±10,387 SF MIXED-USE BUILDING

DOWNTOWN HOLLYWOOD

For Sale - Mixed-Use Opportunity

OFFERING MEMORANDUM

219 N 21ST AVE,
HOLLYWOOD, FL 33020

TURNKEY RESTAURANT, ORGANIC WINE BAR & OFFICE INVESTMENT

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY

This mixed-use investment opportunity is located directly within a rapidly evolving urban corridor. Situated on a 0.25-acre site in the heart of downtown Hollywood, Florida. Lee & Associates is proud to offer this opportunity for, an investor or owner-user the ability to capitalize on the strong demand for hospitality, retail, and mixeduse assets in South Florida

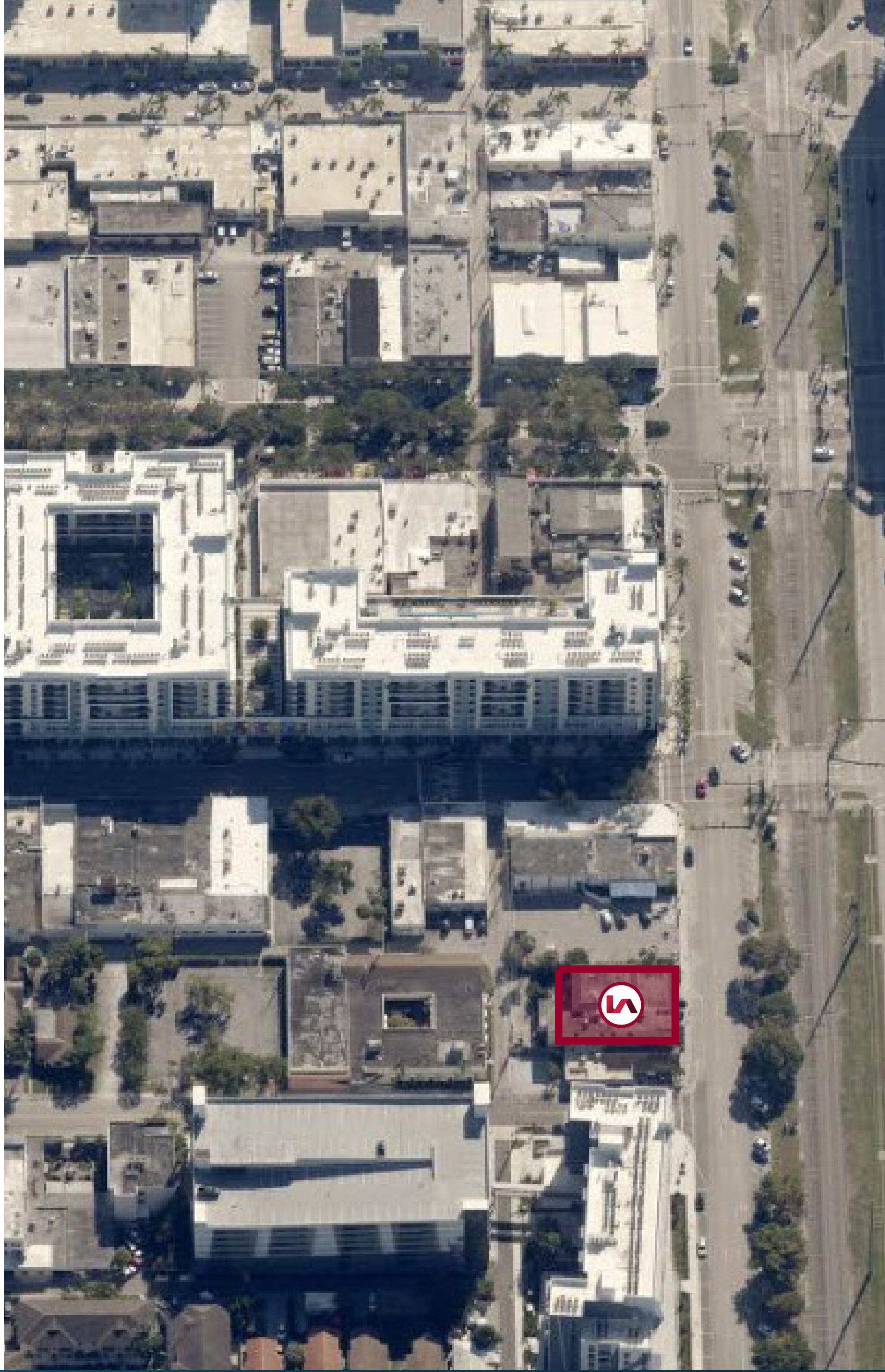
The property features a turnkey restaurant, organic wine bar with outdoor seating and 2nd floor office & lounge space providing a diversified investment profile.

The asset benefits from:

- Strong visibility
- Proximity to major commercial and residential developments
- Walkable urban location
- Continued population and economic growth in the surrounding market

Zoned ND-3, the property is ideally positioned in Downtown Hollywood to capitalize on the area's dynamic commercial landscape. Don't miss the opportunity to secure a true cornerstone asset in this thriving market.

William Domsky
516.721.0676
wdomsky@lee-associates.com



PROPERTY SUMMARY

Total Building Area	10,387 SF
Lot Size	0.25 Acres
Property Type	Mixed-Use
Zoning	ND-3 _ North Downtown High Intensity Mixed-Use
Current Use	Restaurant, Wine Bar with Outdoor Space, 2nd Floor Office & Lounge.
Year Built	1924 Expanded in 1961
Renovated	2020 & 2024
Location	Good visibility along a major arterial road.
Submarket	Hollywood

OFFERED FOR SALE

$3,800,000

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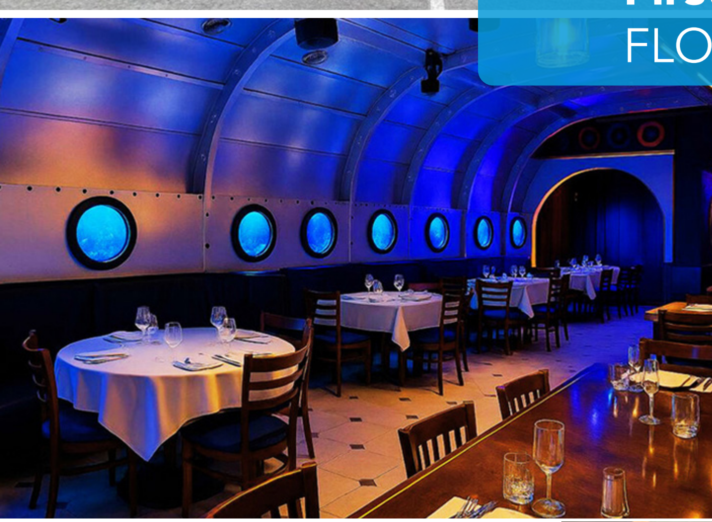
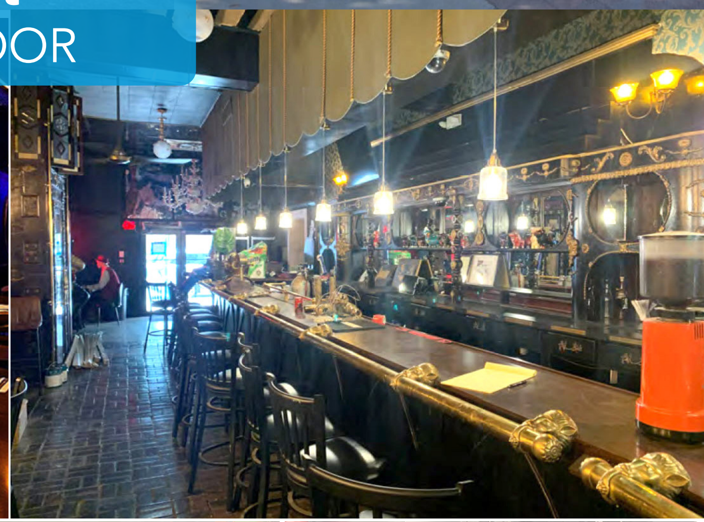
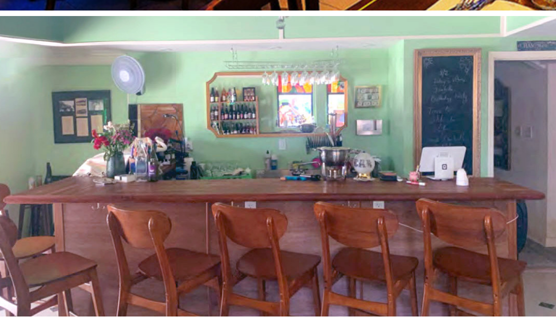
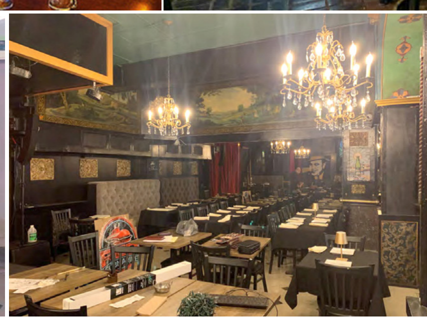
First FLOOR

Second FLOOR









INVESTMENT HIGHLIGHTS

Prime Urban Location
Highly visible mixed-use building located within a rapidly developing area surrounded by new residential, office, and retail developments.

High Visibility Frontage
The property benefits from strong street presence and traffic exposure, enhancing retail and restaurant operations.

Turnkey Restaurant Opportunity
The restaurant space is fully operational and ready for immediate occupancy, creating a plug-and-play opportunity for an owner/operator or hospitality investor.

Mixed-Use Income Potential
Combination of restaurant, wine bar, and office space allows for diversified income streams and flexibility for future repositioning.

Positioned for Growth
The surrounding area is experiencing significant new residential and office development, which will continue to drive demand for hospitality and retail uses.

LOCATION OVERVIEW

A+++ Location in Downtown Hollywood, FL
Discover the allure of South Florida at 219 N 21st Ave in Hollywood, FL. Surrounded by a vibrant blend of residential and commercial properties, just minutes from the renowned Hollywood Beach and the lively Hollywood Boardwalk. A perfect blend of leisure, entertainment, and business opportunities with its strategic position in an eclectic and dynamic neighborhood, the property presents an exceptional opportunity to purchase a free-standing retail investment in South Florida.

Located in the heart of Downtown Hollywood, just north of the Hollywood Boulevard Historic Business District. The property sits within Hollywood's historic downtown corridor and features a building dating back to approximately 1924.

Downtown Hollywood: A High-Growth Urban Submarket

Connectivity & Economic Drivers

Downtown Hollywood benefits from proximity to two major regional economic engines:

FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
BROWARD COUNTY, FLORIDA

35.2 million passengers in 2024, serving 97 domestic & 55 international destinations.

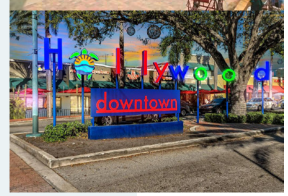
PORT EVERGLADES
BROWARD COUNTY, FLORIDA

Generates more than **$29 billion in annual economic** impact, supporting over 197,000 Florida jobs.

The City is served by Tri-Rail commuter service and positioned for expanded rail connectivity along the Florida East Coast corridor.

Public investment, including the recently completed Hollywood Blvd Complete Streets project, has enhanced pedestrian circulation and storefront visibility, strengthening the retail environment.

Downtown also falls within the City's Community Redevelopment Agency (CRA) district, offering grant programs designed to support façade improvements and capital upgrades, reinforcing long-term asset value.



INVESTMENT CONSIDERATIONS

- Significant residential density growth
- Strong occupancy across office and retail sectors
- ransit-oriented zoning and redevelopment flexibility
- Proximity to airport and seaport infrastructure
- Ongoing public investment and CRA incentives

Downtown Hollywood offers investors a differentiated opportunity within Southeast Broward — combining urban walkability, active development momentum, and stable commercial.fundamentals.

Hollywood's office submarket totals approximately 6.4 million square feet, with reported 93.1% occupancy and an 8.2% vacancy rate, reflecting a stable and balanced leasing environment.
Average asking rents are approximately $36.00/SF, slightly above the broader Fort Lauderdale metro average, with 33 office sales transactions in FY2025 at an average of $231/SF, demonstrating sustained investor activity.

Hollywood's retail inventory totals approximately 11.8 million square feet, with a reported 5% vacancy rate (Q3 2025). Average rents are approximately $37.00/SF, supported by steady year-over-year growth.
New mixed-use developments are introducing high-quality ground-floor retail space, further strengthening Downtown as a dining, service, and entertainment destination.

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Legal matters should be reviewed with a qualified attorney. Tax matters should be discussed with a certified public accountant or tax attorney. Title matters should be reviewed with a title officer or attorney. Questions regarding property condition or compliance with governmental requirements should be addressed with appropriate engineers, architects, contractors, consultants, and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This material is not intended to be an appraisal of the property's market value. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP).

William Domsky
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To learn more, visit:

www.lee-associates.com

Prepared By:
WILLIAM DOMSKY
Principal
516.721.0676
wdomsky@lee-associates.com

7925 NW 12th STREET, STE 301
MIAMI FL 33126
305-235-1500

700 W. HILLSBORO BOULEVARD, STE 203
DEERFIELD BEACH FL 33442
954-399-6299