

PRIME CORNER

MIXED-USE GROUND LEASE OPPORTUNITY

— DOWNTOWN HOLLYWOOD —

Exceptional opportunity for a flexible ground lease at the corner of 20th Avenue and Tyler Street in Downtown Hollywood. Strategically positioned near the Hollywood Tri-Rail Station, this high-visibility corner parcel offers outstanding exposure, accessibility, and transit-oriented development potential within one of South Florida's fastest-growing urban corridors.

Zoned ND-3 Mixed Use, the property supports a wide range of potential uses including retail, office, mixed-use, hospitality, service-oriented businesses, live-work concepts, and other commercial applications.

**FLEXIBLE GROUND LEASE
OPPORTUNITY ONLY**

 PRIME CORNER LOCATION

 ZONING: ND-3 MIXED USE

 LOT SIZE: 3,100 SF

 PARCEL #: 51-42-15-01-4041


 STRONG VISIBILITY &
STREET FRONTAGE

 NEAR HOLLYWOOD
TRI-RAIL STATION

 TRANSIT-ORIENTED LOCATION

 HIGH TRAFFIC EXPOSURE

 EASY ACCESS TO MAJOR
TRANSPORTATION CORRIDORS

 LOCATED IN RAPIDLY GROWING
DOWNTOWN HOLLYWOOD MARKET

NOT AVAILABLE FOR SALE



Ideal opportunity for tenants, developers, operators, or national/local users seeking a strategically located parcel in the heart of Downtown Hollywood with strong visibility, transit access, and exceptional growth potential.



20TH AVENUE & TYLER STREET
DOWNTOWN HOLLYWOOD, FL



WALK TO
HOLLYWOOD
TRI-RAIL STATION



**BE PART OF THE FUTURE
OF DOWNTOWN HOLLYWOOD**