



Margaritaville Shoppes

327-329 Johnson St, Hollywood, FL 33019



Gilad Gavlovski

Neman Ventures

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Margaritaville Shoppes

\$15,000 / Month

Freestanding building in the heart of Hollywood Beach where there is a huge amount of foot traffic,

Excellent location for a restaurant or bar, Bathroom, Central Air Conditioning...

- On Main Entrance St to Hollywood Beach Broad-walk
- Directly across Margaritaville Hotel (same street)
- Across Main Stage with 3+ live events /week
- Prime Location for Tourists and Beachgoers
- Close to the only Public Restroom on the Beach
- In front of exit/entrance to Main Beach Parking Lot



Rental Rate: \$8.33 / SF / MO

Property Type: Retail

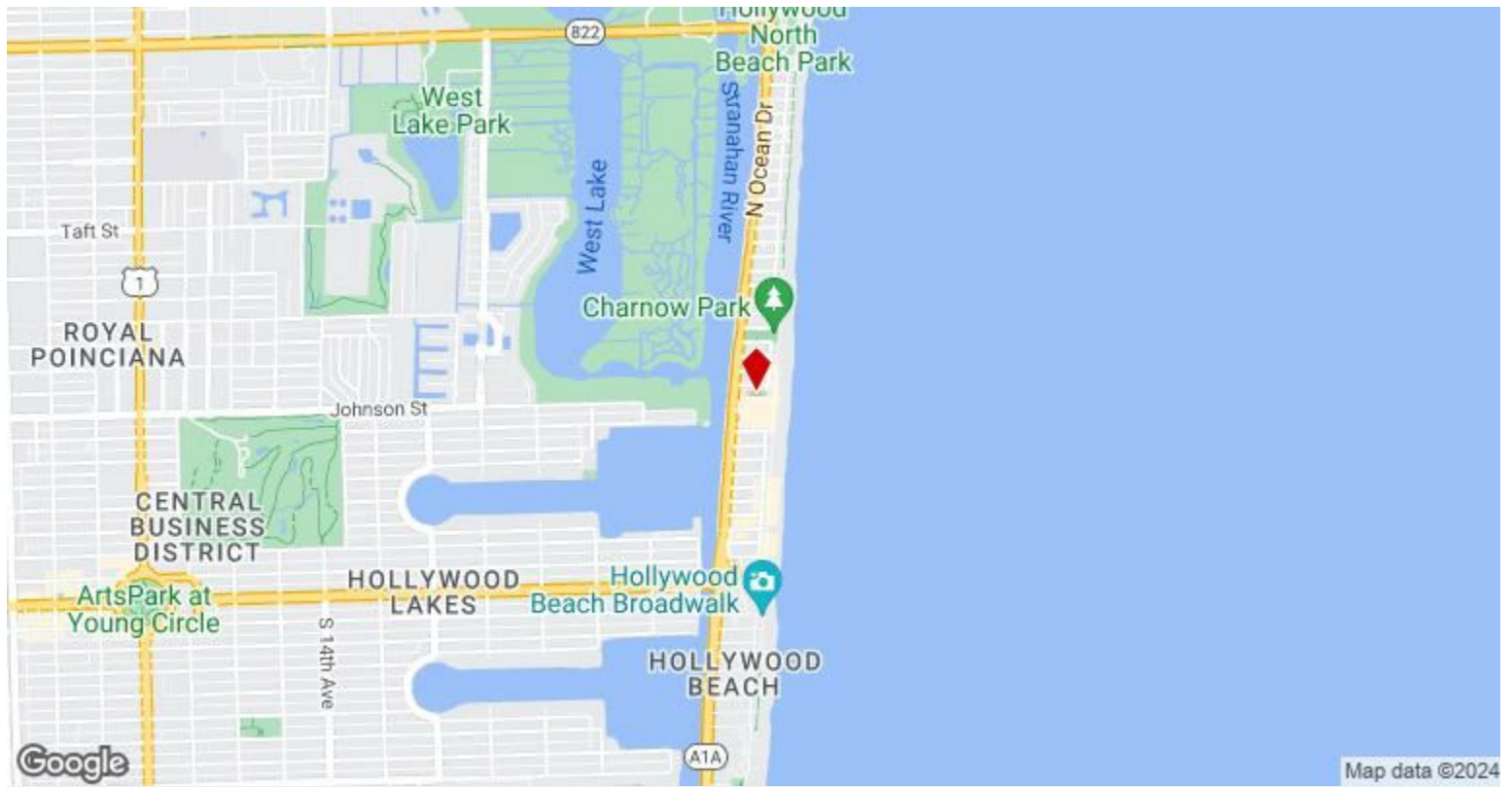
Property Subtype: Storefront

Gross Leasable Area: 1,800 SF

1st Floor Unit 327

Space Available	1,800 SF
Rental Rate	\$15,000 / Month
Date Available	September 01, 2025
Service Type	TBD
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Seize this rare opportunity to lease a prime retail space in Hollywood Beach, renowned for its bustling foot traffic and vibrant atmosphere. This 1,800 SF freestanding building is situated next to the Margaritaville Hotel, ensuring a constant stream of potential customers. With a lease ending in Q3 2025, this location is set to welcome new tenants who can transform it into a thriving business. The space comes equipped with a bathroom and central air conditioning, offering comfort and convenience for both staff and customers. Positioned on the main entrance street to the Hollywood Beach Boardwalk, this property boasts unmatched visibility and accessibility. It's directly across from the Margaritaville Hotel and close to the only public restroom on the beach, making it a prime spot for tourists and beachgoers. Don't miss out on this rare leasing opportunity in one of Hollywood Beach's most coveted locations. Contact us today to secure this prime retail space for your business!



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Freestanding building in the heart of Hollywood Beach where there is a huge amount of foot traffic, Excellent location for a restaurant or bar, Bathroom, and Central Air Conditioning.

Photos



Hollywood Theater

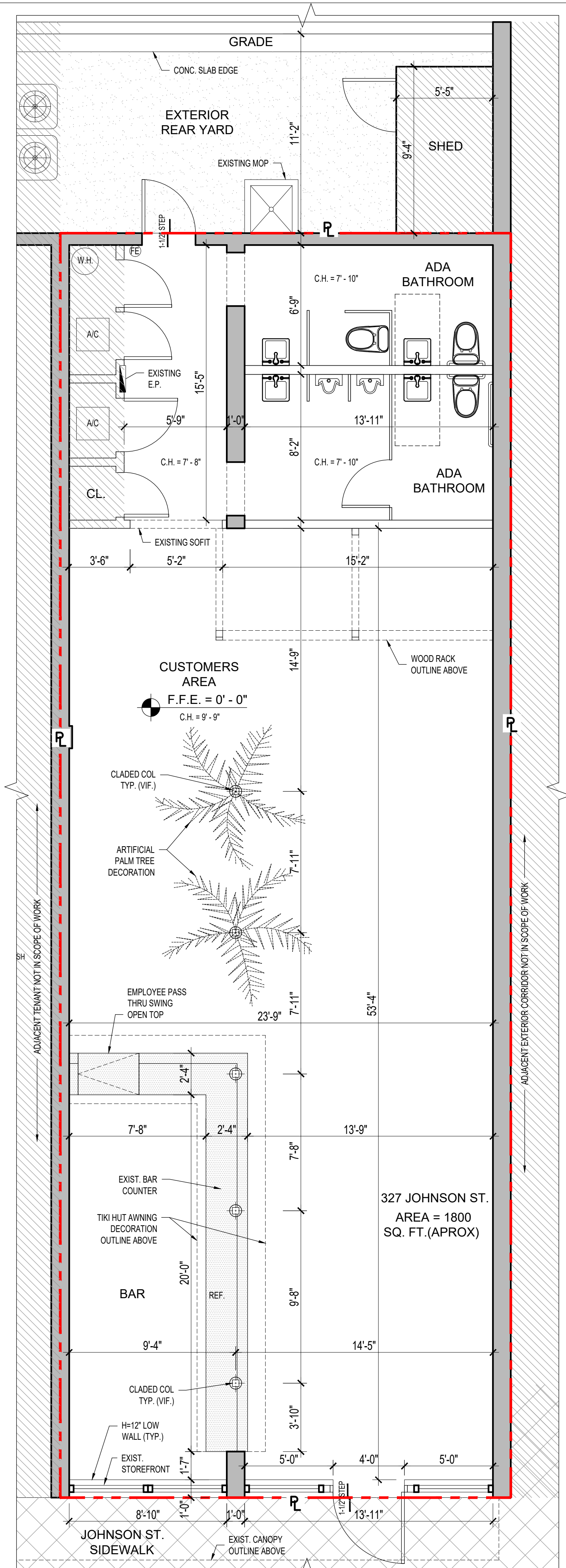


Storefront



image





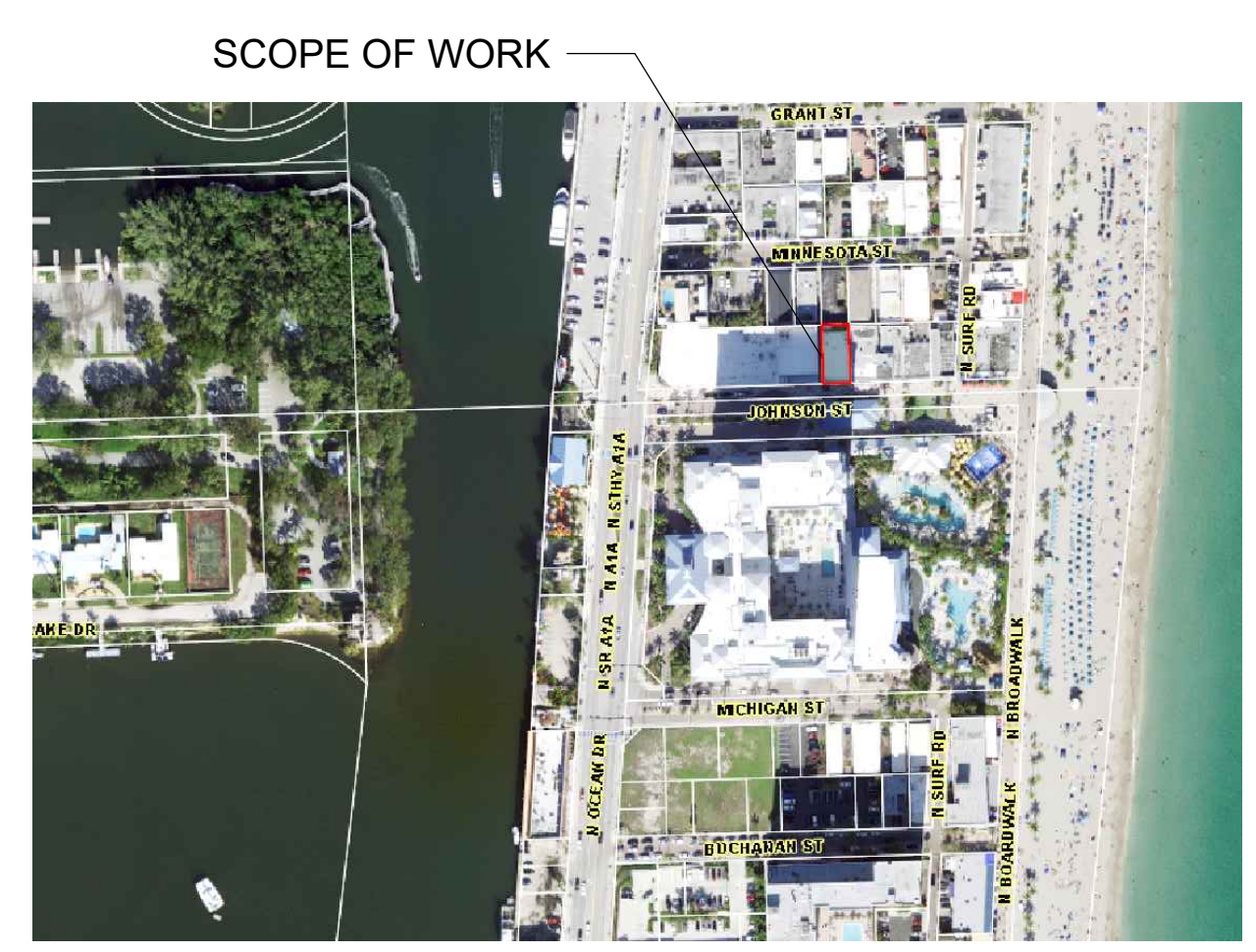
3
1/1
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

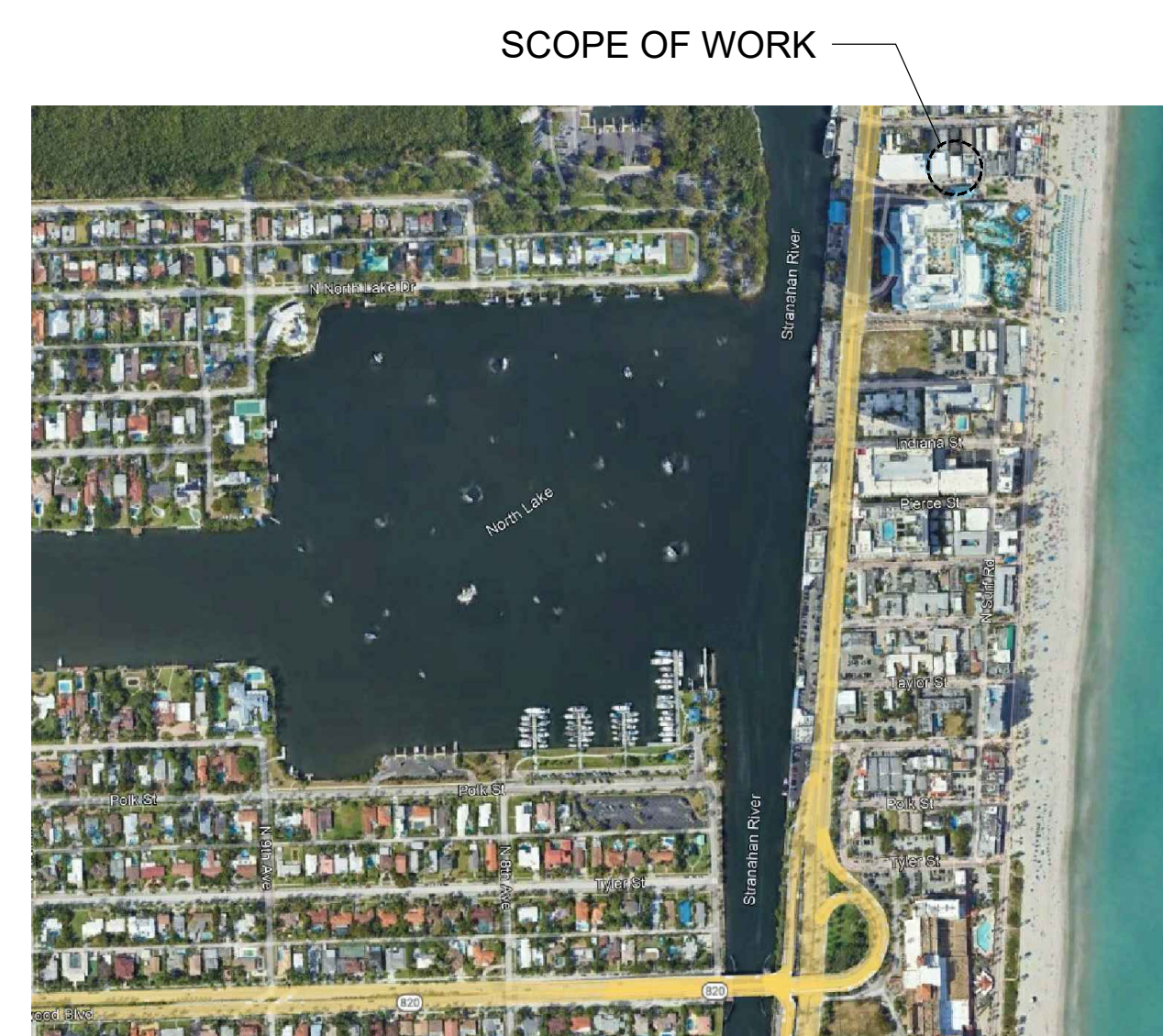
- DENOTES NOT IN SCOPE OF WORK
- INDICATES EXISTING STRUCTURAL ELEMENTS / CMU WALLS
- INDICATES EXISTING PARTITION
- EXISTING EXTERIOR GLAZING
- EXISTING ELECTRICAL PANEL
- C.H. CEILING HEIGHT

LEGAL DESCRIPTION

HOLLYWOOD BEACH FIRST ADD 1-31 B POR OF LOT 8 DESC AS BEG SW COR OF SAID LOT, NLY ALG W/L TO NW CORNER, ELY 0.76 SWLY TO PT 0.42 E OF W/L OF SAID LOT, W 0.42 TO POB, LOT 9 BLK 1



2
1/1
KEY PLAN
SCALE: N.T.S.



1
1/1
LOCATION PLAN
SCALE: N.T.S.

NOTES:

CONSULTANT

OWNER:
327 JOHNSON ST. SN LLC

RETAIL SPACE
327 JOHNSON STREET
HOLLYWOOD, FL 33019

SEAL

NO.	REVISIONS	DATE

JOB NO.
DATE 11/05/2024
SCALE SEE DWG
DRAWN BY T.W.

1/1