

For Sale



ONE COMMERCIAL
REAL ESTATE

2105 N Federal Hwy
HOLLYWOOD, FL 33020



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VIDEO TOUR

For those
ready for
what's next

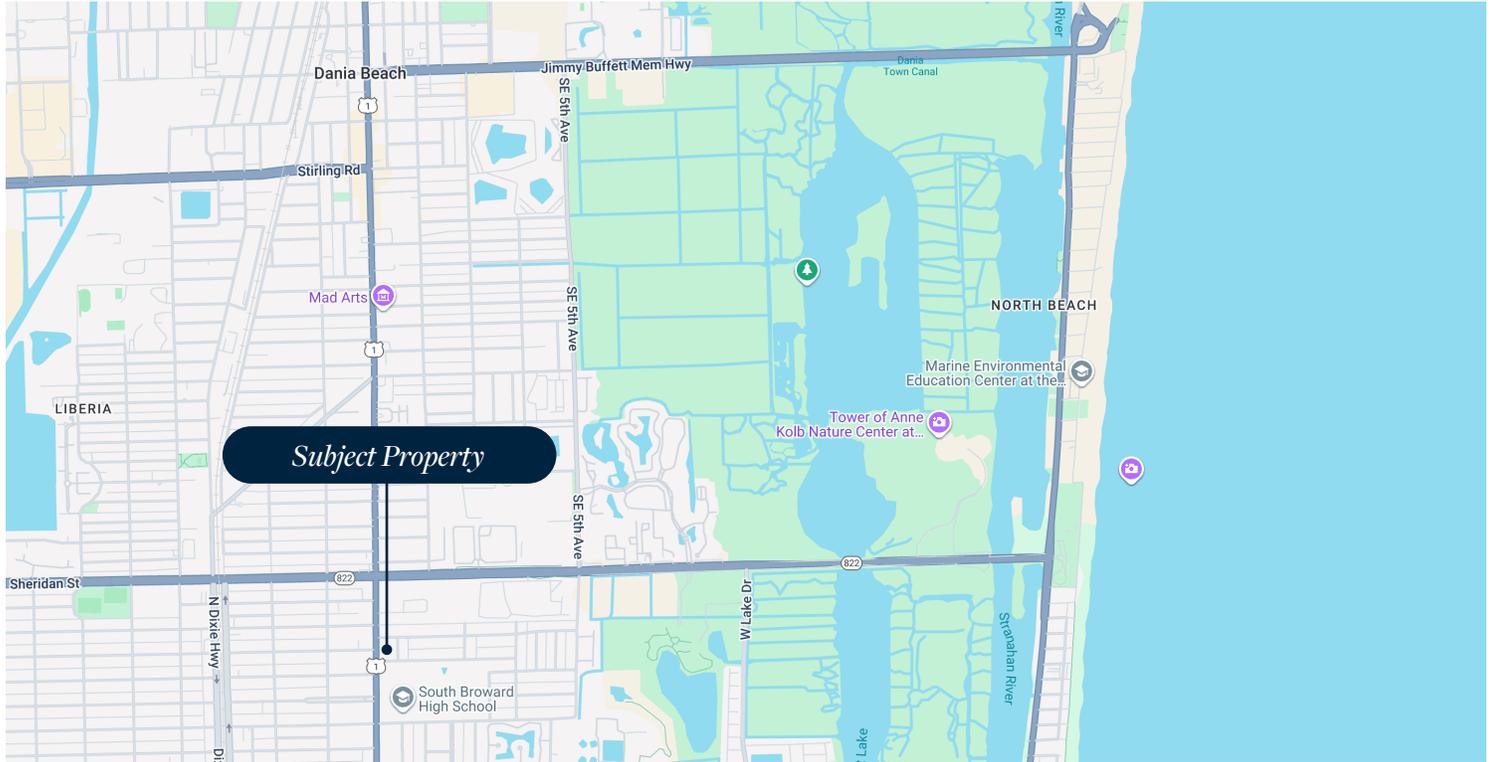


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VACANT	0.61 acres (26,906 SF)	127'	33,000	FH-2	MIXED-USE	5-STORIES (55' FT)	RETAIL PLAZA COVERED LAND PLAY REDEVELOPMENT
CURRENT USE	LOT SIZE	LINEAR FRONTAGE	VPD	ZONING	BY RIGHT	HEIGHT	OPPORTUNITY TYPE

ONE Commercial Real Estate is pleased to present this exceptional vacant commercial land opportunity spanning 0.61 acres (26,906 SF) in Hollywood, Florida.

Boasting 127 linear feet of frontage along N. Federal Highway, this **strategically located corner parcel benefits from exceptional visibility and connectivity along a major corridor.** The FH-2 zoning allows for the development of Medium-High Intensity Mixed-Uses, up to 5-stories (55' feet).

A major advantage of this location is its immediate proximity to Broward High School, creating built-in daytime population and foot traffic. The property is also across the street from 21 Hollywood, a prominent retail and lifestyle destination featuring 200 luxury apartments, dining, shopping, entertainment, and community-oriented amenities—further enhancing the site's long-term value and tenant appeal.

With strong surrounding demographics, proximity to major regional anchors, and a generous zoning envelope, **2105 N Federal Highway represents an ideal opportunity for developers seeking a high-visibility, mixed-use project** in a rapidly strengthening submarket.

Pricing Upon Request

DISCLAIMER

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DEMOGRAPHICS	1 mile		3 miles	
	Population	Households	Median Age	Median HH Income
Population	22,989	127,430	44.40	\$51,162
Households	10,136	55,860	44.20	\$55,029
Median Age	44.40	44.20	7,795	79,623
Median HH Income	\$51,162	\$55,029	Population Growth '24 - '29	Household Growth '24 - '29
Daytime Employees	7,795	79,623	↑ 0.03%	↓ -0.43%
Population Growth '24 - '29	↑ 0.03%	↑ 1.00%		
Household Growth '24 - '29	↓ -0.43%	↑ 0.75%		

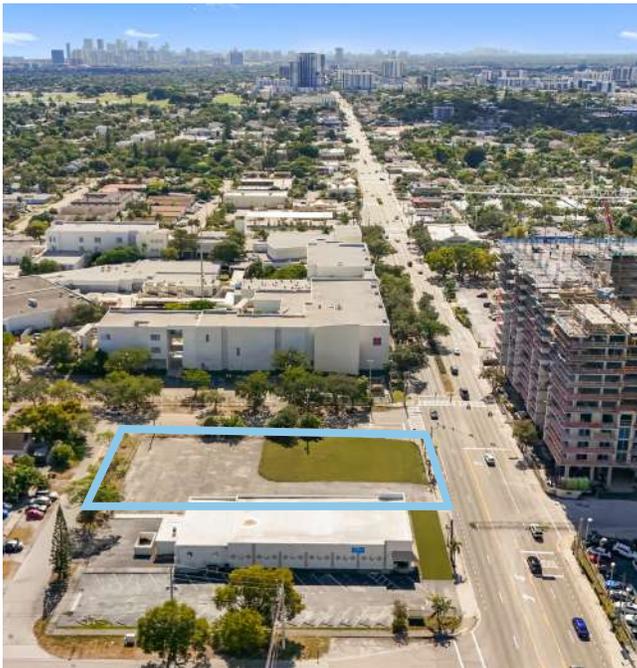
TRAFFIC				
Collection Street	Cross Street	Traffic Vol	Last Measure	Distance
N Federal Hwy	Harding St S	32,065	2025	0.14 mi
Sheridan St	SE 3rd Ave E	25,720	2025	0.30 mi
S Federal Hwy	SE 14th St N	33,261	2025	0.30 mi
Taft St	N Federal Hwy W	1,824	2025	0.30 mi
Sheridan St	Sheridan St W	28,411	2025	0.30 mi
Sheridan St	SW 16th St W	28,853	2025	0.31 mi
East Sheridan Street	SE 3rd Ave N	26,202	2025	0.32 mi
Taft St	N 16th Ct W	2,905	2025	0.326mi
Taft St	N 20th Ave W	5,614	2025	0.38 mi
North 21st Avenue	Lee St N	4,306	2025	0.41 mi

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We Advise Our Clients in the Following Aspects of CRE:



CAPITAL MARKETS - DEBT & EQUITY

Our analysis of opportunities can provide a variety of finance options.



INVESTMENT SALES & ACQUISITIONS

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income-producing property.



DEVELOPMENT ASSISTANCE

Developers are orchestra leaders who manage and coordinate the development process from the idea to creation of the real estate.



WEALTH MANAGEMENT ADVISORY

We are advisors to families and individuals who invest in real estate for generational wealth-building and diversification.



TENANT REPRESENTATION

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration Studies, Demographics, Void Analysis, Adjacency Studies, Location Analysis and Dynamics, and Lease Negotiations.



LANDLORD REPRESENTATION

Leasing a property is only one part of Landlord Representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.



ASSET MANAGEMENT

Our single purpose as Asset Managers is to maximize a property's value for investment purposes.

Are you ready for what's next?