

Keyes[®]

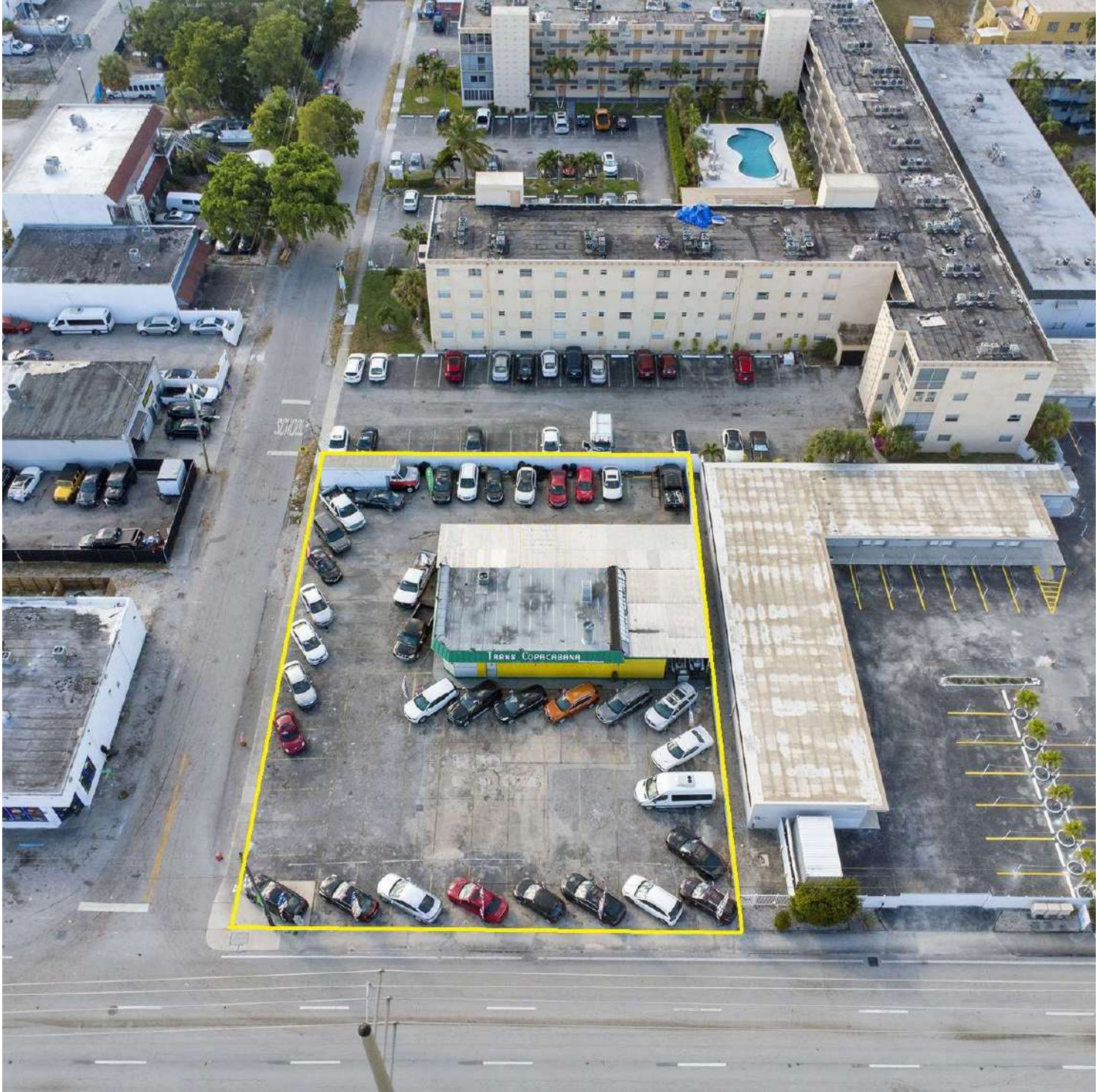
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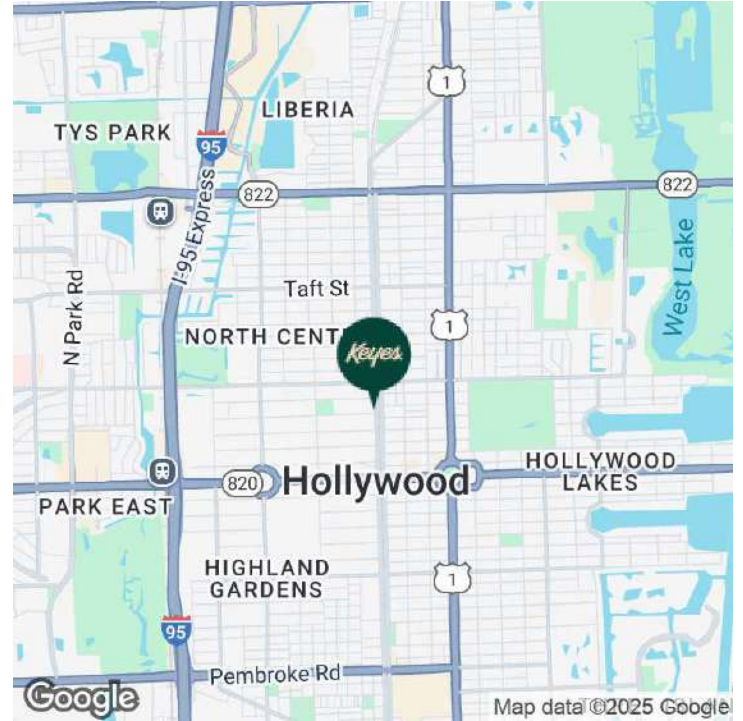
SECTION 1

PROPERTY INFORMATION

612 N Dixie Hwy



Executive Summary



OFFERING SUMMARY

Sale Price Range:	\$2.2M
Building Size:	1,282 SF
Lot Size:	17,254 SF
Lot Frontage:	115' on Dixie Hwy
Lot Depth:	150'
Number of Units:	1
Building Type:	Freestanding
Year Built:	1956
Zoning:	DH-3
CRA:	Downtown District
Current Use:	Auto Sales - Used Auto Body Repairs
Traffic Count:	Some Transit (44)
Walk Score®:	Very Walkable (89)

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Hollywood, FL - a 1,282 square foot free-standing building constructed in 1956. This property offers potential for a wide variety of retail endeavors, with a zoning classification of DH3. The single-unit space provides a versatile canvas for building a retail presence in the bustling Hollywood area. Its prominent location ensures high visibility and accessibility for customers. With its unique character and historic charm, this property is an ideal choice for retail investors seeking to make their mark in this thriving market. Don't miss out on the chance to own a piece of Hollywood's vibrant commercial landscape with this outstanding free-standing building.

PROPERTY HIGHLIGHTS

- Freestanding building totaling approximately 1,282 SF
- 3 roll-up bays; 5 car lifts under a covered overhang
- Paint booth equipped with fire suppression and exhaust fans
- The expansive lot offers ample parking to accommodate a large vehicle inventory
- Zoning DH-3 (Dixie Highway High-Intensity Mixed-Use District)
- Located within the Downtown CRA District
- Grandfathered-in auto dealership and repair (Business sold separately)

Property Description



PROPERTY DESCRIPTION

Subject property sits on a highly visible corner lot at N. Dixie Hwy and Pierce St. Offers exceptional frontage, with approximately 115' on N. Dixie Hwy and 150' on Pierce St. Currently operating as a thriving automotive dealership and repair shop, this property is an outstanding investment opportunity.

The property includes a freestanding building totaling approximately 1,282 SF, featuring: 3 roll-up bays; 5 car lifts under a covered overhang; and a brand-new paint booth equipped with fire suppression and exhaust fans.

The expansive lot offers ample parking to accommodate a large vehicle inventory.

Don't miss the opportunity to own this versatile and strategically located property in a growing downtown district!

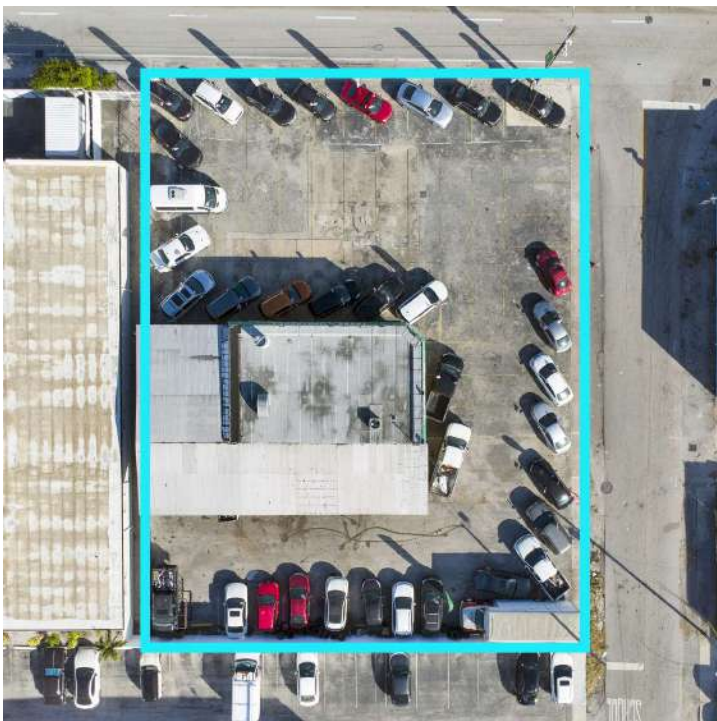
LOCATION DESCRIPTION

Located in the City of Hollywood; within the Downtown CRA District, offering easy access to major highways, beaches and local attractions. It's central location provides easy access to other popular destinations in South Florida. It's situated within a relatively short drive of Fort Lauderdale, Miami, and West Palm Beach. Close proximity to Fort Lauderdale - Hollywood International Airport and Port Everglades (sea port).

BUSINESS USE DESCRIPTION

Although the city zoning no longer permits used automotive dealerships in the area, this establishment is grandfathered-in for auto dealership and repair, a rare and highly valuable designation in this area.

After 40 years of serving the community, the owner is retiring, making this unique property and business available. (Note: Business sold separately.)



Property Details

Sale Price **\$2,200,000**

MAIN PERMITTED USES

- Adult Education Facilities
- Amusement Uses
- Automotive Rental
- Bar, Lounge, or Nightclub
- Car Wash
- Coin Laundry/Dry Cleaners
- Commercial Uses
- Food Processing
- Hotel/Motel
- Multi-Family Residential
- Personal Services
- Place of Worship
- Restaurant
- Self-Storage Facility
- Schools

LOCATION INFORMATION

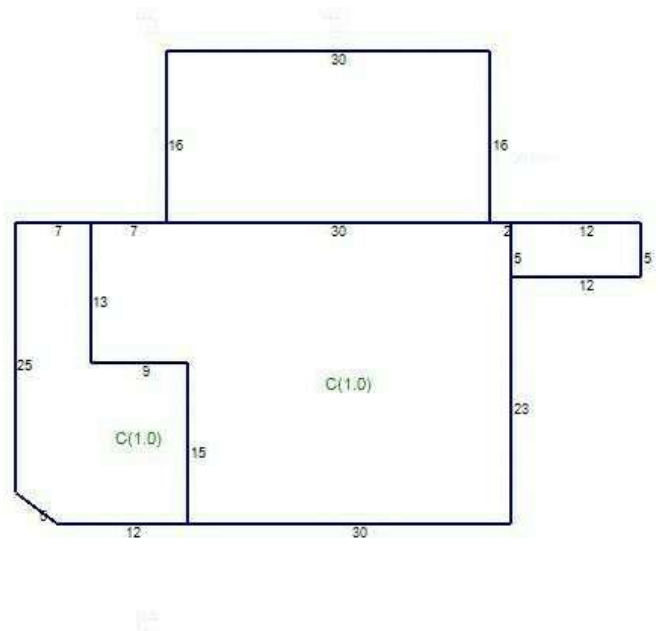
Street Address 612 N Dixie Hwy
 City, State, Zip Hollywood, FL 33020
 County Broward
 Road Type Paved
 Market Type Large
 Nearest Highway I-95
 Nearest Airport FLL - Fort Lauderdale - Hollywood Airport

PROPERTY INFORMATION

Property Type Retail
 Property Subtype Free Standing Building
 Zoning DH3
 Lot Size 17,254 SF
 APN # 514216050010
 Lot Frontage 115 ft
 Lot Depth 150 ft
 MLS # A11705658
 Power Yes

BUILDING INFORMATION

Building Size 1,282 SF
 Building Class C
 Occupancy % 100.0%
 Tenancy Single
 Ceiling Height 12 ft
 Number of Floors 1
 Year Built 1956
 Number of Buildings 1





Site Address	612 N DIXIE HIGHWAY, HOLLYWOOD FL 33020	ID #	5142 16 05 0010
Property Owner	TRANS COPACABANA CORP	Millage	0513
Mailing Address	612 N DIXIE HWY HOLLYWOOD FL 33020	Use	27-03
Abbr Legal Description	HOSBEIN SUB NO 2 RESUB LOTS 1 & 2 BLK B HOLLYWOOD LITTLE RANCHES 8-17 B LOT 1 TO 3		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$189,940	\$125,570	\$315,510	\$315,510	
2024	\$189,940	\$125,570	\$315,510	\$315,510	\$7,447.91
2023	\$189,940	\$114,090	\$304,030	\$304,030	\$7,239.85

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$315,510	\$315,510	\$315,510	\$315,510
Portability	0	0	0	0
Assessed/SOH	\$315,510	\$315,510	\$315,510	\$315,510
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$315,510	\$315,510	\$315,510	\$315,510

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/4/2015	WD-D	\$300,000	112788942	\$11.00	17,267	SF
7/22/2010	WD-T	\$100	47277 / 1156			
2/1/1994	CET	\$100	21773 / 869			
8/1/1991	WD	\$177,000				
8/1/1990	WD	\$225,000				
				Adj. Bldg. S.F. (Card, Sketch) 1282		
				Eff./Act. Year Built: 1957/1956		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
1282								

Frontage



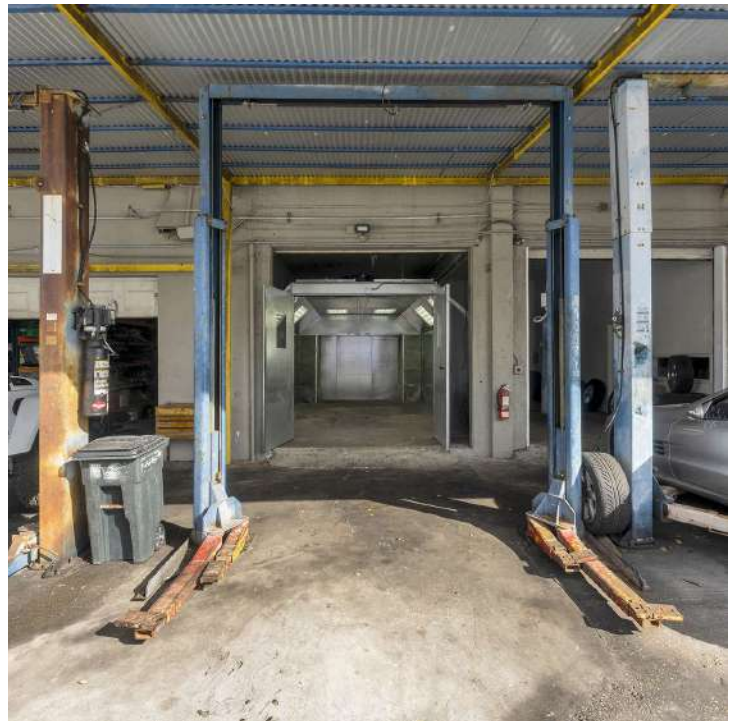
Office Spaces



Auto Repair Area



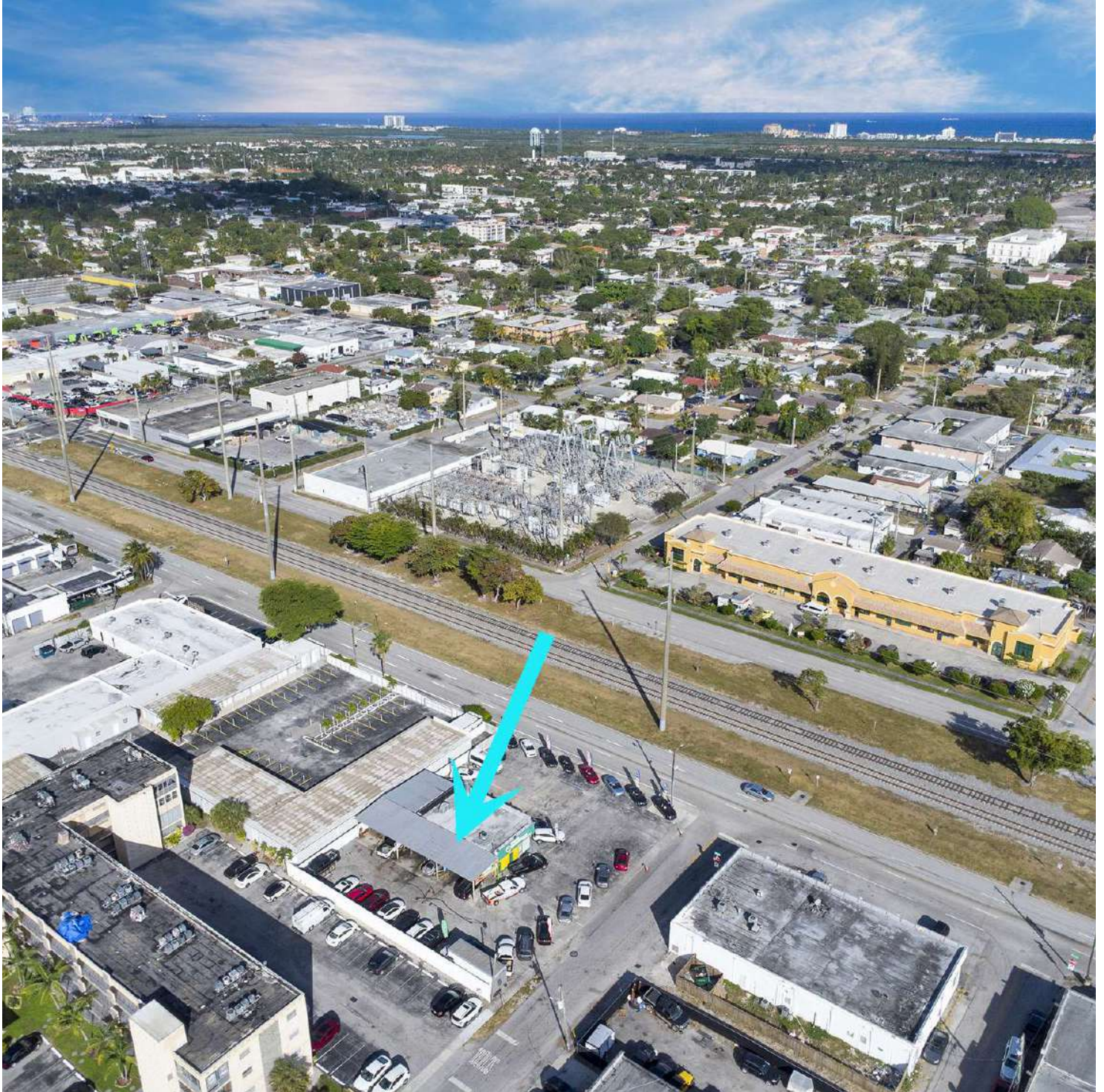
Paint Booth



North Bound View



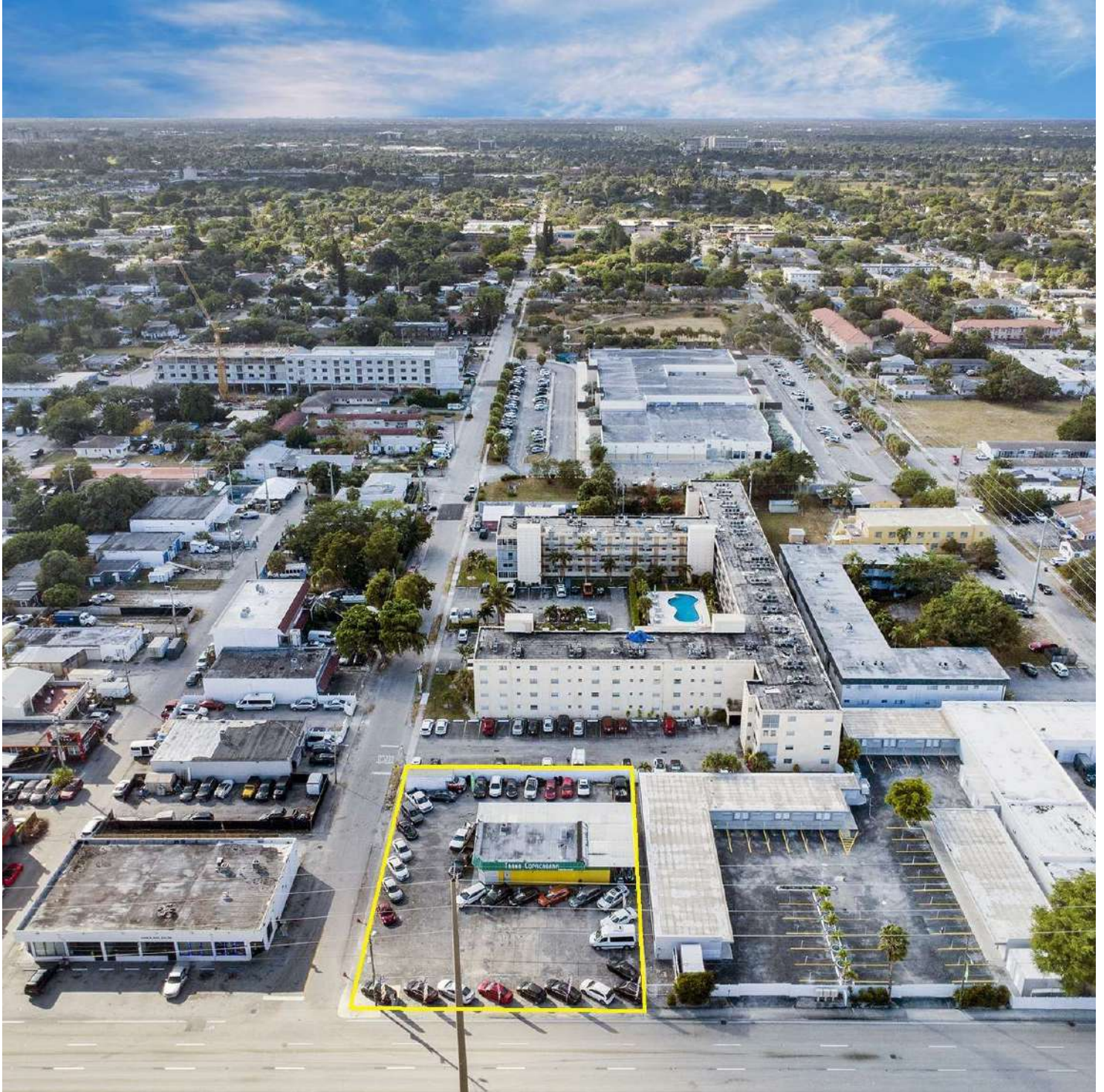
East Bound View



South Bound



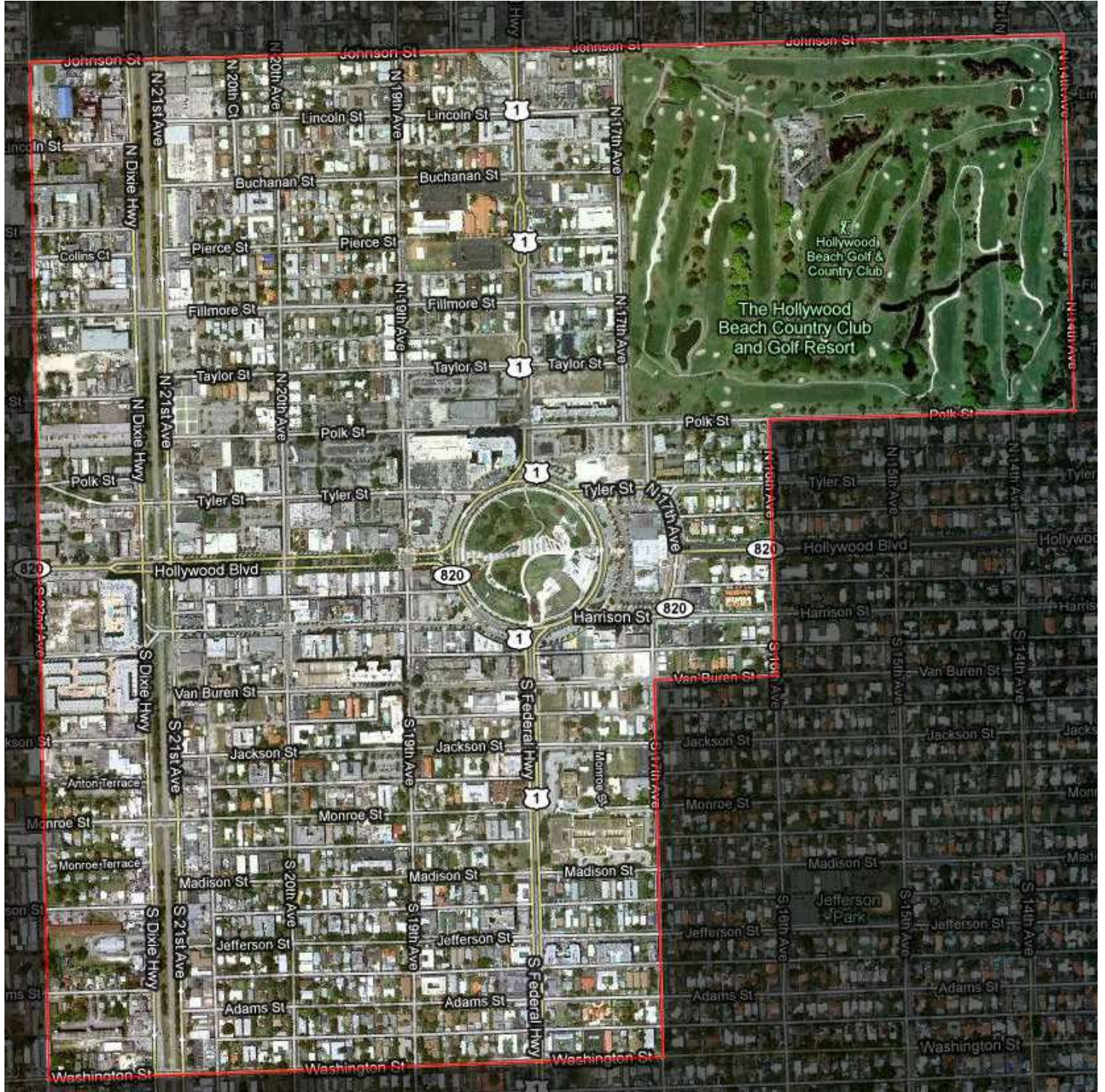
West Bound



SECTION 2

Community Redevelopment Areas

Downtown District



PIP GRANT

PROPERTY IMPROVEMENT PROGRAM

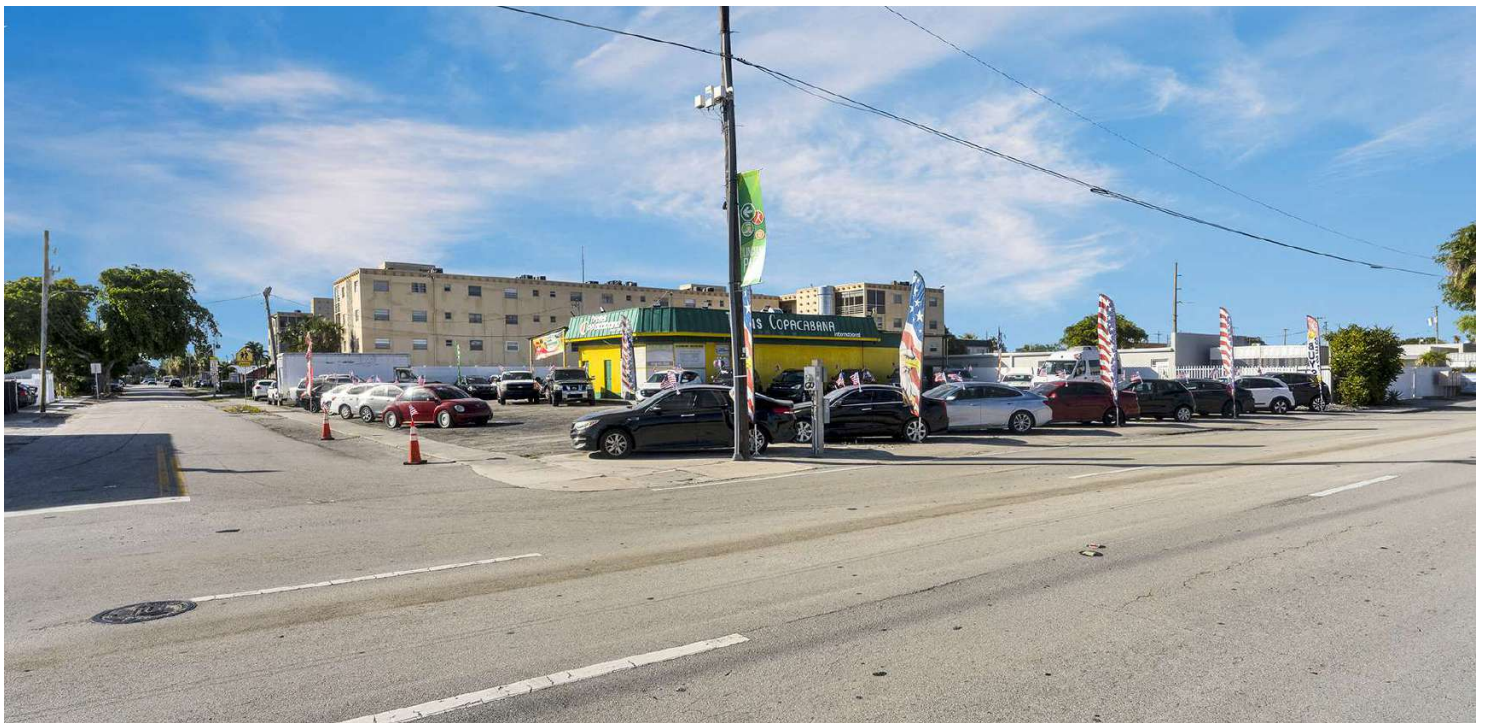
The Property Improvement Program (PIP) is a grant program for buildings located in the Hollywood CRA Districts. It provides a 50% reimbursement grant up to \$75,000 for **comprehensive** fixed capital improvements to the property. The intent of the program is to encourage property and business owners to restore, renovate and improve their property, thereby improving the area's visual quality and attractiveness, and increasing property values.

Properties located along the Intracoastal are eligible for up to an additional 50% reimbursement (\$50,000 maximum) for dock or seawall repairs or construction.

(Properties that receive reimbursement for dock or seawall must complete repairs as a part of a larger renovation.)

Eligible Properties

- Commercial properties (applicant may be the building owner or a tenant with owner's approval)
- Multi-Family properties
- Condominiums (work on exterior or common areas only)
- Single Family properties



PIP GRANT (Continued)

Eligible Improvements

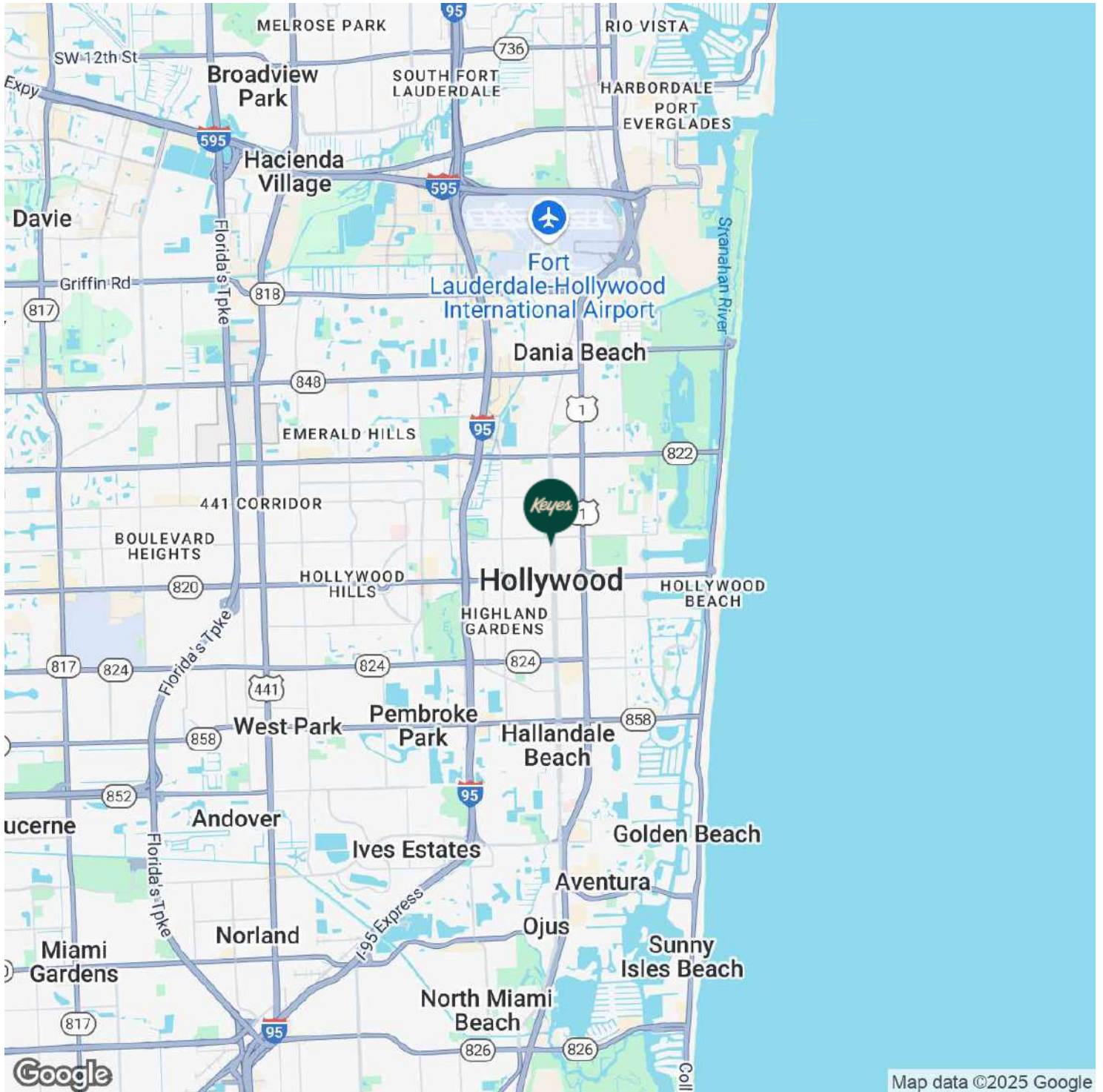
The PIP grant includes any fixed improvements to the exterior of the property. Minor interior work may be included as part of a comprehensive exterior renovation. The following list contains items that may be considered within the scope of work:

- Exterior painting and stucco
- Exterior Lighting (must be sea turtle friendly, if applicable)
- Exterior thin cladding materials
- Signage
- Landscaping
- Paving parking areas, walkways, or patios (visible from right-of-way)
- Impact-resistant windows and doors
- Air-conditioning (central air or mini-splits - if converting from window units currently visible from public right-of-way)
- Roof repair or replacement (if visible from public right-of-way)
- Structural repair - if done in conjunction with an eligible improvement i.e. impact windows or storefront windows on a commercial property
- Concrete restoration
- Electrical work - if done in conjunction with an eligible improvement i.e. exterior lighting (turtle friendly if applicable) or illuminated signage
- Plumbing work - i.e. landscape irrigation for landscape visible from the right-of-way
- Covers for window/wall A/C units
- Awnings
- Trellis and shade structures
- Other significant exterior architectural elements

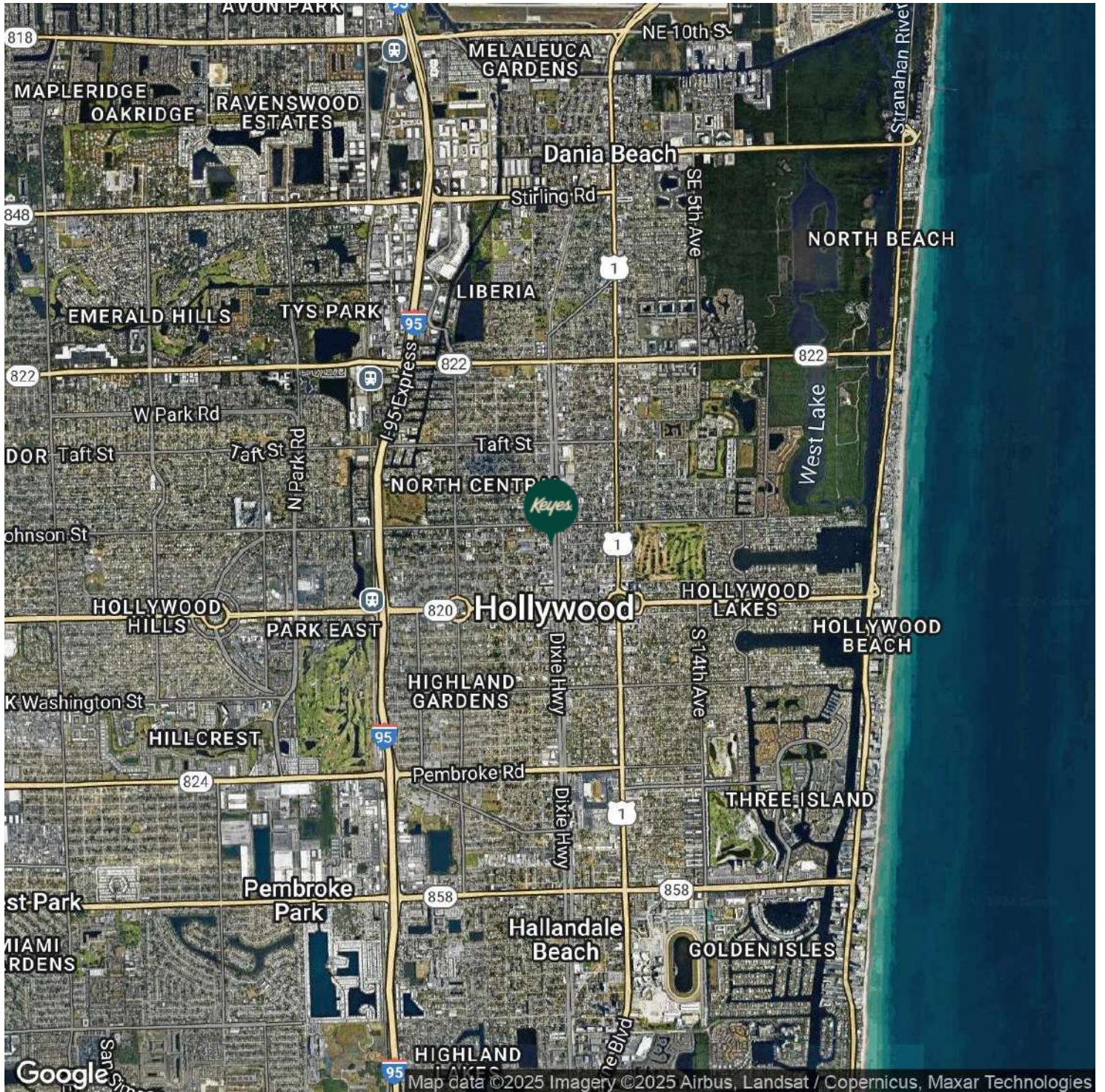
SECTION 3

LOCATION INFORMATION

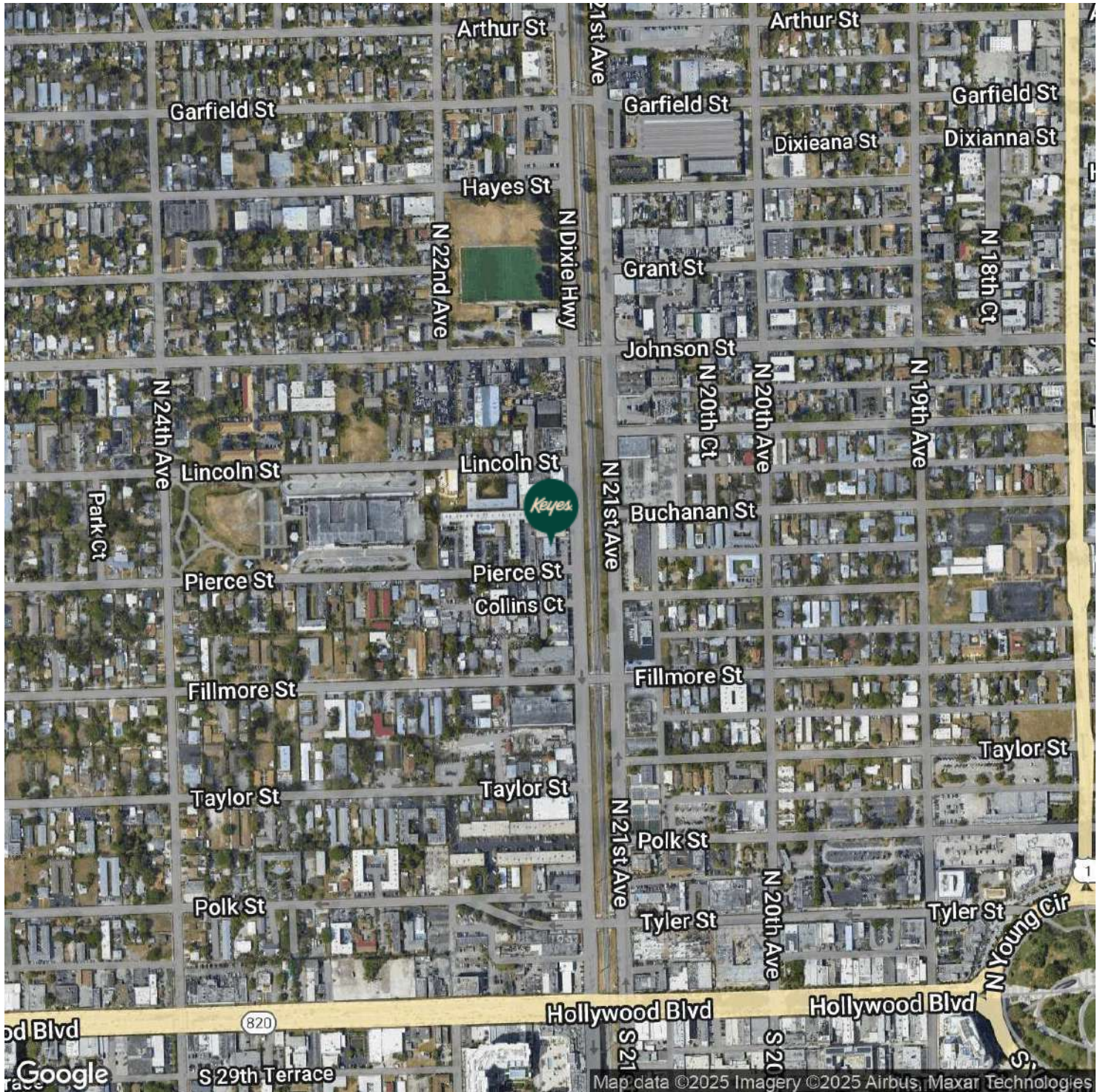
Regional Map



Aerial Map



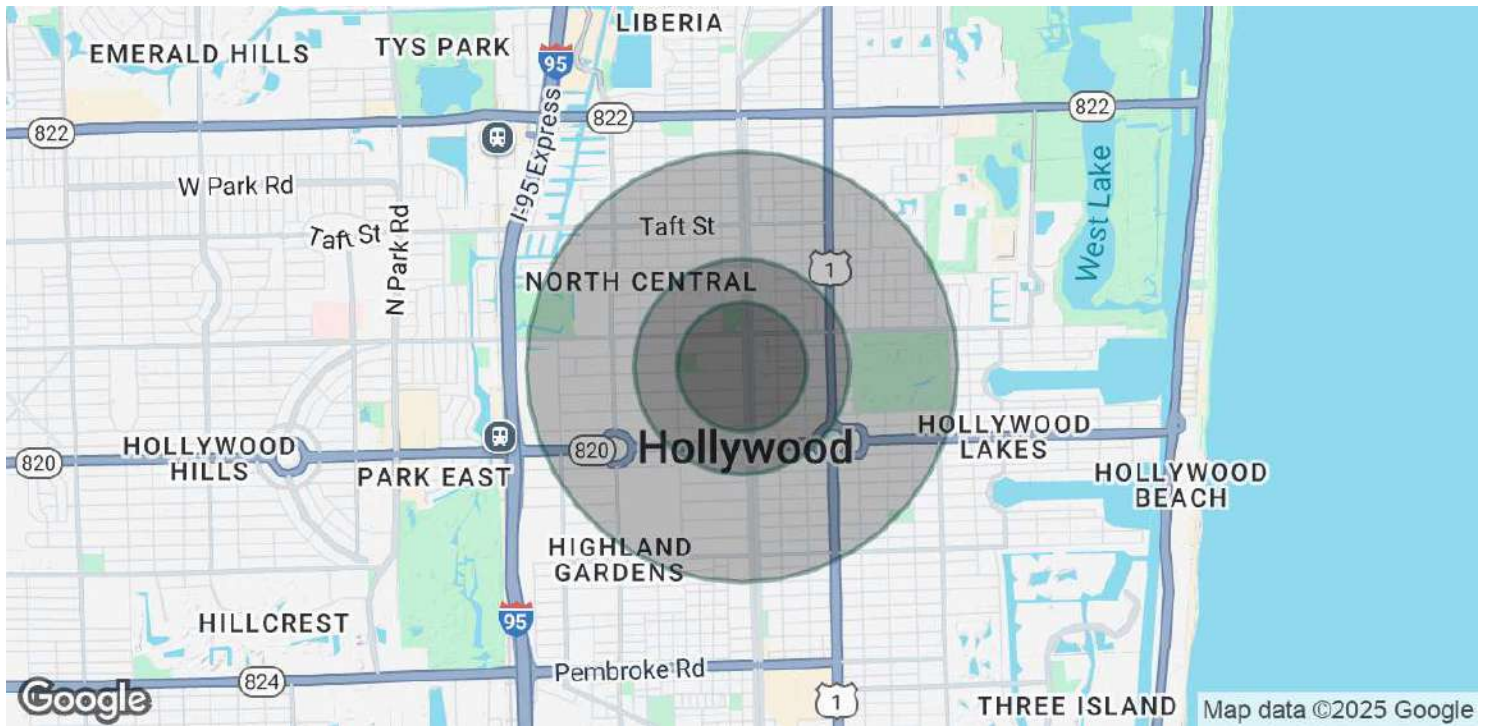
Location Map



SECTION 4

DEMOGRAPHICS

Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,602	8,186	29,265
Average Age	42	41	42
Average Age (Male)	42	41	41
Average Age (Female)	42	41	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,292	3,890	13,316
# of Persons per HH	2	2.1	2.2
Average HH Income	\$51,698	\$60,005	\$67,852
Average House Value	\$256,648	\$291,516	\$347,371

Demographics data derived from AlphaMap

SECTION 5

ADVISOR BIOS

Advisor Bio 1



JIMMY ALOR

Commercial Specialist

jimmyalor@keyes.com

Direct: 305.766.7958 | Cell: 305.766.7958

PROFESSIONAL BACKGROUND

Jimmy Alor, is our Real Estate Commercial and Investments specialist. Prior to joining The Keyes Company (“Keyes”), he worked for KPMG’s Merger & Acquisition (M&A) department. During that period, Jimmy worked on various domestic and international M&A transactions, in which he consulted clients (including Fortune 500 companies). In addition, he has strong project management, business development and people skills. Jimmy has organically expanded his business consistently throughout the years by successful transactions, dedicated service, strong work ethic, and client referrals.

Feel free to contact him directly at 305.766.7958 or jalor@jimmyalor.com

EDUCATION

Florida International University

- Executive Master of Science in Taxation Degree
- Bachelor’s Degree in Business Administration (Majors: Finance and Marketing)

The Keyes Company

Keyes Commercial Hollywood 4700 Sheridan St., Suite P
Hollywood, FL 33021
954.893.1322

Advisor Bio 2



JONATHAN LORBER

Commercial Sales Associate

JonathanLorber@keyes.com

Direct: 516.978.6008 | Cell: 516.978.6008

FL #SL3293139

PROFESSIONAL BACKGROUND

Seasoned sales professional with more than 26 years' experience in United States/Canada and Europe
Proven track record of success through network of strong, established industry relationships

WORK EXPERIENCE

Keyes Realty 2014- Present

- Assist clients with property sales and development
- Hold open house inspections, instructing clients on best practices for selling success and liaising between renters/owners and prospective buyers for property inspections
- Preparation of legal documents including listings and sales contracts
- Provide legal, economic and market advice to prospective clients
- Liaise with lenders, home inspectors and pest controllers prior to contract negotiations
- Ensuring terms and conditions of agreements are met
- Maintaining and liaising with clients, building relationships with clients to encourage returning business
- Coordinate property closings and overseeing document signing
- Analyze market trends to determine competitive market prices

JEL SALES, LLC Hollywood Florida 2004-2013

- Sales Rep for Slippers, Beach Footwear & Casual Footwear for all Genders.
- Territories included: United States, Canada.
- Retail Accounts: Department Stores, Branded Discounters, Independent
- Retailers, Food and Drug chain Stores Mass merchant
- Opened 45 new accounts and increased sales by \$5M

Worldwide Footwear, Inc. Long Island, NY 1994-2004

- Sales Rep for Slippers, Beach Footwear & Casual Footwear for all Genders.

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