



**FOR LEASE**

2,794 SF - 5,615 SF  
Commercial Space

**320 S Federal Hwy  
Hollywood, FL 33020**





# EXECUTIVE SUMMARY

Apex Capital Realty is proud to present 5,615 SF of leasable commercial space located in Nine Hollywood, the hottest new development in Hollywood, FL. Positioned directly on the main US-1 corridor, this space offers outstanding visibility and accessibility to main thoroughfares, with ample on-site parking available. Just steps from Downtown Hollywood, Young Circle, and ArtsPark, it sits at the heart of a vibrant, walkable district surrounded by dining, entertainment, and cultural attractions.

Delivered in grey shell condition, the space can be easily subdivided and provides a blank canvas for tenants to fully customize the layout and finishes to suit their specific needs. Allowable uses include retail, office, restaurant, art gallery, bar, lounge, or nightclub and microbrewery. This is a rare opportunity to establish a presence in one of South Florida's most dynamic and fast-growing neighborhoods.

AVAILABLE SPACE	5,615 SF
MINIMUM DIVISIBLE	2,794 SF
MAXIMUM CONTIGUOUS	5,615 SF
ALLOWABLE USES	Retail, Office, Restaurant, Art Gallery, Bar, Lounge or Nightclub, Microbrewery, & More
ZONING	FH-2
TRAFFIC COUNT	30,125 AADT
CEILING HEIGHT	15'
ASKING PRICE	\$65 PSF NNN





# SPACE HIGHLIGHTS

- Floor-to-Ceiling Impact-Proof Glass
- On-site Parking
- 15' Ceiling Height
- 2 Entrances
- Divisible
- Ground floor of a 204-unit luxury multifamily



# LOCATION HIGHLIGHTS

- Walking Distance to the Arts Park at Young Circle
- Minutes from Aventura Mall, Gulfstream Park, Hollywood Beach, and the Margaritaville Resort
- Minutes from FT. Lauderdale - Hollywood International Airport, Port Everglades, and I-95



# FLOOR PLAN



Remaining space  
can be Subdivided



# NORTH EAST VIEW

Fort Lauderdale  
Hollywood Int. Airport  
5.8 Miles Away

Hollywood beach  
2.2 Miles Away

Young Circle  
0.3 Miles Away





# NORTH WEST VIEW

**Seminole Hard Rock  
Hotel & Casino**

7.4 Miles Away

**Fort Lauderdale**

8.2 Miles Away

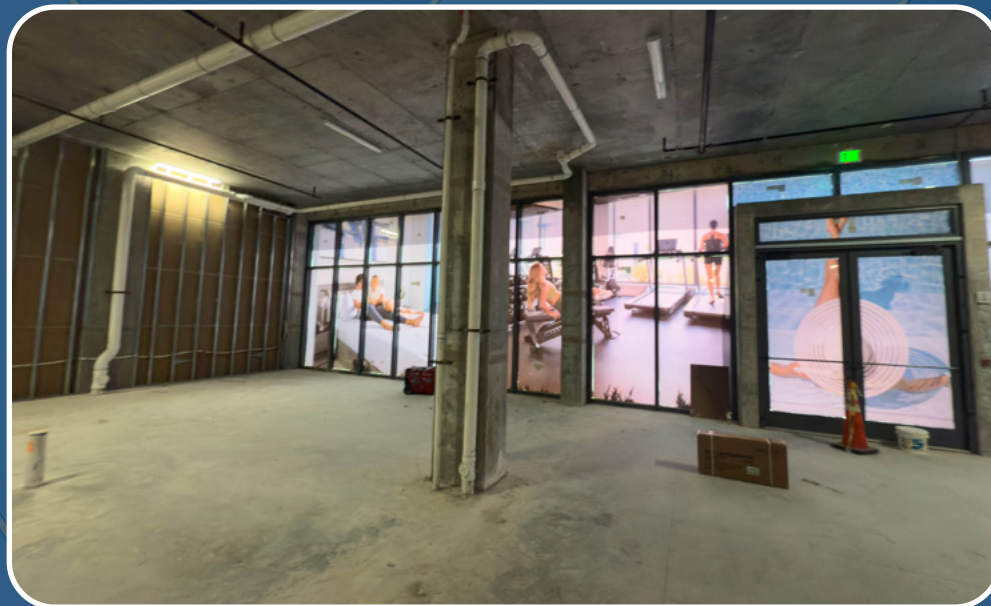
**Downtown Hollywood**

0.3 Miles Away



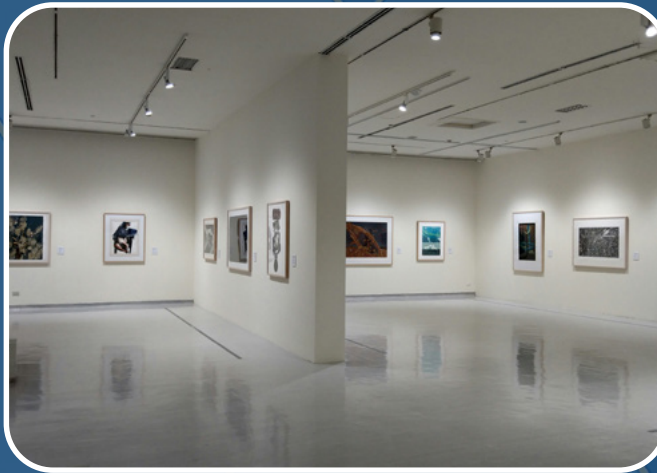


# INTERIOR/EXTERIOR PHOTOS





# MOODBOARD





# NEIGHBORHOOD HIGHLIGHTS

Hollywood Beach is consistently a top 25 beach destination and continues to attract tourists from around the world.

The famous Hollywood Beach Broadwalk is a promenade that stretches nearly 2.5 miles along the Atlantic Ocean. This brick-paved thoroughfare hosts pedestrians, joggers, bicyclists, rollerbladers, and millions of visitors every year.



Downtown Hollywood is a lively area featuring arts, dining, and entertainment. At its center is Young Circle, a park that hosts local events, with the nearby Arts Park offering outdoor performances and art exhibits. The area is also home to trendy shops, restaurants, and bars, making it a popular destination for both locals and visitors seeking a lively atmosphere and a touch of South Florida's artistic flair.



The Seminole Hard Rock Hotel and Casino is a renowned entertainment destination featuring a massive casino, luxurious hotel, and a variety of dining and shopping options. Known for its iconic guitar-shaped hotel, it offers world-class gaming, live performances, a spa, and vibrant nightlife, making it a popular spot for both visitors and locals.

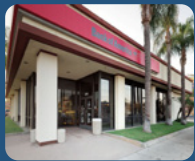




# RETAIL MAP



**PUBLIX SUPER MARKET**



**BANK OF AMERICA**



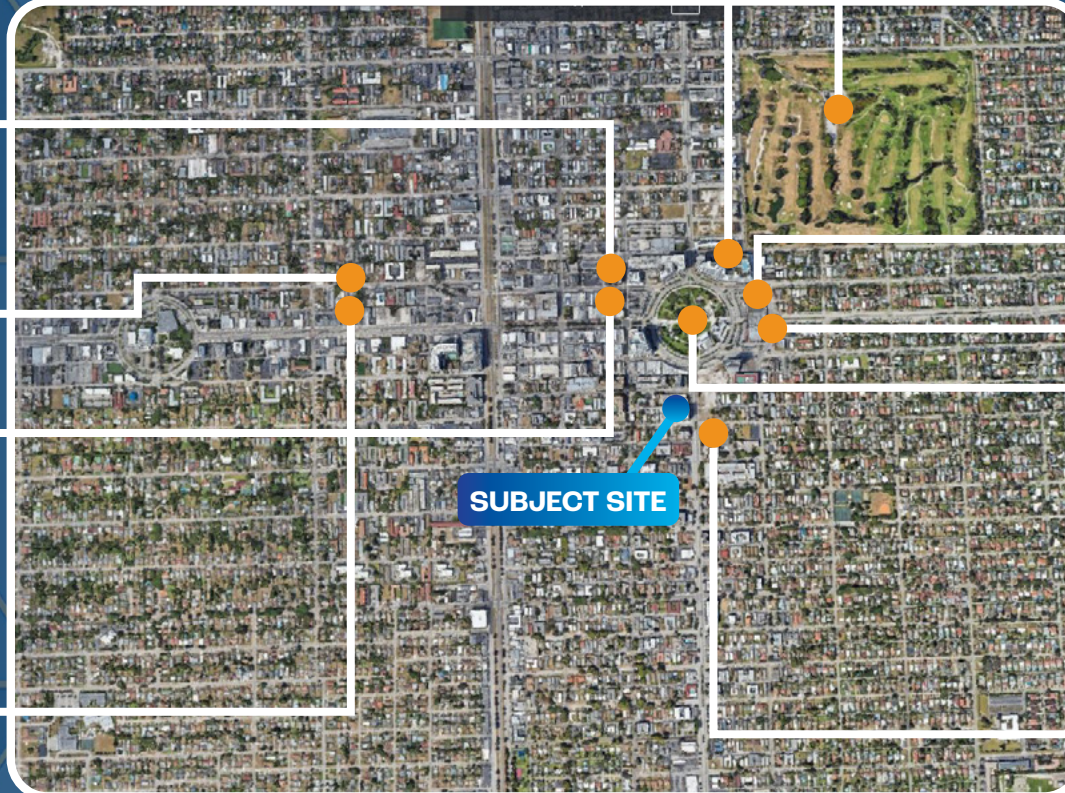
**BURGER KING**



**TWIN PEAKS**



**SUBWAY**



**SUBJECT SITE**



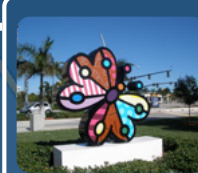
**WALGREENS**



**HOLLYWOOD BEACH GOLF CLUB**



**ART AND CULTURE CENTER**



**ARTSPARK AT YOUNG CIRCLE**



**HOLLYWOOD CENTRAL PERFORMING ARTS CENTER**





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