

REDEVELOPMENT OPPORTUNITY

1050 N. FEDERAL HIGHWAY, HOLLYWOOD, FL

TOTAL BUILDING AREA: ±13,675 SF
LOT SIZE: ±1.4 ACRES



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The Offering

1050 N. FEDERAL HIGHWAY, HOLLYWOOD, FL

ON BEHALF OF THE OWNERSHIP FOR THE BRAVERMAN EYE CENTER PROPERTY LOCATED AT 1050 N. FEDERAL HIGHWAY, HOLLYWOOD, BUTTERS REALTY & MANAGEMENT IS PLEASED TO PROVIDE THIS ±1.4 ACRE SITE AVAILABLE ON FEDERAL HIGHWAY IN HOLLYWOOD'S DOWNTOWN ACTIVITY CENTER, RIPE FOR REDEVELOPMENT AS HIGH-DENSITY, MIXED-USE MULTIFAMILY PROJECT. SIMILAR PROJECTS RECENTLY APPROVED IN SAME ACTIVITY CENTER WITH DENSITY RANGING FROM 160 UNITS/ACRE TO 250 UNITS/ACRE. SITE ALSO ELIGIBLE FOR LIVE LOCAL ACT PROJECT, WHICH PERMITS HIGHER DENSITY AND EXPEDITED ENTITLEMENT PROCESS.

The Braverman Eye Center was renovated in 2017 and has been exceptionally maintained. The building provides professional curb appeal, ample parking, and high visibility signage opportunities. The building is currently 100% occupied by one tenant. This asset is extremely easy to manage and would be ideal for any developer or future owner/user due to the location, convenience and overall condition of the property.

Price: Unpriced

- 100% leased thru June 2026
- Property currently has zoning for multifamily redevelopment
- Excellent long term investment with tremendous upside for a developer or a future owner/user with the current zoning in place
- Located six (6) blocks north of Young Circle (Hollywood Boulevard) on Federal Highway



Property Description

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- The subject site is currently zoned FH-2, Federal Highway Medium-High Intensity Mixed-Use District, which allows for various commercial and multifamily development.
- The highest and best use for the property is a redevelopment site.
- The subject site provides in/out access thru Federal Highway, and in/out access from 18th Court at the back of the property.
- Multifamily is the most viable option and is consistent with other redevelopment properties along Federal Highway
- For the two subject parcels fronting Federal Highway, the maximum height allowed would be 140 feet (approximately 10-12 stories).
- The subject parcel fronting North 18th Court would allow for a maximum height of 55 feet or five stories.
- Folio # 5142-10-00-0320, 5142-10-14-0300 & 5142-10-18-0041
- Zoning FH-2
- Gross Site Size - Sq.Ft. (Acres) 60,824 / ±1.4

NOI:	±\$222,827.00
Rentable Building Area:	±12,776 SF & ±899 SF
Occupancy:	100%
Asking Price:	Unpriced
Address:	1050 North Federal Highway, Hollywood, FL
Property Type:	High-density, mixed-use, multifamily redevelopment project
Year Renovated:	2017
Total Building Area:	±13,675 SF
Lot Size:	±1.4 Acres
Zoning:	FH-2
Number of Units:	±224 to ±350

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