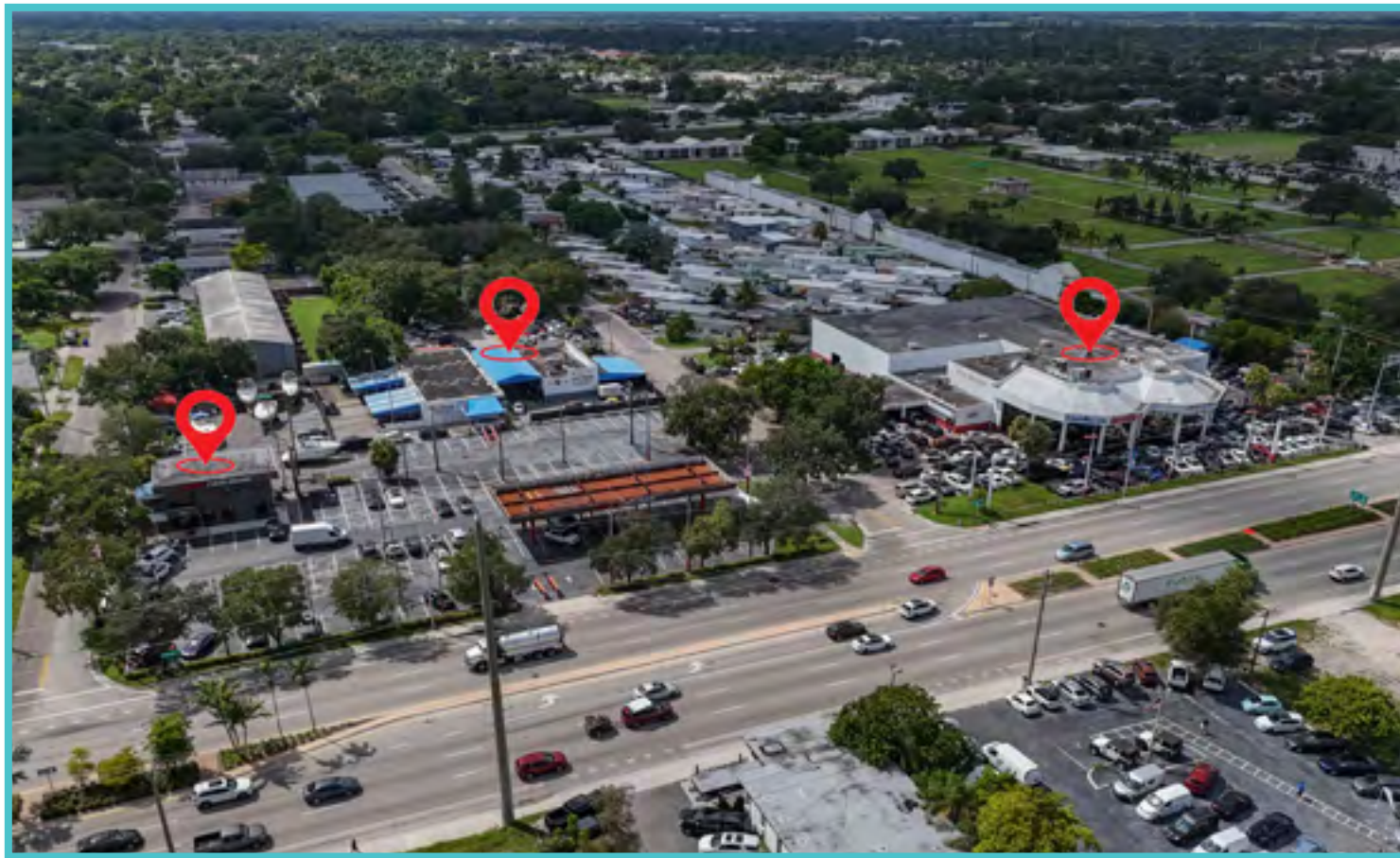
Zion Assembly of God Church

Zion Assembly of God Church

Advent Christian Cathedral (ACC)

Iglesia Casa del Carpintero

1450 N State Road 7
Hollywood, Florida







Location



Hollywood Memorial Gardens

McDonalds



1450 N State Rd 7

Avis Car Rental

Subway

Auto Zone



Benjamin Academy

Little Eden Garden

Hollywood, Florida

The City of Hollywood is a beachfront community located in southeastern Broward County midway between Miami and Fort Lauderdale. Hollywood is approximately 30 square miles in size being Broward's third-largest municipality with a population of roughly 153,000 residents.

Home to more than 60 parks, seven golf courses, seven miles of pristine beaches, and the one-of-a-kind Hollywood Beach Broadwalk, a promenade that stretches nearly 2.5 miles along the Atlantic Ocean.

Hollywood Beach also offers dozens of luxury resort hotels and condominiums such as the Margaritaville Hollywood Beach Resort, Hyde Resort & Residences and Hollywood Beach Marriott. In addition to many independently owned and operated boutique inns and vacation properties.



The Guitar Hotel

**\$1.6 BILLION COMPLETED HARD ROCK HOTEL & CASINO
LOCATED MINUTES AWAY ON 441 NORTH SR 7**

The project is centered around a giant guitar-shaped, 450-foot tower.

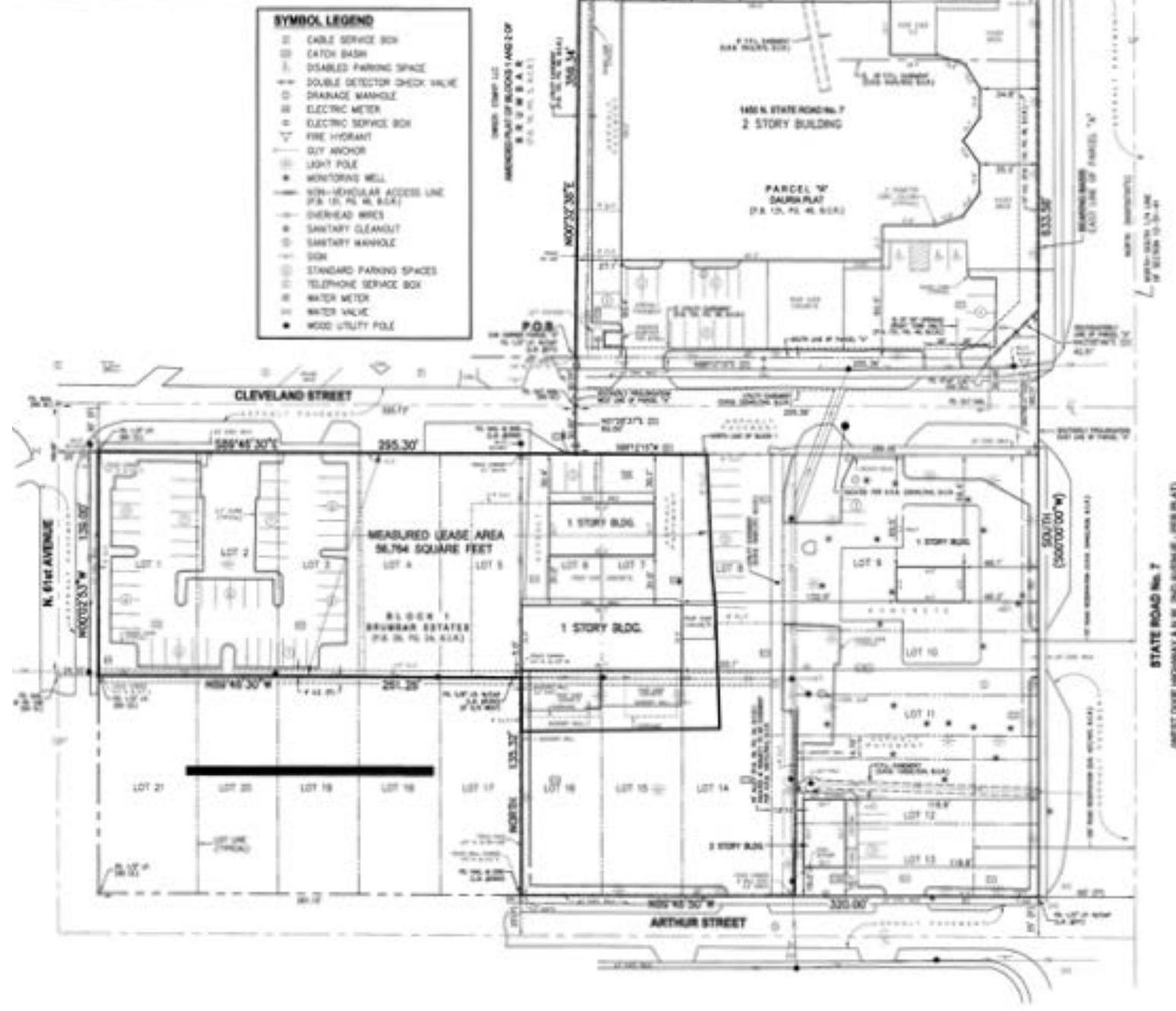
The casino doubled in size and has 3,267 slot machines, 178 table games and a new 18,000-square-foot poker room.

Hard Rock's expansion also included 60,000 square feet of new retail and restaurant space and a \$100 million, 7,000-seat concert venue.





Survey



An aerial night photograph of a city. In the center, a large, modern building with a curved, ribbed facade is illuminated with vibrant green, blue, and red lights. The building's design is reminiscent of a stylized letter 'R' or a musical instrument. To the left of this central building is a large, white, multi-story hotel or resort building. The surrounding city is densely packed with lights from buildings and streets. In the foreground, there are palm trees and a road with some traffic. The sky is a mix of dark blue and orange, suggesting a sunset or sunrise. A semi-transparent blue rectangle is overlaid on the central building, containing the word 'Folios' in white serif font.

Folios

The Guitar Hotel

BROWARD COUNTY PROPERTY APPRAISER'S NETWORK

SITEM #	FOLIO NUMBER	OWNER NAME	PROPERTY ADDRESS
1	514112120040	HOLLYWOOD IMPORT LTD INC	CLEVELAND STREET
2	514112120010	HOLLYWOOD IMPORT LTD INC	N 61 AVENUE
3	514112120020	HOLLYWOOD IMPORT LTD INC	CLEVELAND STREET
4	514112120030	HOLLYWOOD IMPORT LTD INC	CLEVELAND STREET
5	514112430010	HOLLYWOOD IMPORT LTD INC	1300 N STATE ROAD 7
6	514112120080	HOLLYWOOD IMPORT LTD INC	CLEVELAND STREET
7	514112120090	HOLLYWOOD IMPORT LTD INC	1300 N STATE ROAD 7
8	514112120091	HOLLYWOOD IMPORT LTD INC	1300 N STATE ROAD 7
9	514112120100	HOLLYWOOD IMPORT LTD INC	1450 N STATE ROAD 7
10	514112070111	HOLLYWOOD IMPORT LTD INC	1500 N STATE ROAD 7

SOURCE: Broward County Property Appraiser's Office
Office Contact Information
954.357.6830



RELATED ISG
REALTY

Team

Key Personnel



TOMAS SULICHIN

Commercial Division President | RelatedISG Realty

Tomas Sulichin is a driven professional with a decade-long career within South Florida's highly competitive commercial real estate market. Growing up in Miami, Sulichin witnessed the vast growth and change that the city dramatically underwent through the years. Growing up in a real estate household, he was organically drawn to the industry. Gaining this knowledge of the market firsthand provided Sulichin with a rare, growth-inclined perspective that led him into the commercial real estate world. He began his work as one of the founding partners of Rotsztain & Sulichin, a successful boutique commercial firm. After a few years of running his own company, he saw the value in working as a team and joined DCORUS Realty, where he took part in opening its commercial department within its 160- agent firm. Sulichin was brought in to launch the Commercial Division of RelatedISG Realty, a 400+ agent general and commercial real estate brokerage. As Division President, he works daily in his role to secure deals, and grow the division and provide mentorship to the agents. He collaborates with industry titans, Related Group and ISG World, co-founders of the firm. Tomas also provides the firm with the industry's latest insights to prepare each agent he oversees for success, as well as leverage the established strength of RelatedISG Realty in residential and new development. He also formed RelatedISG's Commercial Think Tank series, bringing top real estate minds and community leaders within South Florida to discuss the latest trends and developments across commercial real estate sectors. As the host of each monthly webinar, Sulichin aids in the selection of guests and asks questions that generate conversations around how commercial real estate agents can best offer value and strong returns to investors and clients through their developments and acquisitions across South Florida.

He has successfully closed deals with some of the biggest names in the industry, including AT&T Corporate, Honda, and Burger King, amongst others, as well as represented some of South Florida's most prominent developers. With a strong track record in some of South Florida's hottest areas like Wynwood, MiMo, Hollywood, Miami Beach, and North Miami Beach, he has stood out among his counterparts for his expertise in complex value-added deals and the repositioning of key asset classes.

"Miami has been my home since I came from Argentina as a young kid. I've seen areas grow and change dramatically through the years, with South Florida becoming one of the most competitive real estate markets in the country. Growing up here has given me a deep understanding and knowledge of this market, which is a much needed tool when the goal is to create added value for investors and clients."

Tomas@relatedisg.com | T. 305 932 6365 | C. 305 788 2878

History

RelatedISG Realty was founded in 2011 by ISG World owner Craig Studnicky, along with Jorge Perez, Chairman and CEO of Related Group.



Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods...it builds legacies.

100,000
Residences
Built & Managed

40+ Years of
Commitment
Reshaping Cities &
Skyscrapers

17 Million
Square Feet
Developed

Over
\$50 Bil
Sold



Jorge M. Pérez
CHAIRMAN, CHIEF EXECUTIVE OFFICER, FOUNDER



For over 30 years, ISG World® has been honored and privileged to work with some of the most respected and talented professionals in the real estate industry, from developers, architects, engineers and designers, to brokers, vendors and of course, our dedicated employees. To engage ISG today is to harness the talent, network and creativity that provides our clients the competitive edge necessary to succeed in the South Florida marketplace.

Over
30+ Years
Experience in
Luxury Sales

110
Developments

Over
\$12+Bil
in Sales



Craig Studnicky
PRINCIPAL & CO-FOUNDER

About

RelatedISG Realty is represented by top-producing agents and is headed by Craig Studnick, Chief Executive Officer and founder, and a 30-year industry leader. Growing quickly and now encompassing six offices across Miami-Dade and Broward counties, RelatedISG is an expanding leader in residential and commercial sales, and has come into the forefront of the development world as well.

With extensive knowledge in every aspect of the field, from pre-construction to standing inventory, the RelatedISG team, and its over 375 local agents have an outstanding track record of providing clients with exceptional and rewarding real estate experiences.

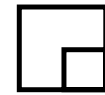
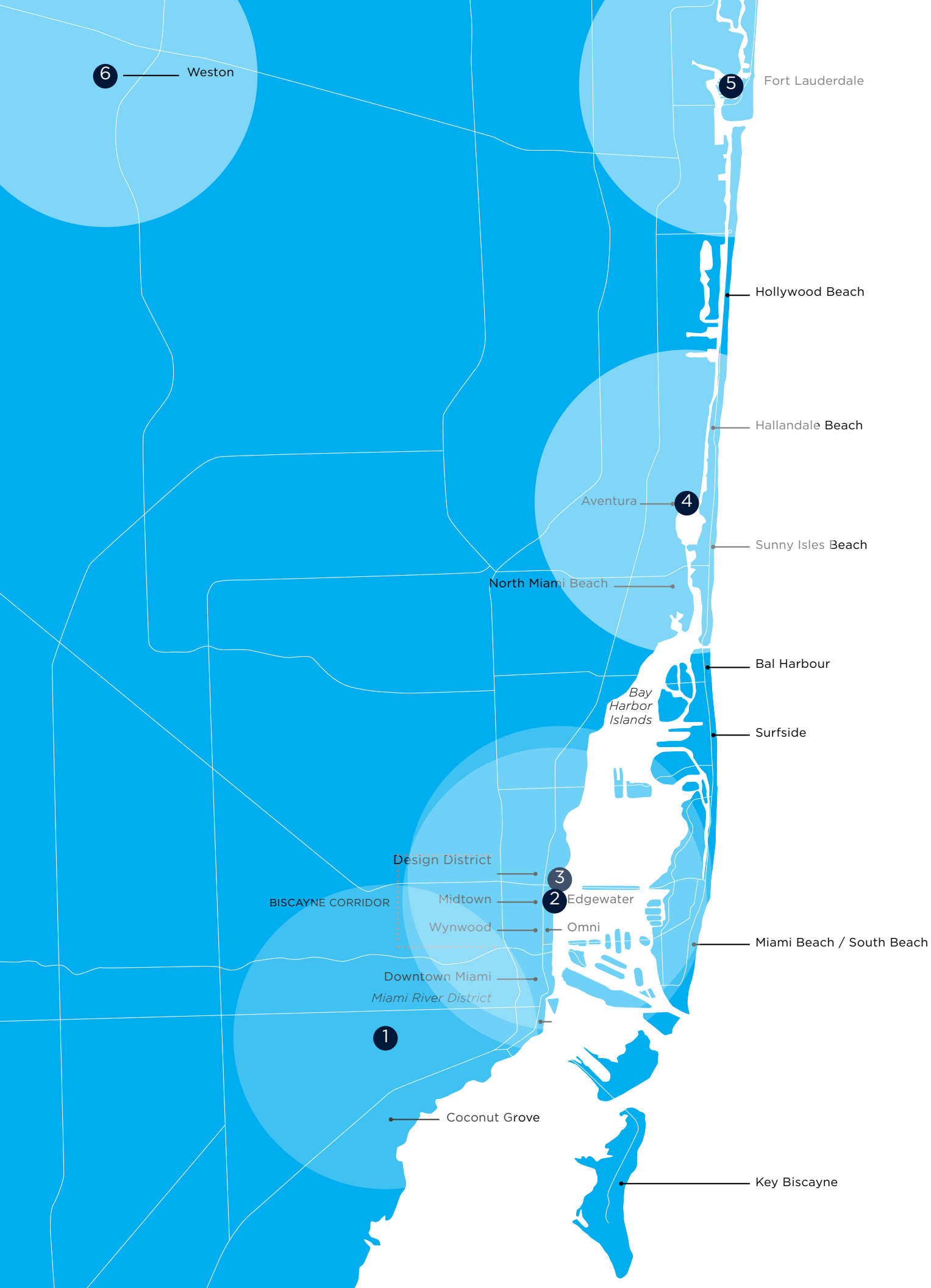
RELATEDISG
REALTY

375+

REAL ESTATE AGENTS

6

SOUTH FLORIDA
LOCATIONS



RelatedISG Realty maintains six offices throughout Miami-Dade and Broward County. These locations allow RelatedISG to blanket the Southeast Greater Miami and Fort Lauderdale areas and create a broader reach to potential buyers and tenants.

1. Coral Gables
2. Downtown / Edgewater
3. Paraiso Bay / Edgewater
4. Aventura
5. Fort Lauderdale
6. Weston

RELATEDISG

COMMERCIAL

HEADQUARTERS

2875 NE 191 Street | Suite 200
Aventura, FL 33180

305 788 2878 | CommercialAssistant@relatedisg.com | relatedisgrealty.com

OFFICES

Aventura | Coral Gables | Edgewater | Fort Lauderdale | Weston