

Keyes[®]

Twin Stone

2060 Johnson Street, Hollywood, FL 33020

THE *Keyes* CO.



FOR MORE INFORMATION, PLEASE CONTACT:

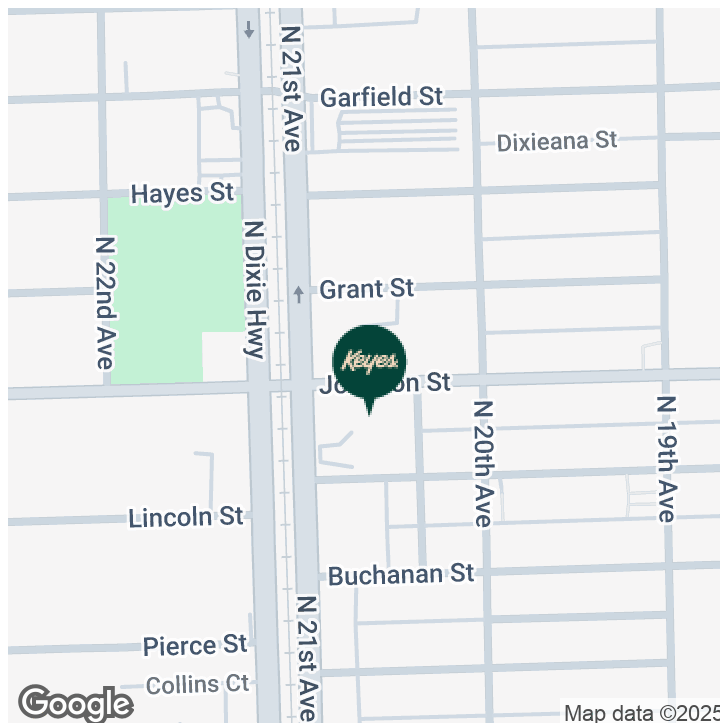
Jimmy Alor Commercial Specialist / P: 305.766.7958 / C: 305.766.7958 / jimmyalor@keyes.com

Jonathan Lorber Commercial Sales Associate / P: 516.978.6008 / C: 516.978.6008 / JonathanLorber@keyes.com

Keyes Commercial

Keyes Commercial Hollywood
4700 Sheridan St., Suite P
Hollywood, FL 33021
P: 954.893.1322
www.keyescommercial.com

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$5.00 - \$20.00 SF/yr
Lease Type:	Modified Gross
Term:	Negotiable
Space Use:	Retail Flex Space
Number of Units:	4
Lot Size (combined):	71,538 SF
Available SF:	7,952 - 15,600 SF
Building Size:	
Unit 1:	10,287 SF
Unit 2:	12,438 SF
Unit 3:	7,952 SF
Unit 4:	0 SF
Zoning:	DH-3
Walk Score ®:	Very Walkable (80)

PROPERTY OVERVIEW

This highly visible corner lot at North Dixie Highway and Johnson Street offers exceptional frontage and exposure. Currently the headquarters of a thriving marble and natural stone installation facility, this property offers a wide range of options and opportunities.

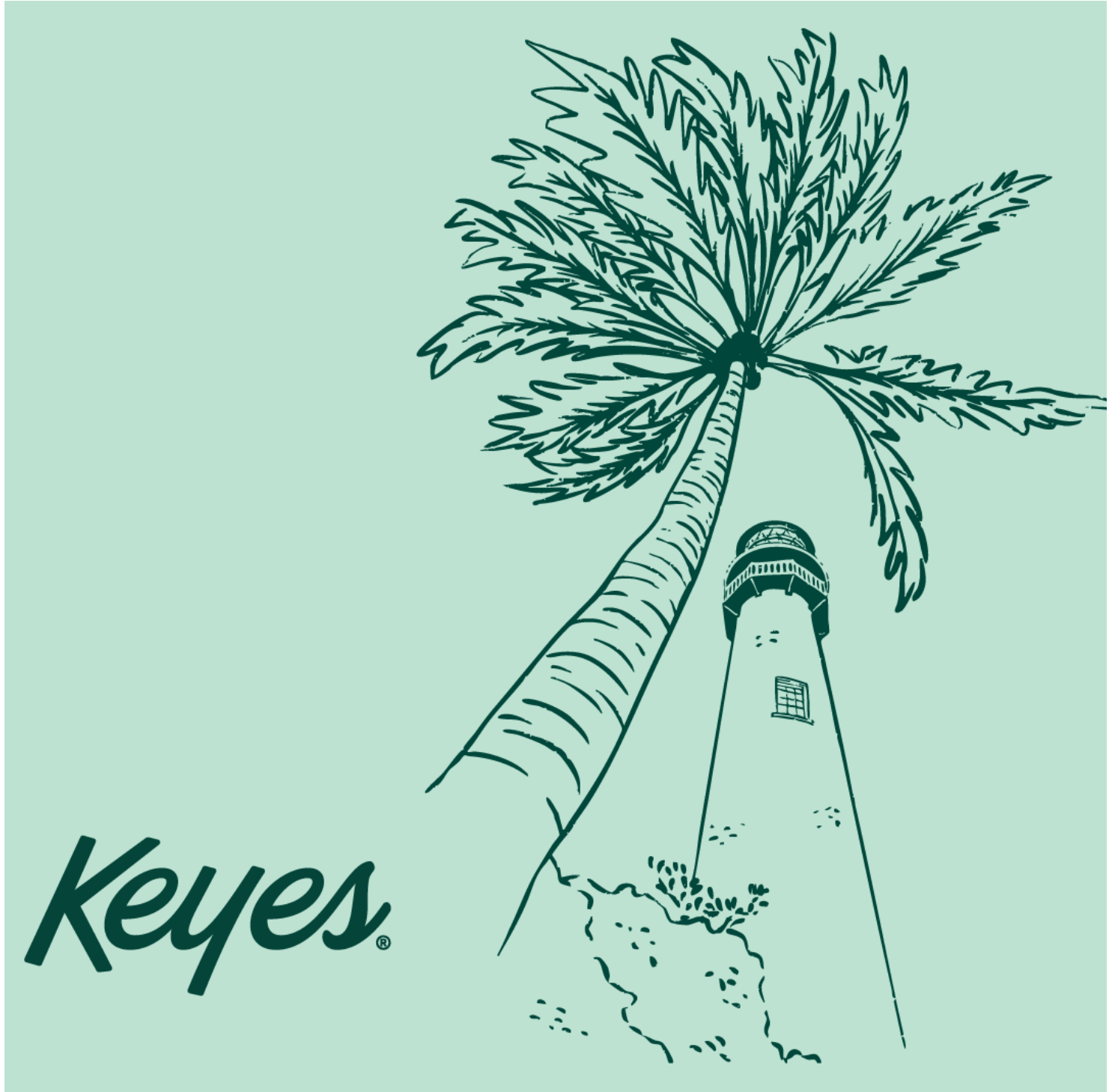
LOCATION OVERVIEW

Prime Corner Lot on Johnson Street & 21st Ave – Over 1.5 Acres (combined).

This exceptional property offers over 1.5 acres of prime real estate at the high-visibility corner of Johnson Street and 21st Ave. Boasting easy access and exposure to both vehicular and pedestrian traffic, it is an ideal location for a variety of commercial ventures. The property features a well-maintained, beautiful building in excellent condition, with ample parking to accommodate both staff and customers. The versatile layout allows the space to be used as a single, cohesive project or divided into up to four separate units, catering to various business needs.

Conveniently located with quick access to major highways, this is an outstanding opportunity for businesses seeking high visibility and easy connectivity. Don't miss out on this premium space with endless potential!

Section 1 - Lease Spaces



Lease Spaces - Overview



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	7,952 - 15,600 SF	Lease Rate:	\$5.00 - \$20.00 SF/yr

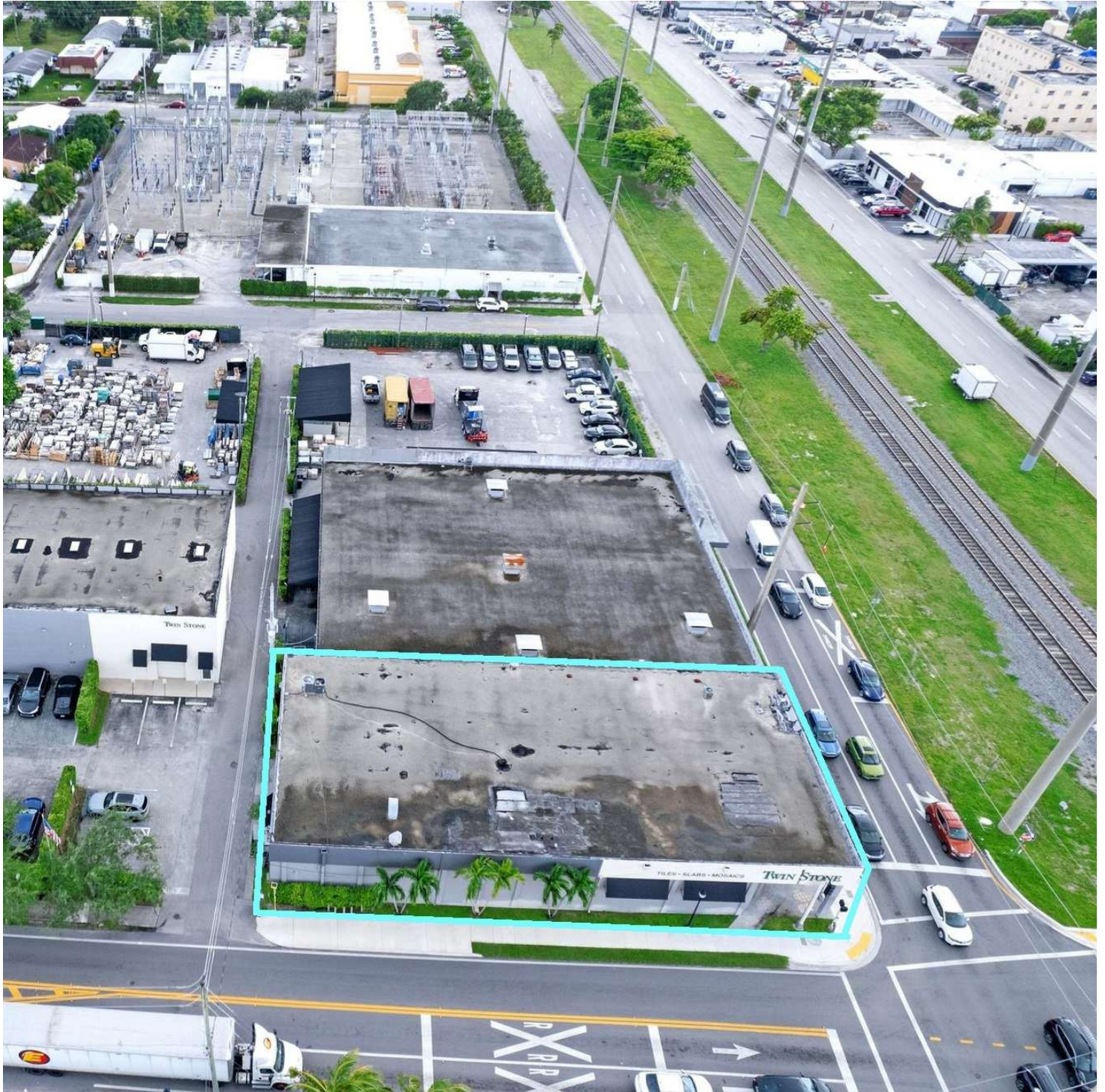
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
821 N 21 Ave	10,287 SF	Modified Gross	\$20.00 SF/yr
801 N 21 Ave	12,438 SF	Modified Gross	\$20.00 SF/yr
2060 Johnson St	7,952 SF	Modified Gross	\$20.00 SF/yr
2011 Lincoln St	15,600 SF	Modified Gross	\$5.00 SF/yr

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Suite: 821 N 21 AVE



TWIN STONES

Showroom

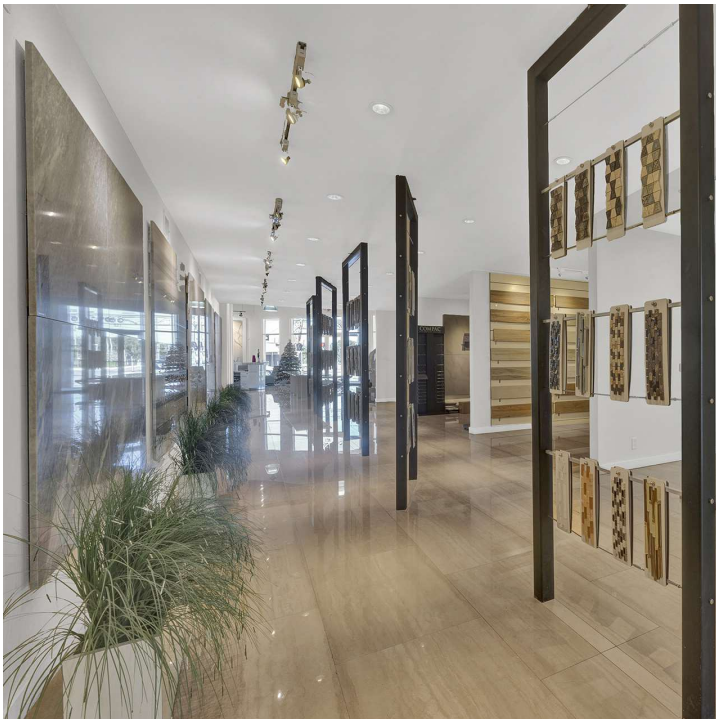
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TWIN STONES

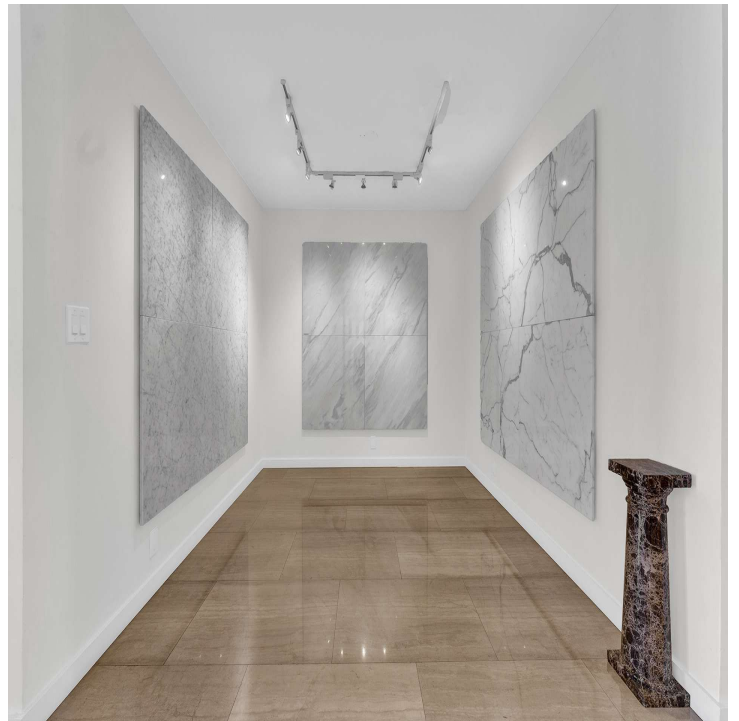
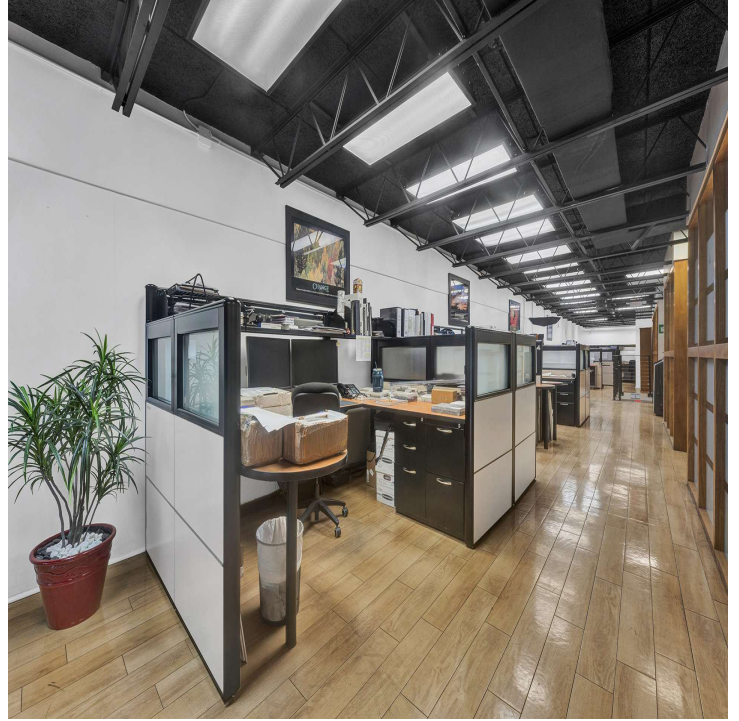
THE *Keyes* CO.

Showroom



TWIN STONES

Showroom



TWIN STONES

THE *Keyes* CO.

Suite: 801 N 21 AVE



TWIN STONES

THE *Keyes* CO.

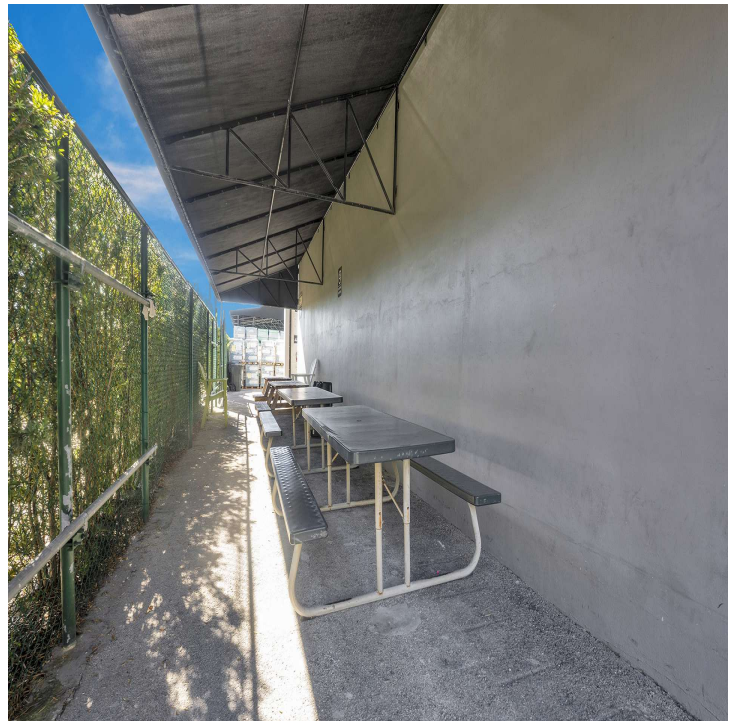
Warehouse



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Warehouse



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Loading Area



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Suite: 2060 Johnson St



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Workshop



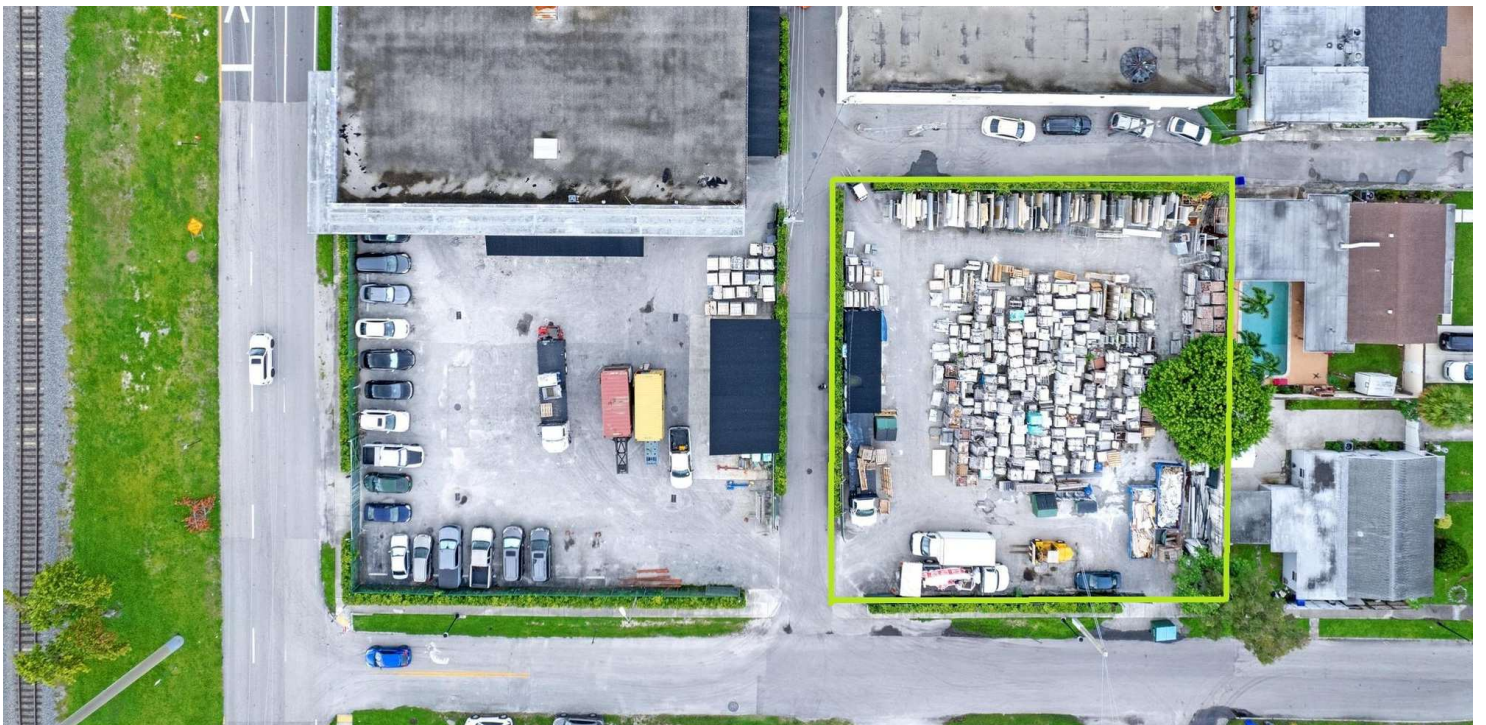
TWIN STONES

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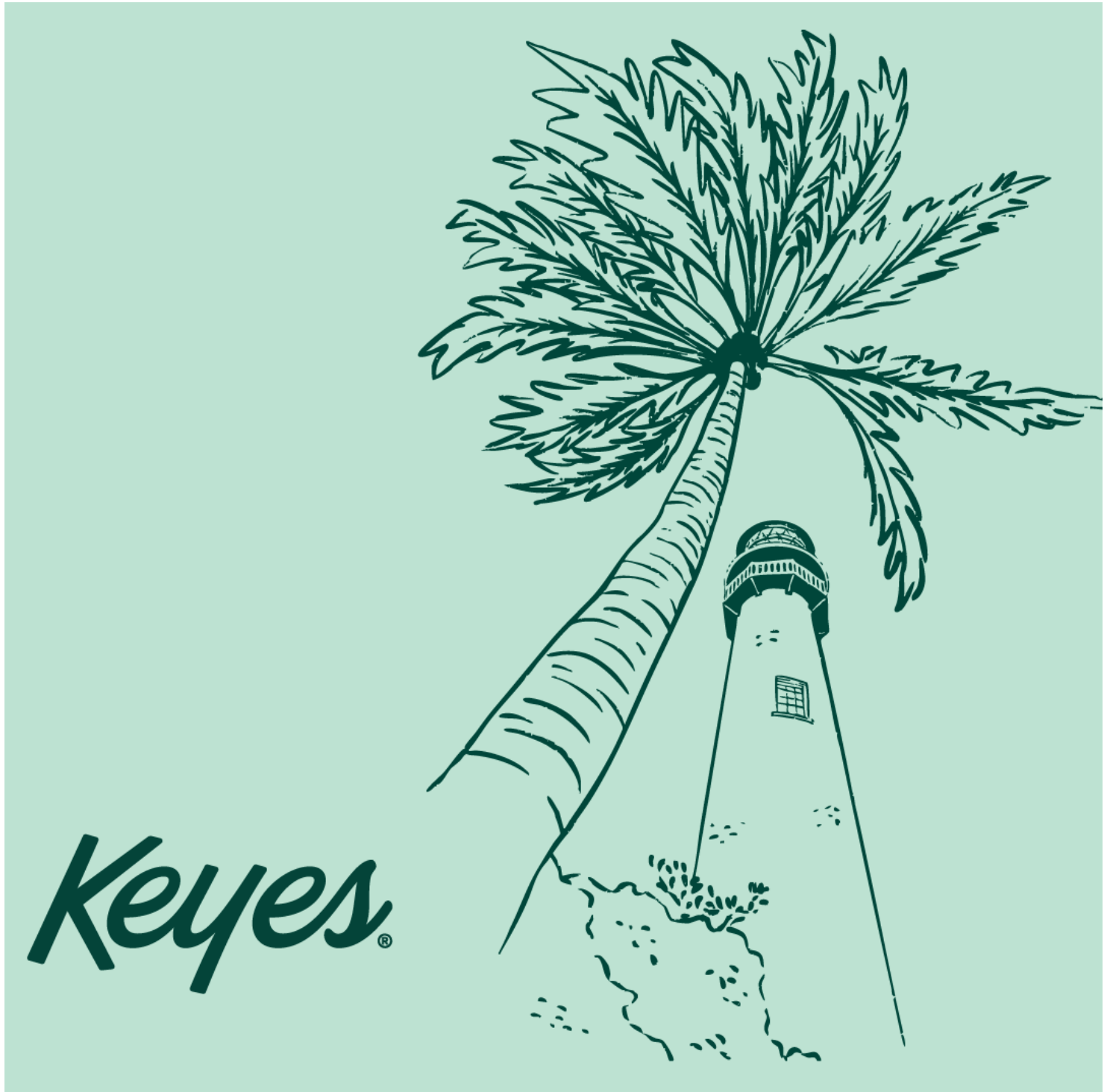
Suite: 2011 Lincoln St



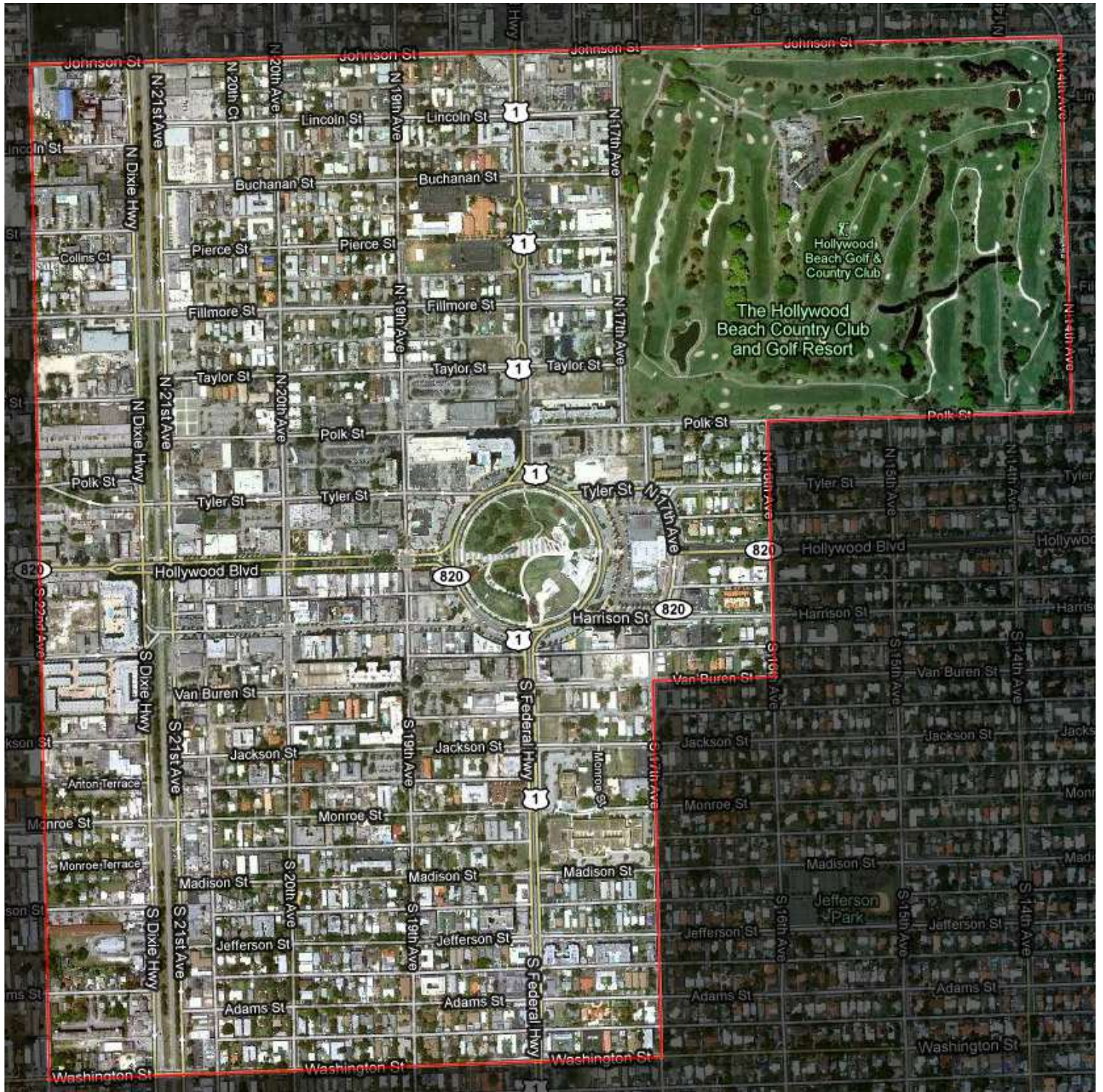
Overflow Lot



Section 3: Location Info.



CRA - Downtown District



PIP GRANT

PROPERTY IMPROVEMENT PROGRAM

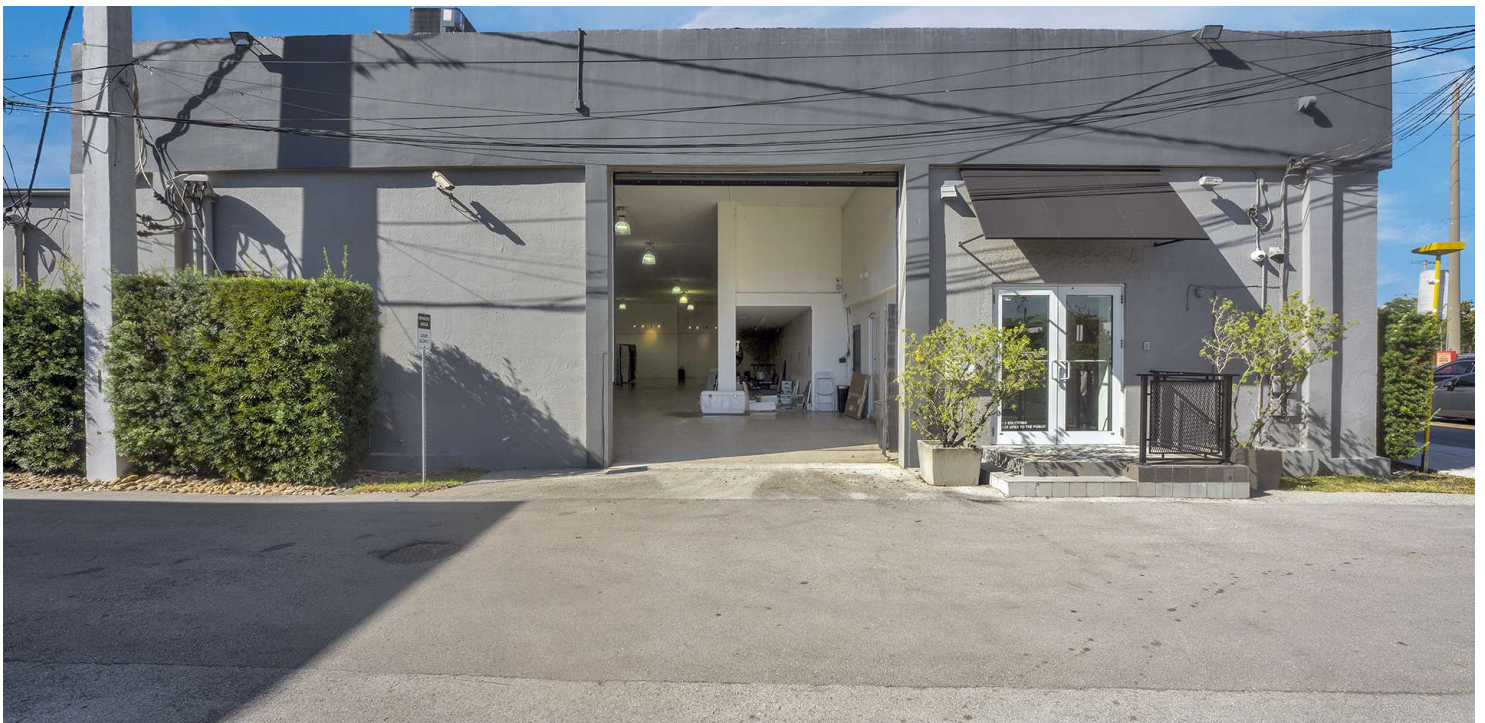
The Property Improvement Program (PIP) is a grant program for buildings located in the Hollywood CRA Districts. It provides a 50% reimbursement grant up to \$75,000 for **comprehensive** fixed capital improvements to the property. The intent of the program is to encourage property and business owners to restore, renovate and improve their property, thereby improving the area's visual quality and attractiveness, and increasing property values.

Properties located along the Intracoastal are eligible for up to an additional 50% reimbursement (\$50,000 maximum) for dock or seawall repairs or construction.

(Properties that receive reimbursement for dock or seawall must complete repairs as a part of a larger renovation.)

Eligible Properties

- Commercial properties (applicant may be the building owner or a tenant with owner's approval)
- Multi-Family properties
- Condominiums (work on exterior or common areas only)
- Single Family properties



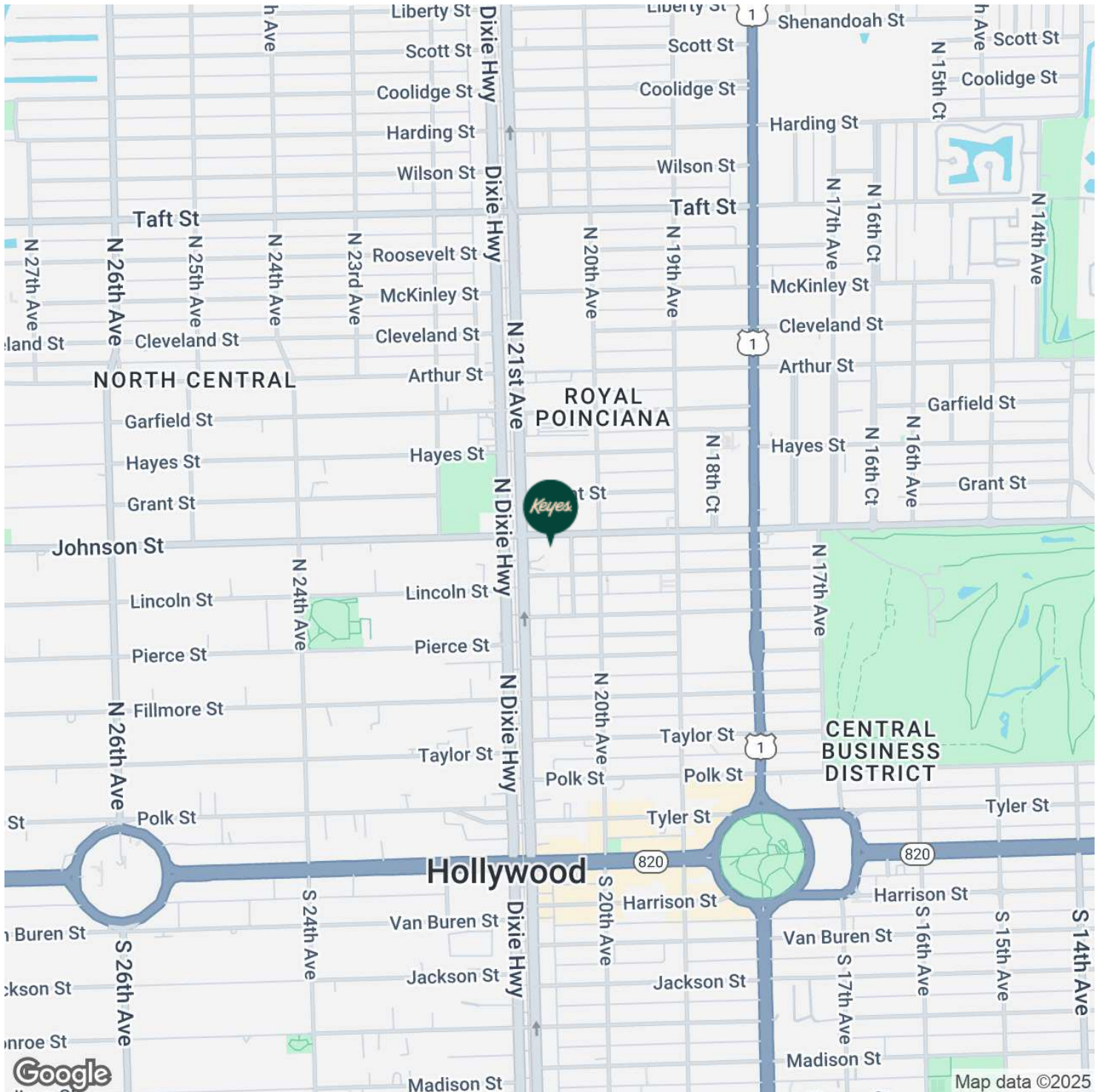
PIP GRANT (Continued)

Eligible Improvements

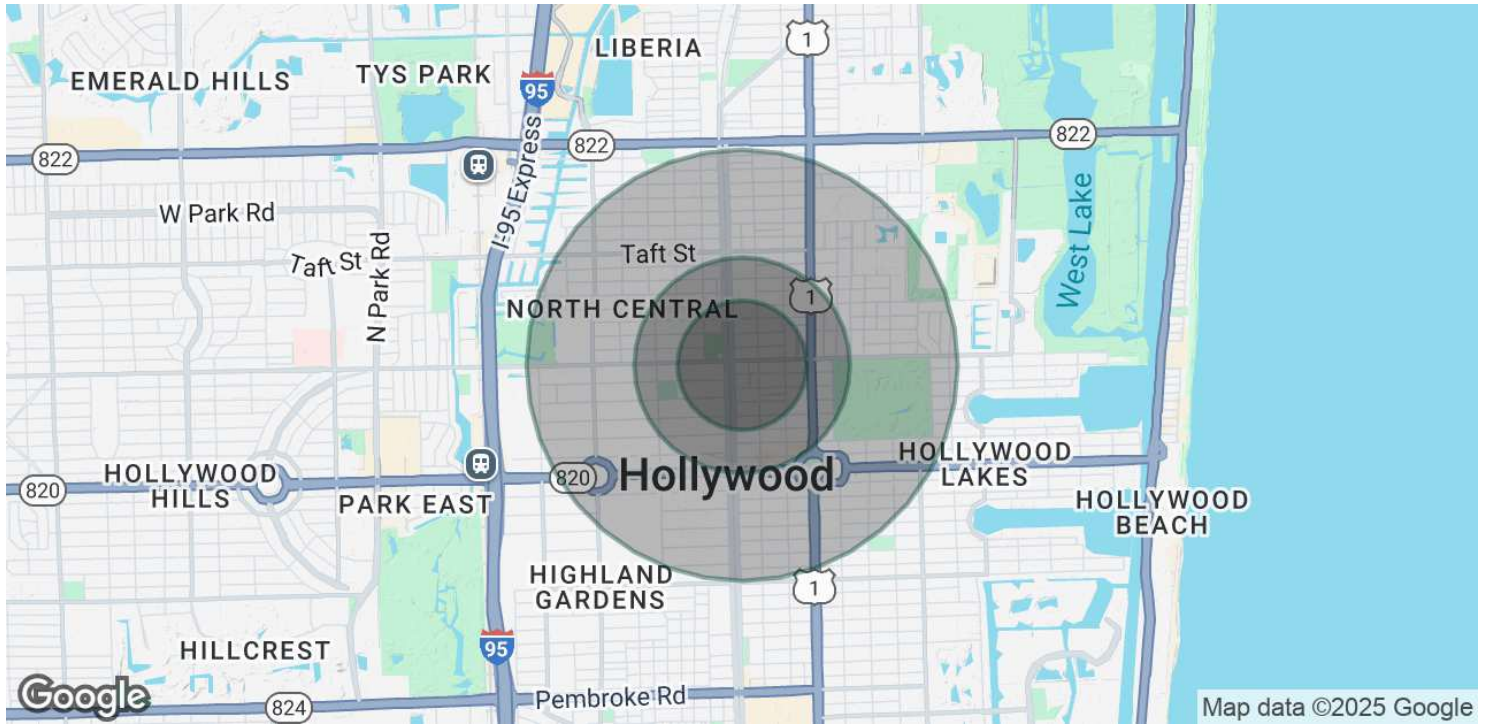
The PIP grant includes any fixed improvements to the exterior of the property. Minor interior work may be included as part of a comprehensive exterior renovation. The following list contains items that may be considered within the scope of work:

- Exterior painting and stucco
- Exterior Lighting (must be sea turtle friendly, if applicable)
- Exterior thin cladding materials
- Signage
- Landscaping
- Paving parking areas, walkways, or patios (visible from right-of-way)
- Impact-resistant windows and doors
- Air-conditioning (central air or mini-splits - if converting from window units currently visible from public right-of-way)
- Roof repair or replacement (if visible from public right-of-way)
- Structural repair - if done in conjunction with an eligible improvement i.e. impact windows or storefront windows on a commercial property
- Concrete restoration
- Electrical work - if done in conjunction with an eligible improvement i.e. exterior lighting (turtle friendly if applicable) or illuminated signage
- Plumbing work - i.e. landscape irrigation for landscape visible from the right-of-way
- Covers for window/wall A/C units
- Awnings
- Trellis and shade structures
- Other significant exterior architectural elements

Location Map



Demographics Map & Report



	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,357	7,584	27,792
Average Age	42	42	42
Average Age (Male)	43	42	42
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME			
Total Households	684	3,652	12,644
# of Persons per HH	2	2.1	2.2
Average HH Income	\$49,810	\$58,212	\$68,114
Average House Value	\$288,638	\$309,877	\$348,262

Demographics data derived from AlphaMap

Section 3 - Advisor Bios



Advisor Bio 1



JIMMY ALOR

Commercial Specialist

jimmyalor@keyes.com

Direct: **305.766.7958** | Cell: **305.766.7958**

PROFESSIONAL BACKGROUND

Jimmy Alor, is our Real Estate Commercial and Investments specialist. Prior to joining The Keyes Company (“Keyes”), he worked for KPMG’s Merger & Acquisition (M&A) department. During that period, Jimmy worked on various domestic and international M&A transactions, in which he consulted clients (including Fortune 500 companies). In addition, he has strong project management, business development and people skills. Jimmy has organically expanded his business consistently throughout the years by successful transactions, dedicated service, strong work ethic, and client referrals.

Feel free to contact him directly at 305.766.7958 or jalor@jimmyalor.com

EDUCATION

Florida International University

- Executive Master of Science in Taxation Degree
- Bachelor’s Degree in Business Administration (Majors: Finance and Marketing)

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Advisor Bio 2



JONATHAN LORBER

Commercial Sales Associate

JonathanLorber@keyes.com

Direct: 516.978.6008 | Cell: 516.978.6008

FL #SL3293139

PROFESSIONAL BACKGROUND

Seasoned sales professional with more than 26 years' experience in United States/Canada and Europe
Proven track record of success through network of strong, established industry relationships

WORK EXPERIENCE

Keyes Realty 2014- Present

- Assist clients with property sales and development
- Hold open house inspections, instructing clients on best practices for selling success and liaising between renters/owners and prospective buyers for property inspections
- Preparation of legal documents including listings and sales contracts
- Provide legal, economic and market advice to prospective clients
- Liaise with lenders, home inspectors and pest controllers prior to contract negotiations
- Ensuring terms and conditions of agreements are met
- Maintaining and liaising with clients, building relationships with clients to encourage returning business
- Coordinate property closings and overseeing document signing
- Analyze market trends to determine competitive market prices

JEL SALES, LLC Hollywood Florida 2004-2013

- Sales Rep for Slippers, Beach Footwear & Casual Footwear for all Genders.
- Territories included: United States, Canada.
- Retail Accounts: Department Stores, Branded Discounters, Independent
- Retailers, Food and Drug chain Stores Mass merchant
- Opened 45 new accounts and increased sales by \$5M

Worldwide Footwear, Inc. Long Island, NY 1994-2004

- Sales Rep for Slippers, Beach Footwear & Casual Footwear for all Genders.

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