



CURRENT CAPITAL
REAL ESTATE GROUP

195 FLEX COMPOUND

2950 N 28TH TERRACE - HOLLYWOOD, FL 33021



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I95 FLEX OFFICE COMPOUND

Infrastructure Like No other

Generac Generators, 300 Gallon Diesel Tank

Phase 3 Electrical. Fastest Internet physically available in Broward County. Secured

Parking, Secured access throughout 25,500 SF Flex/Office property for Lease

Additional, adjacent 10,000 SF also available.

Class B+ Office space.

86 designated parking spaces and over 100 functional spaces. 3 Overhead doors at rear of space.

ELECTRICAL POWER

3 PHASE w/ generators

VARIETY OF USES

Flex, Warehouse, Industrial, Office, Medical Lifestyle, Services, etc.

VISIBILITY & SIGNAGE

Exposure to over 250,000 cars that pass by 95 daily

DENSELY POPULATED AREA

Over 469,000+ residents within a 5-mile radius

EXCELLENT FRONTAGE & VISIBILITY

400 FT of frontage along i95 -250,000+ VPD

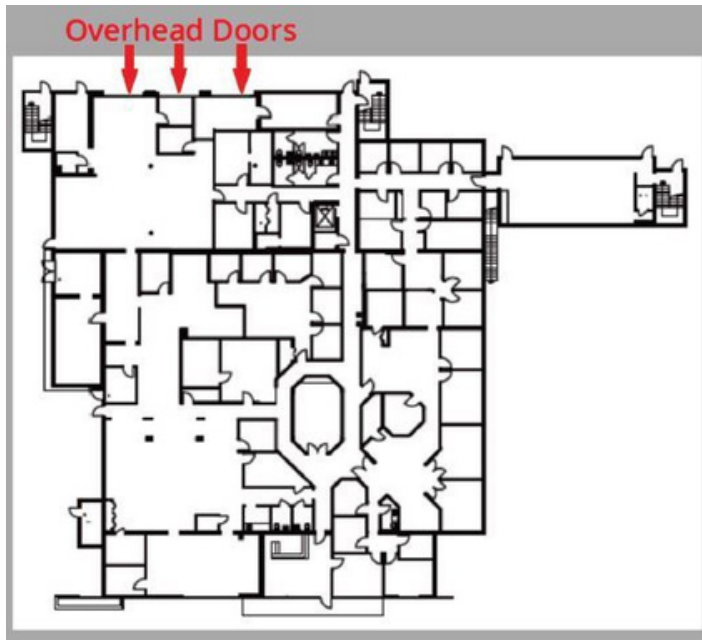
Demographics 2024	1 Mile	3 Mile	5 Mile
Population Avg.	14,317	163,360	469,444
Household Income	\$67,542	\$61,899	\$80,400

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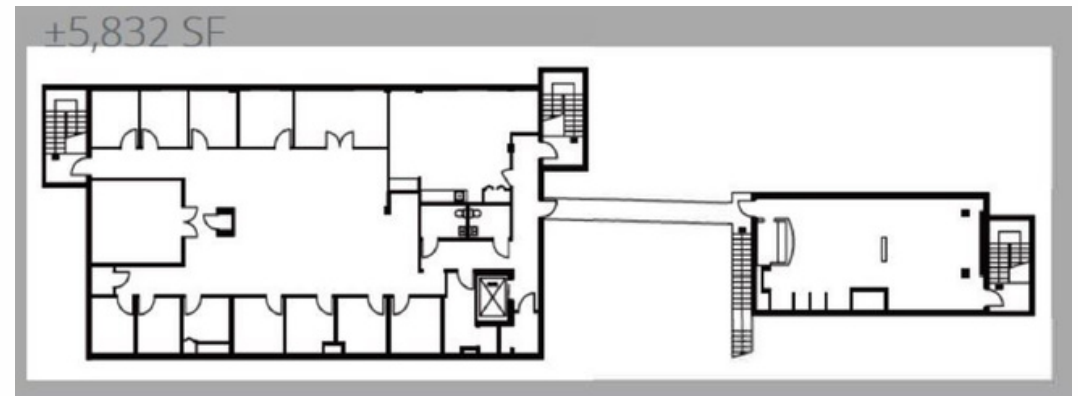


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2950 N 28 TERRACE
1ST FLOOR
19,500 SF APPROX.

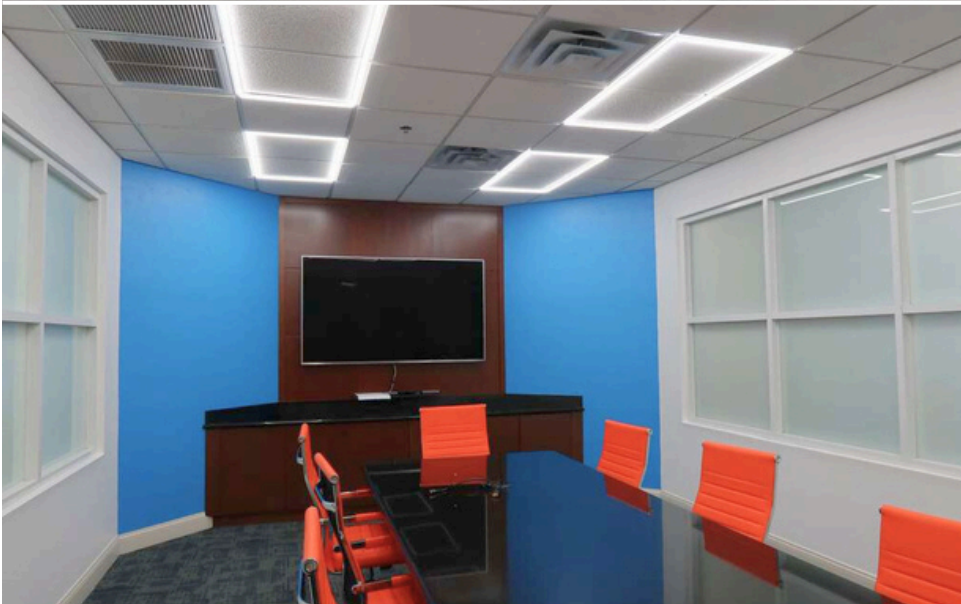


2950 N 28 TERRACE
2ND FLOOR
6,000 SF APPROX.



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GENERATORS & PHASE II ELECTRIC





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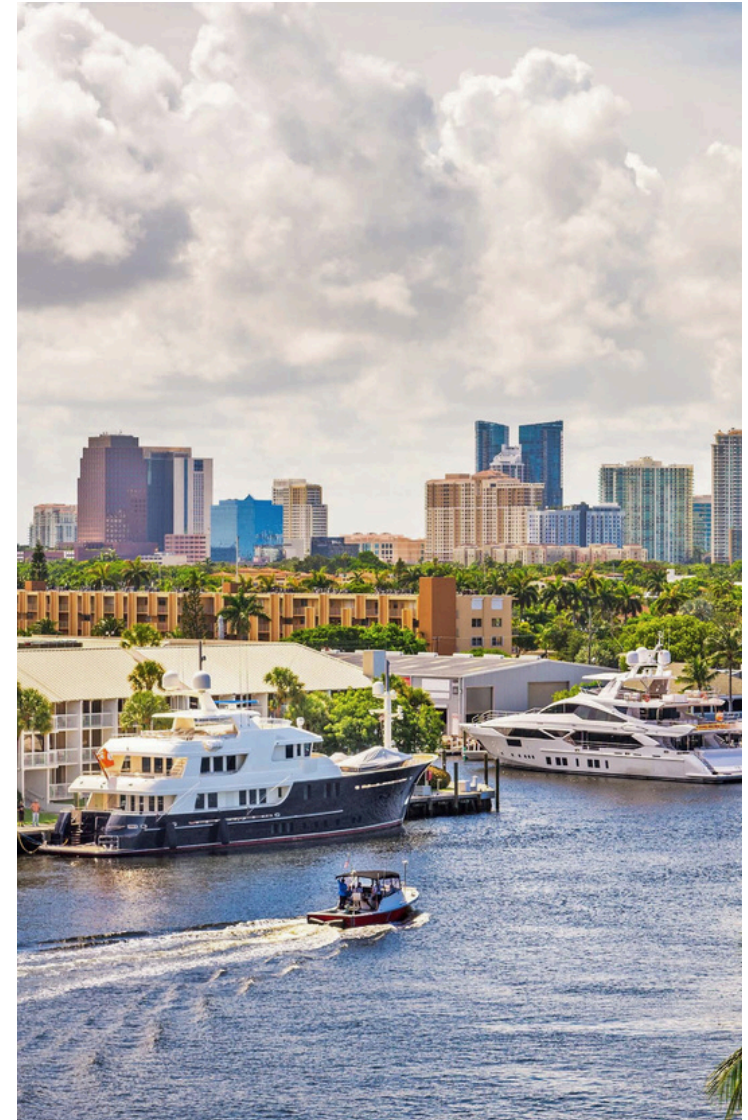
195 FLEX COMPOUND

The Market

Hollywood & Fort Lauderdale, Florida

Hollywood, Florida, located in Southern Broward County between Fort Lauderdale and Miami, offers a unique blend of coastal charm and urban convenience. Known for its iconic Hollywood Beach Boardwalk—a 2.5-mile pedestrian promenade lined with cafes, shops, and oceanfront hotels—the city is a favorite for both tourists and locals seeking a vibrant yet laid-back atmosphere. Hollywood has invested heavily in community development, including its revitalized downtown district, which features arts venues, dining options, and cultural events throughout the year. The city is also home to several business parks and healthcare facilities, making it a strong contender for both residential and commercial investment. With its strategic location near major highways, Fort Lauderdale-Hollywood International Airport, and Port Everglades, Hollywood is ideally positioned for business connectivity and lifestyle access in South Florida.

Fort Lauderdale, Florida, continues to distinguish itself as a thriving center of commerce, tourism, and innovation in Broward County. Often referred to as the “Venice of America” due to its expansive canal system, Fort Lauderdale blends natural beauty with a dynamic urban core. The city boasts a diverse economy supported by the marine, tech, hospitality, and financial sectors, as well as proximity to one of the busiest cruise ports in the world. Las Olas Boulevard serves as a cultural artery, home to art galleries, upscale shops, and some of the region’s finest dining. With leading universities, cultural institutions, and continuous infrastructure improvements, Fort Lauderdale attracts a broad range of residents, from young professionals to retirees. Its seamless integration of waterfront lifestyle, business opportunity, and global connectivity continues to fuel both real estate interest and long-term growth.





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