

STAND-ALONE OFFICE/RETAIL BUILDING

2138 Hollywood Blvd
HOLLYWOOD, FL 33020

FOR SALE



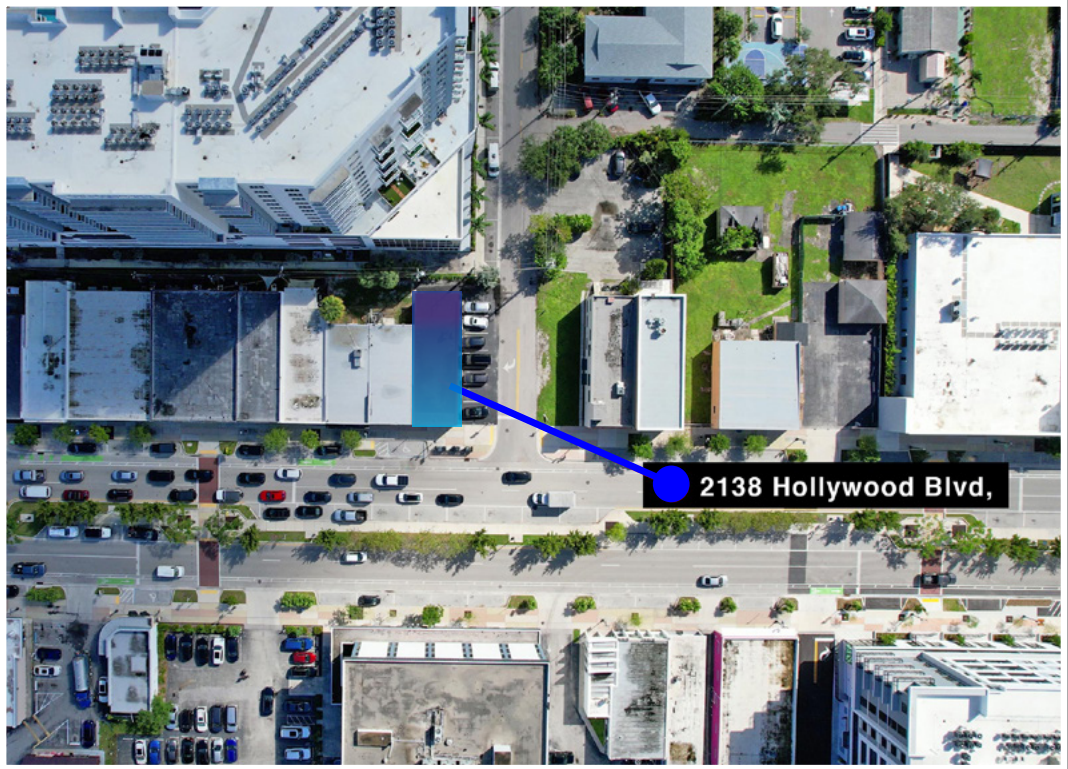
EXECUTIVE SUMMARY

ApexCapital Realty is proud to present 2138 Hollywood Boulevard, an exceptional opportunity to own a 1,691 SF freestanding corner retail/office building strategically positioned in the heart of Downtown Hollywood. Situated along the highly traveled Hollywood Boulevard corridor, one of Broward County's most iconic streets, this property benefits from 16,700 average daily vehicles, ensuring strong visibility and consistent foot traffic.

The building sits on a 2,128 SF lot and features a prominent storefront entrance and convenient on site parking for up to seven vehicles, a rare advantage in this bustling downtown setting.

Located just steps from Young Circle, surrounded by an abundance of restaurants, cafés, retail boutiques, and professional offices, this property offers a dynamic environment ideal for retail, professional office, or boutique service use. Its central position provides easy access to U.S. 1, I-95, and Federal Highway, connecting it seamlessly to Fort Lauderdale, Aventura, and Miami.

With its unbeatable visibility, strong surrounding demographics, and walkable urban atmosphere, 2138 Hollywood Blvd presents an outstanding opportunity for an owner-user or investor seeking a high-exposure location in one of South Florida's fastest-growing urban corridors.



PROPERTY DESCRIPTION

PROPERTY ADDRESS	2138 Hollywood Blvd	PARKING	7 parking spaces
BUILDING SIZE	1,691 SF	TRAFFIC COUNT	16,700 AADT
LOT SIZE	2,128 SF	ZONING	DH-3
EXIT DOORS	1	POTENTIAL USES	Professional Office, Retail

ASKING PRICE

\$1,295,000

INTERIOR PHOTOS

ENTRANCE



MAIN OFFICE



CONFERENCE ROOM



SHARED WORK SPACE



INTERIOR PHOTOS

REAR OFFICE



COFFEE STATION/HALLWAY



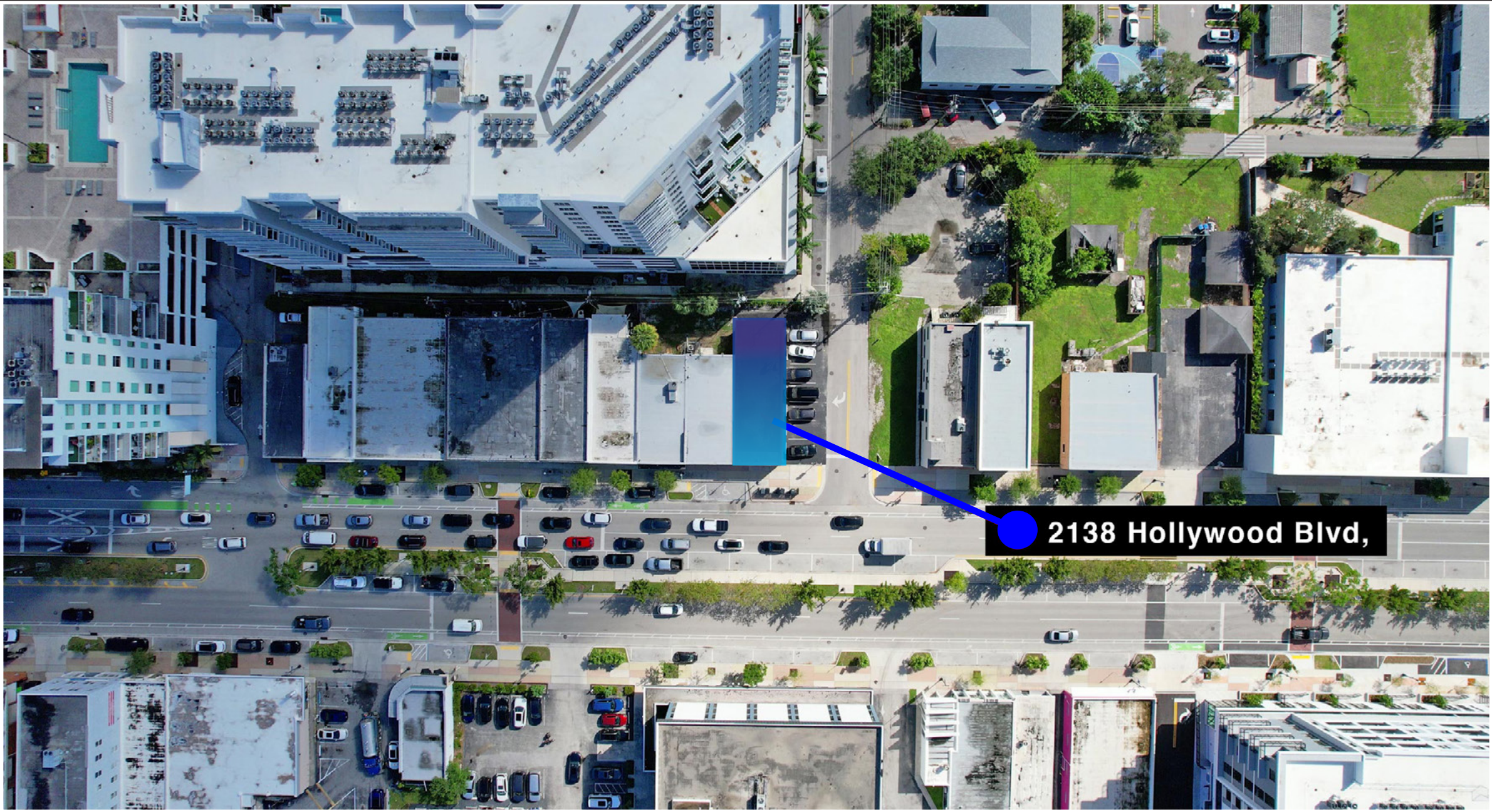
STORAGE ROOM



RESTROOM



BIRD'S EYE VIEW



2138 Hollywood Blvd,

AERIAL PHOTO



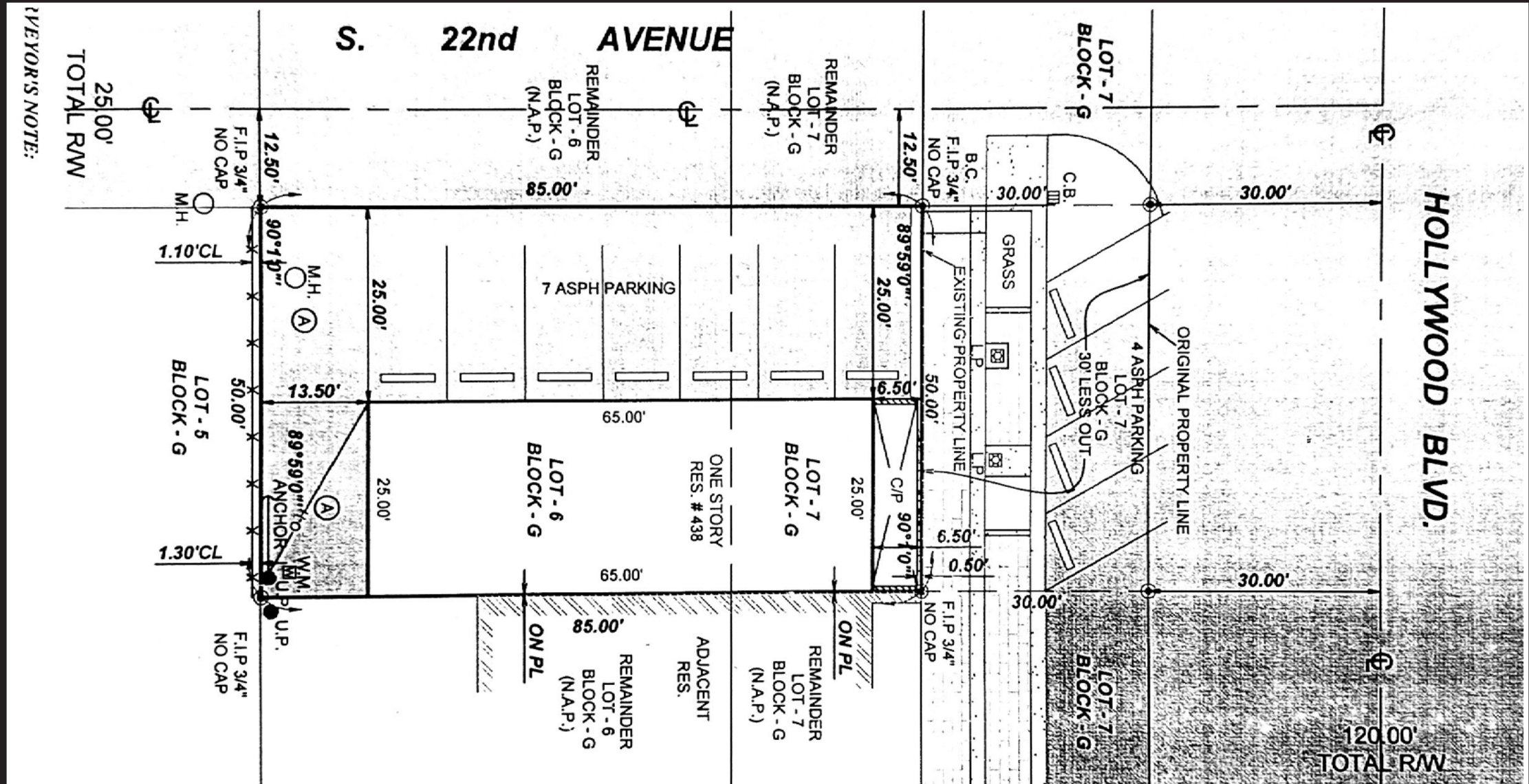
2138 Hollywood Blvd,

AVENTURA

SUNNY ISLES

HOLLYWOOD

SURVEY



DEVELOPMENTS IN THE AREA

PROJECT NAME	ADDRESS	TYPE	STATUS	DISTANCE	UNITS / SF
Revv Hollywood	2233 Hollywood Blvd	Multifamily + Retail	Under Construction	0.2 mi	180 units
Soleste Hollywood	Dixie Hwy & Hollywood Blvd	Mixed-Use	Proposed	0.4 mi	324 units + 30k SF retail
21 Hollywood	2100 North Federal Hwy	Mixed - Use	Under Construction	0.5 mi	200 units + 10k SF retail
9 Hollywood Phase II	1831 Jackson Street	Mixed - Use	Proposed	0.4 mi	198 units + 6,400 SF retail
One Hollywood Residences	1817 Taylor Street	Residential High Rise	Pre-Construction	0.5 mi	248 units
Hollywood Blvd Streetscape (CRA)	Hollywood Blvd Corridor	Public Infrastructure	Ongoing	N/A	Downtown Streetscape Upgraded

RETAIL MAP



AERIAL AND INTERIOR VIDEO FOOTAGE



 **CLICK IMAGE TO VIEW VIDEO**

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand in hand with our clients in order to reach optimal results.

BROKERS' CONTACT

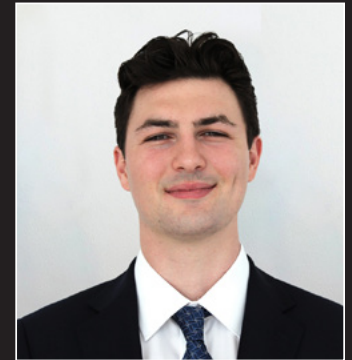


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