

GROUND FLOOR RETAIL SPACE IN THE HEART OF HOLLYWOOD, FL

900 N OCEAN DR,
HOLLYWOOD, FL 33019



FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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Presented By,

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900 N OCEAN DRIVE HOLLYWOOD, FL

GROUND FLOOR RETAIL

Lee & Associates is pleased to present a premier retail opportunity at 900 N Ocean Drive, located directly across from the iconic Margaritaville Hollywood Beach Resort. This 2,700 SF ground-floor retail space offers exceptional visibility with 126 feet of frontage, a dedicated curb cut for easy access, 10 on-site parking spaces, and a dock available for lease, providing rare waterfront access. Zoned BRT-25, the property's flexible configuration is ideal for boutique retail, showroom concepts, or hospitality operators seeking a high-impact presence in one of South Florida's most active beachfront corridors.

Located in the heart of Hollywood Beach, the property benefits from constant pedestrian traffic, strong tourism demand, and a dense surrounding population. Located near a signalized intersection with exposure to over 24,000 vehicles per day, the site sits minutes from the Hollywood Boardwalk, top-tier oceanfront resorts, and Fort Lauderdale-Hollywood International Airport. With unmatched visibility and optional marine access, this location delivers exceptional reach to both local and visiting clientele.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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PROPERTY HIGHLIGHTS



- 2,700 SF ground-floor retail space
- 126 feet of frontage on N Ocean Drive
- **Dock available for lease** - rare waterfront access
- 10 dedicated on-site parking spaces
- High foot traffic and year-round tourism
- Zoned **BRT-25** - flexible retail/hospitality uses
- Prime visibility near a signalized intersection

Recommended Uses: Boutique retail, showroom, café/restaurant, wellness/therapy, experiential hospitality



Prime Location:

Hollywood, FL,
Dense suburban/tourist area.

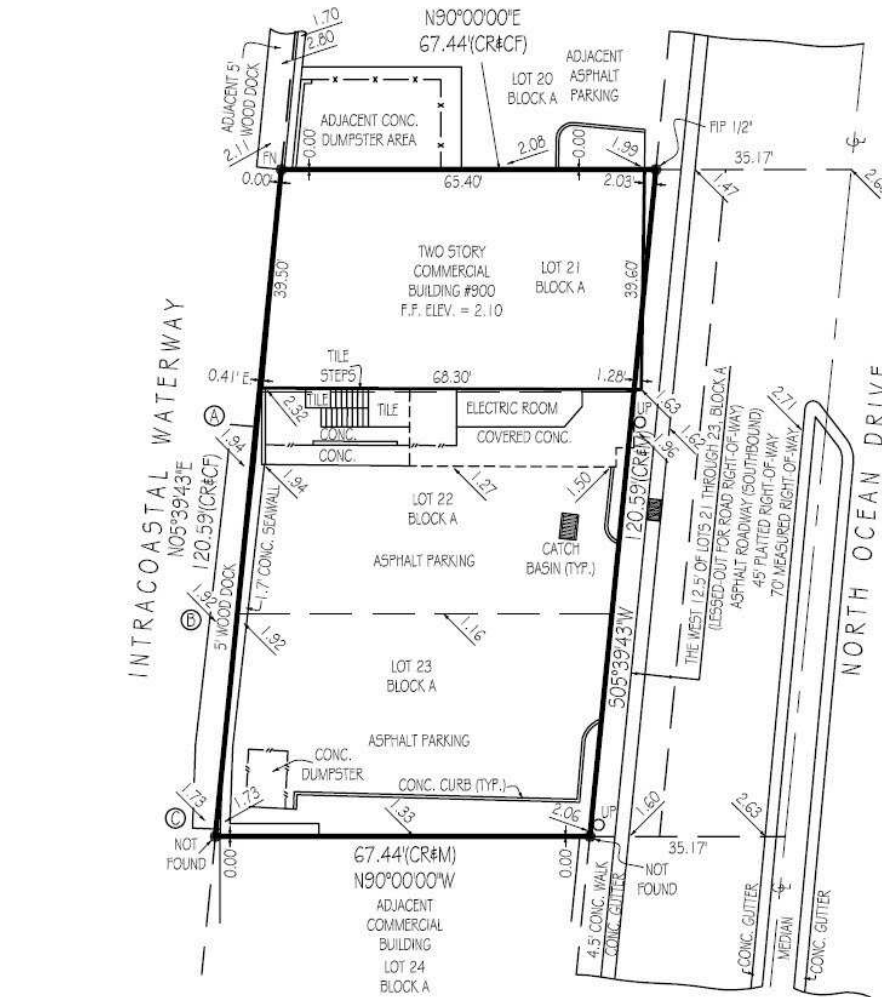
Directly across from **Margaritaville Hollywood Beach Resort**



Exceptional Freeway Access:

Right on A1A
5 min (2.1 miles) to US-1
12 min (3.5 miles) to I-95

SURVEY



10/2/2012 10:40

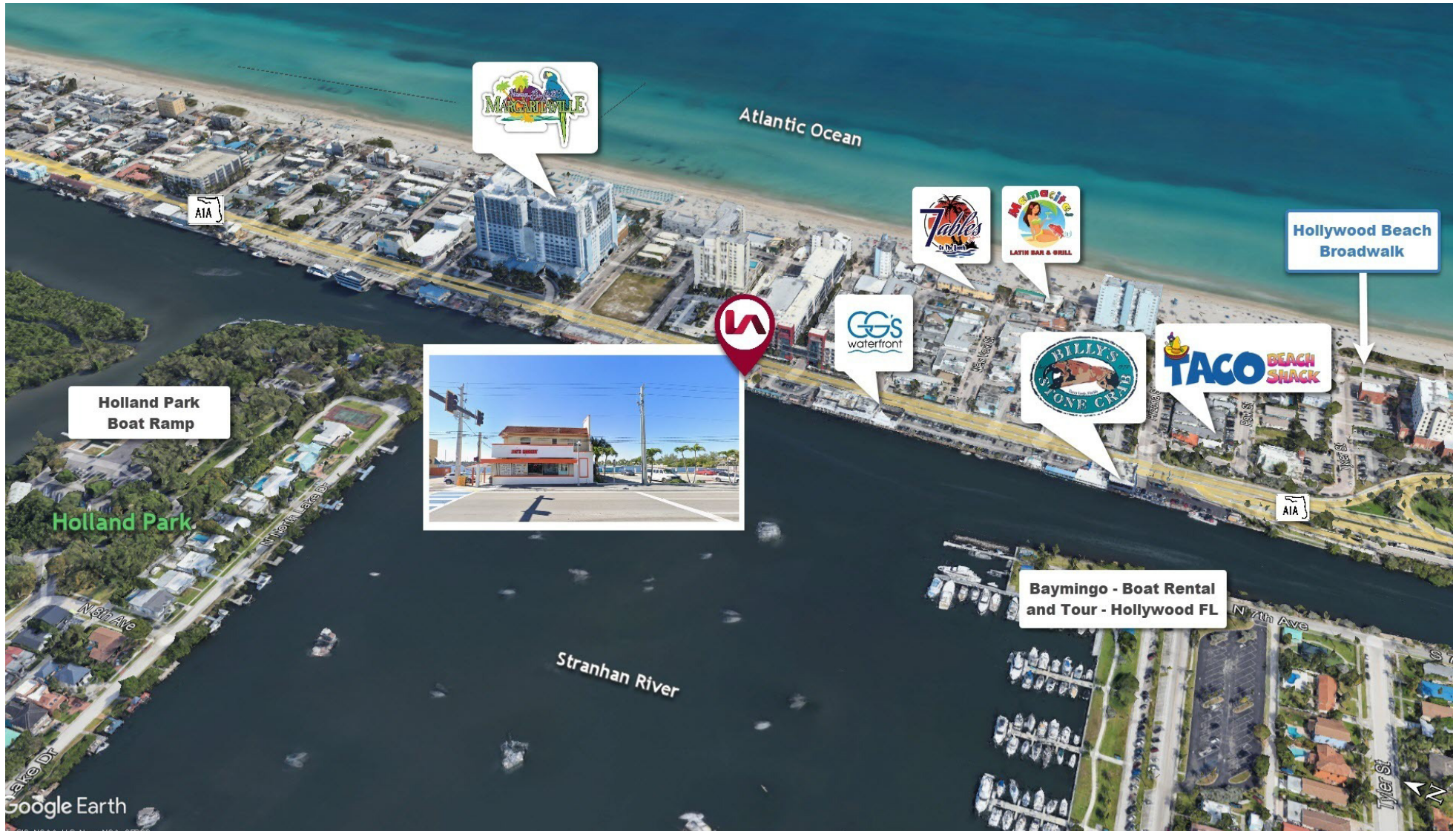
LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Ground Floor	Available	2,700 SF	NNN	\$70.00 SF/yr

EXCEPTIONAL VISIBILITY ON HOLLYWOOD BEACH



REGIONAL MAP



LOCATION OVERVIEW

Situated along a high-traffic stretch of North Ocean Drive, this retail asset enjoys prime exposure near signalized intersections and major commuter routes. The surrounding area features a mix of residential, tourist, and commercial activity, with strong population growth and easy access to transit and airports.

CITY INFORMATION

CITY:	Hollywood
MARKET:	South Florida
TRAFFIC COUNT:	25,000
NEAREST HIGHWAY:	A1A, US-1 & I-95
NEAREST AIRPORT:	Fort Lauderdale - Hollywood International Airport

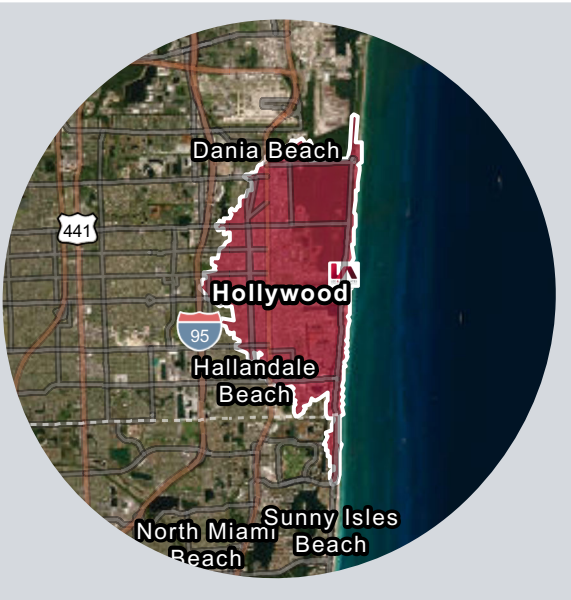
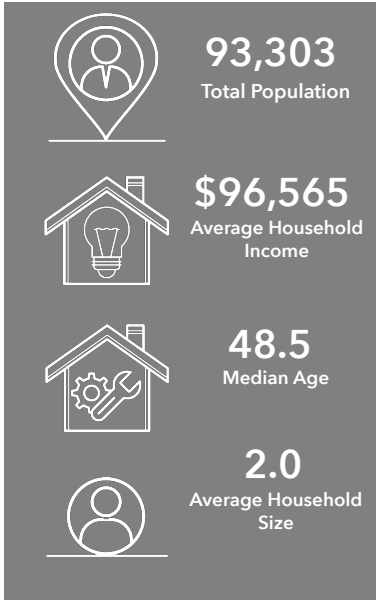
RETAILER MAP



DEMOGRAPHIC PROFILE

KEY FACTS

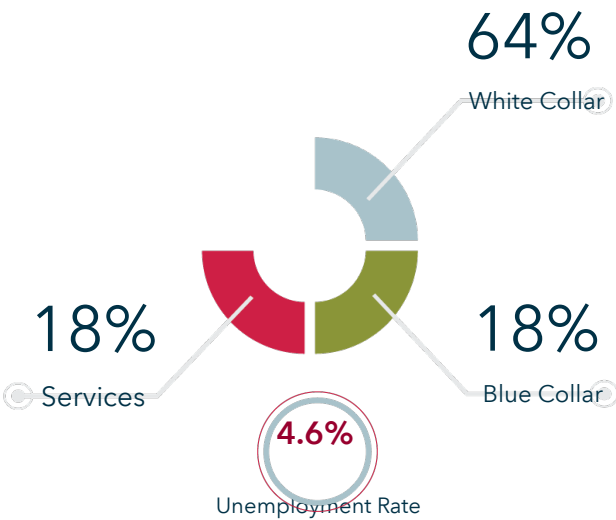
Drive time of 10 minutes



Annual Average Consumer Spending



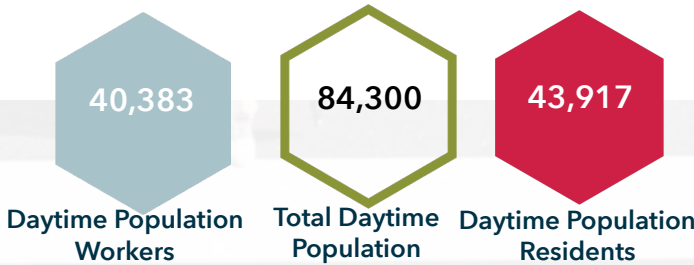
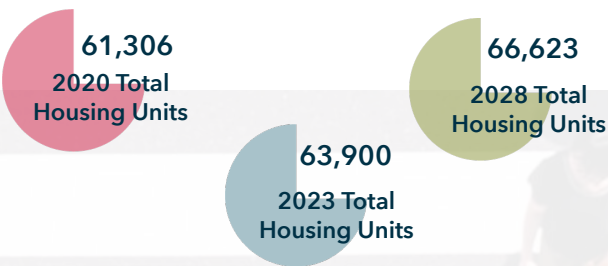
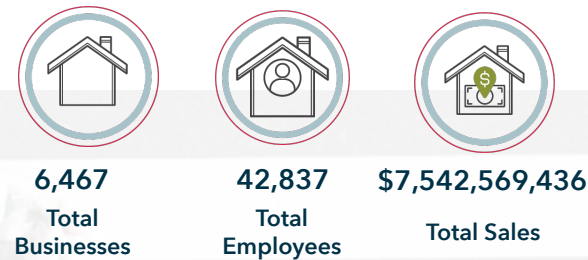
EMPLOYMENT TRENDS



BUSINESS

HOUSING UNITS

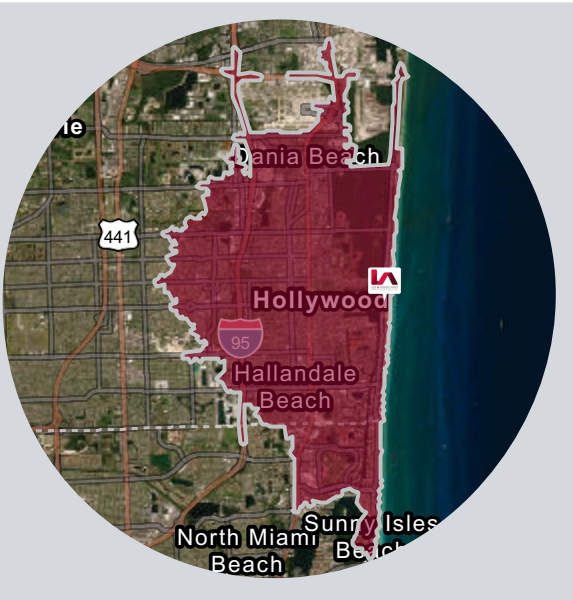
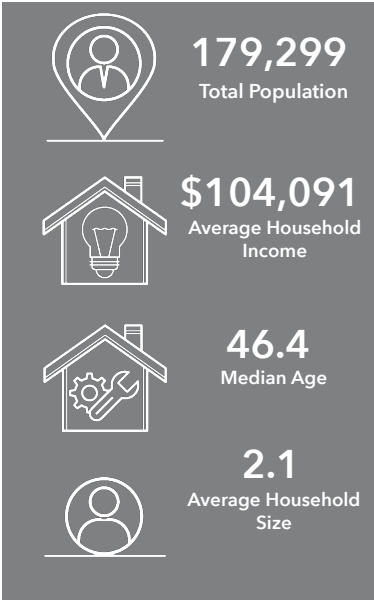
DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS

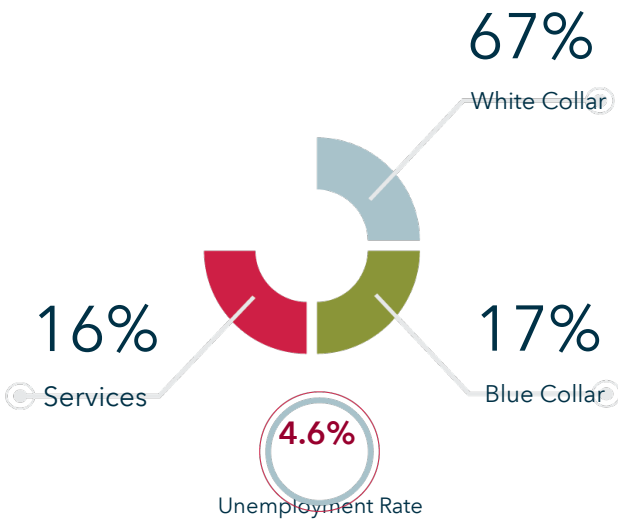
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Annual Average Consumer Spending



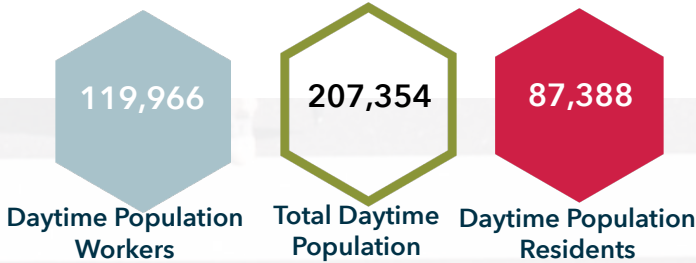
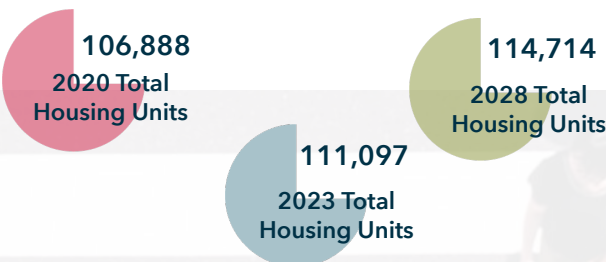
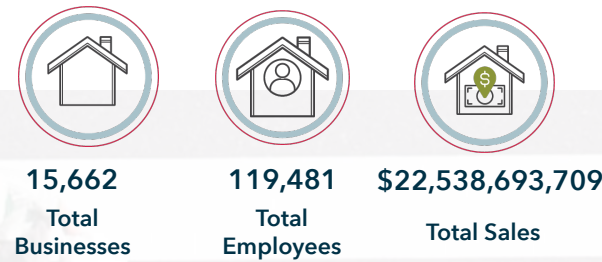
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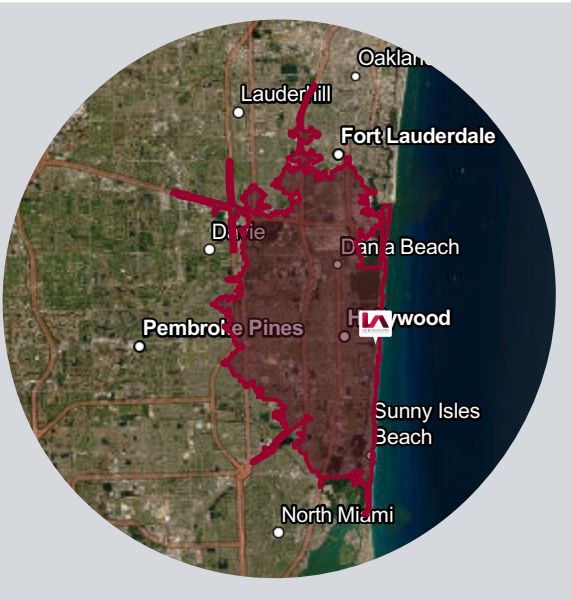
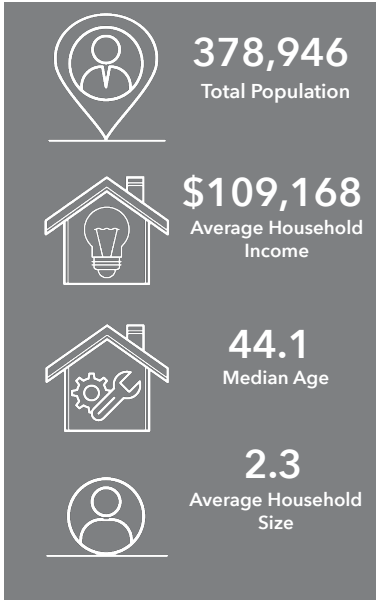
DAYTIME POPULATION



DEMOGRAPHIC PROFILE

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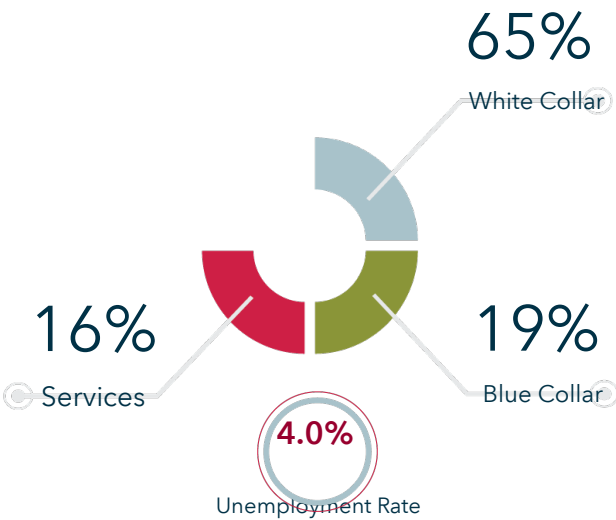
Drive time of 20 minutes



Annual Average Consumer Spending



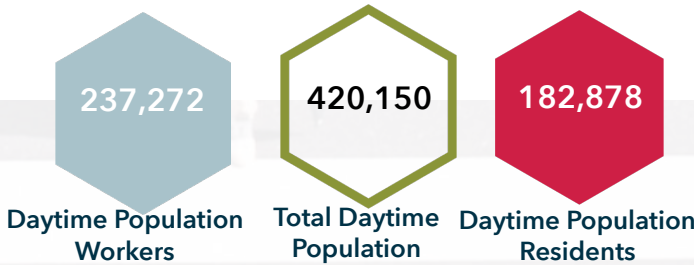
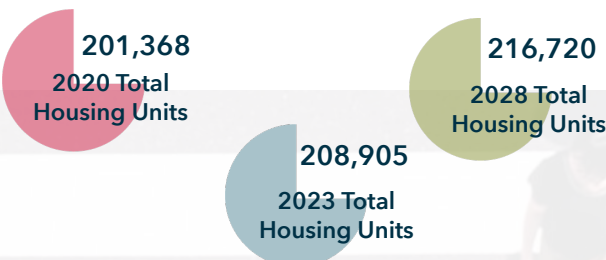
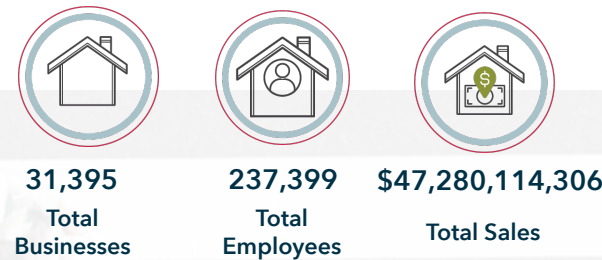
EMPLOYMENT TRENDS



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SEBASTIAN MISIEWICZ



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Principal

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PROFESSIONAL BACKGROUND

Sebastian Misiewicz is a Principal at Lee & Associates South Florida, specializing in Industrial and Office Sales & Leasing. With a deep expertise in the acquisition, disposition, and exchange of industrial properties, Sebastian has built an exceptional reputation as a trusted and respected broker in the South Florida market. His extensive experience in navigating complex transactions and his ability to cultivate strong client relationships make him an invaluable asset in the highly competitive commercial real estate landscape. Sebastian's deep market knowledge, combined with his approachable and personable style, ensures that his clients receive tailored solutions that align with their unique needs and objectives.

Prior to joining Lee & Associates, Sebastian was a Senior Associate with CBRE in Fort Lauderdale, where he played a pivotal role in closing nearly \$1 billion in commercial real estate sales alongside the South Florida Capital Markets team. His tenure at CBRE followed a successful stint at Marcus & Millichap, where he specialized in the acquisition and disposition of office and industrial properties, particularly within Miami-Dade County. During his time with Marcus & Millichap, Sebastian was instrumental in helping the Silver Group close almost \$500 million in commercial real estate assets, establishing the team as one of the most competitive in the region.

Sebastian attended the University of Gdansk, and his commitment to continuous professional development have further solidified his standing in the industry. Outside of his professional endeavors, Sebastian is passionate about giving back to the community and is involved in various philanthropic activities. His dedication to both his clients and his community underscores his commitment to excellence and integrity in all aspects of his work.

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ETHAN AMAR



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PROFESSIONAL BACKGROUND

Ethan Amar is an Associate at Lee & Associates South Florida, where he focuses on Industrial and Office Sales & Leasing working alongside industry veteran Sebastian Misiewicz. With a strong academic background in Business Management and a proven ability to quickly adapt and contribute to team initiatives, Ethan brings a blend of analytical skills and creative problem-solving to the commercial real estate sector. His commitment to excellence, combined with his strategic approach to real estate transactions, positions him as a valuable asset in navigating the complexities of industrial and office assets for his clients.

Prior to joining Lee & Associates, Ethan gained experience as a Junior Research Intern at NNN Capital, where he conducted comprehensive market research and analysis on commercial real estate trends, including property values, rental rates, and market vacancies. He also supported the creation and maintenance of databases that monitored market trends, property transactions, and competitor activities, demonstrating his adaptability and initiative in a dynamic work environment.

Ethan holds a Bachelor of Science in Business Administration Management from the University of Central Florida and is a licensed Florida Real Estate Sales Associate. Fluent in English and French, Ethan's interests include commercial real estate brokerage, financial markets, and professional development, reflecting his commitment to continuous growth and strategic thinking.

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