



FOR LEASE

RETAIL BUILDING

**2215 N FEDERAL HWY
HOLLYWOOD, FL**

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HOLLYWOOD, FL

PRICE: \$35.00 PER SF NNN

PROPERTY OVERVIEW:

This new retail development on US1 in Hollywood, Florida, features a 4,000 SF building with two bathrooms, a new A/C system, and impact windows. The property offers ample parking and direct frontage on US1, which has a daily traffic count of over 154,000 vehicles. Located just off Interstate 95 and A1A, this property falls under FH-2 zoning, allowing for a variety of uses, including retail, office, medical, museum, and art gallery spaces. It is within walking distance of many apartment buildings and is surrounded by some of the most popular retail co-tenants in the city. The property is also just seconds from Downtown Hollywood and Dania Beach and minutes from A1A. To be delivered in turn-key condition.

PROPERTY HIGHLIGHTS:

- Freestanding Retail Building
- A+++ Location in Hollywood, FL
- Located Directly on US-1 Hwy
- Excellent Visibility
- 154k+ Daily Traffic Counts
- Space Available: 4,000 SF
- Brand New A/C and Impact Windows
- Ample Parking
- Perfect for most commercial uses including retail, medical or even a art gallery use.

THE DEMARCO REAL ESTATE GROUP™

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PHOTOS:

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