

# LICENSED K-5 PRIVATE SCHOOL

2751 VAN BUREN ST,  
HOLLYWOOD, FL 33020



Hollywood Blvd

S 28th Ave

Van Buren St

S 28th Ave



 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

An aerial photograph of a school building with a flat roof and several air conditioning units. The building is surrounded by trees and a fence. A large, semi-transparent 'X' is overlaid on the image. The text 'SITE OVERVIEW' is written in white, bold, sans-serif font across the center of the image.

# SITE OVERVIEW

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents 2751 Van Buren Street, an 8,636-square-foot K-5 licensed private school facility situated on a 19,788-square-foot lot in Hollywood, Florida. Currently licensed for 80 students with the potential to expand to 103, the property features a fully built-out educational layout including multiple classrooms, two offices, two conference rooms, a media room, library, storage rooms, a waiting area, and both private and multi-stall restrooms.

The existing infrastructure provides a turn-key solution for an educational operator while also offering flexibility for conversion to a freestanding office building or medical office making this a compelling opportunity for an owner-user, investor, or value-add buyer.

The property is currently occupied by a tenant on a month-to-month basis generating approximately \$31,000/month in base rent, with garbage and utilities paid separately by the tenant. If desired, the tenant has expressed willingness to execute a one-year lease extension, providing immediate income stability and a defined transition period for a new owner.

Strategically positioned less than one mile from I-95 and approximately 3.8 miles from the Florida Turnpike, the property offers excellent regional connectivity. Located in Hollywood a dynamic Broward County market with over 153,000 residents and proximity to Port Everglades and Fort Lauderdale-Hollywood International Airport the site benefits from strong population density and direct access to major employment and transportation hubs.

Hollywood is currently in the midst of a transformational growth cycle, with nearly \$1.5 billion in development recently completed, under construction, or planned anchored by a \$670M expansion of Memorial Regional Hospital, multiple luxury high-rise towers along the coast and Federal Highway corridor, and major mixed-use projects citywide. The result is accelerating population growth, rising rooftop density, and surging demand for neighborhood retail, office, and healthcare services making this an ideal moment to acquire a well-located, income-producing asset in one of Broward County's most active submarkets.



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

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**ASKING: \$3,950,000.00**



### K-5 Private School:

8,636 SF  
Two-story School Building  
19,788 SF Lot Size  
Licensed for 80 Students  
Expandable to 103 Students  
Multiple Classrooms  
Media room  
Library  
Two (2) Offices  
Two (2) Conference Rooms  
Private / Multi-stall Public Restrooms  
Zoned TC-1



### Centrally Located:

Located in Hollywood, Florida, the property benefits from a central Broward County position with access to major highways, Port Everglades, and Fort Lauderdale-Hollywood International Airport.



### Exceptional Freeway Access:

Less than 1 mile to I-95; 3.8 miles to Florida Turnpike

# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Immediate Income in Place -Tenant in occupancy on a month-to-month basis at \$31,000/month (\$372,000/year) with potential willingness to sign a one-year lease extension at closing
- Turn-Key Educational Facility -Fully licensed K-5 private school built out for 80 students with approved capacity to expand to 103; no buildout cost for the right operator
- Dual-Use Flexibility - Existing layout supports continued school use or straightforward conversion to a freestanding office building, broadening the buyer pool
- wo-Story, 8,636 SF Building on 19,788 SF Lot - Efficient building-to-land ratio with room for outdoor programming, drop-off circulation, or future expansion
- TC-1 Zoning - Supports a range of commercial and educational uses, adding optionality for repositioning
- Last-Mile Highway Access -Under 1 mile to I-95 and 3.8 miles to the Florida Turnpike; easily accessible from throughout Broward County
- Prime Broward County Location - Situated in Hollywood, a market of 153,000+ residents, minutes from Port Everglades and Fort Lauderdale-Hollywood International Airport
- Owner-User or Investor Play - Acquire with income in place, occupy immediately, or reposition multiple exit strategies from day one

# DEVELOPMENT POTENTIAL



**2751 Van Buren St,**  
Hollywood, FL

**\$3,950,000.00**  
Asking Price

**\$457.39**  
PSF

**TC-1**  
Zoning (Up to 7-Stories)

**±8,636 SF**  
Building Size

**±19,788 SF**  
Lot Size

## RESIDENTIAL DEVELOPMENT

### Multifamily

**Max Height:** 7 stories (75 feet)

**Potential Units:** 40-50 Units

#### Unit Mix:

Studios: 400-500 SF

1-Bedrooms: 600-800 SF

2-Bedrooms: 900-1,200 SF

#### Projected Rents:

Studios: \$1,800 - \$2,200

1-Bedrooms: \$2,400 - \$3,000

2-Bedrooms: \$3,200 - \$3,800.

#### Potential Revenue:

\$100,000 - \$130,000/month (gross)

**Construction Cost Estimate:** \$180 - \$250 per SF

## MIXED-USE DEVELOPMENT

### Retail + Residential

**Ground Floor Retail:** 5,000 SF

**Upper Floors:** 35-40 Residential Units

#### Retail Lease Rates:

\$40 - \$55 per SF (NNN)

#### Projected Retail Income:

\$200,000 - \$275,000/YR

#### Projected Residential Income:

\$90,000 - \$120,000/month

#### Total Annual Revenue:

\$1.3M - \$1.6M

#### Construction Cost Estimate:

\$200 - \$275 per SF

## COMMERCIAL DEVELOPMENT

### Office or Hotel

**Office Space:** 50,000 SF (~7 floors)

**Lease Rates:** \$30 - \$40 per SF

#### Potential Income:

\$1.5M - \$2M Annually

#### Hotel Concept:

100-120 Rooms

ADR (Average Daily Rate): \$120 - \$180

Annual Revenue: \$4M - \$6M

#### Construction Costs:

Office: \$225 - \$275 per SF

Hotel: \$250 - \$300 per SF

# PROPERTY DETAILS

## LOCATION INFORMATION

<b>BUILDING NAME</b>	Licensed K-5 Private School
<b>STREET ADDRESS</b>	2751 Van Buren St
<b>CITY, STATE, ZIP</b>	Hollywood, FL 33020
<b>COUNTY</b>	Broward
<b>MARKET</b>	South Florida
<b>SUB-MARKET</b>	Regional Activity Center (RAC)
<b>CROSS-STREETS</b>	SW 28th Ave
<b>NEAREST HIGHWAY</b>	I-95
<b>NEAREST AIRPORT</b>	Fort Lauderdale Int'l Airport

## PROPERTY INFORMATION

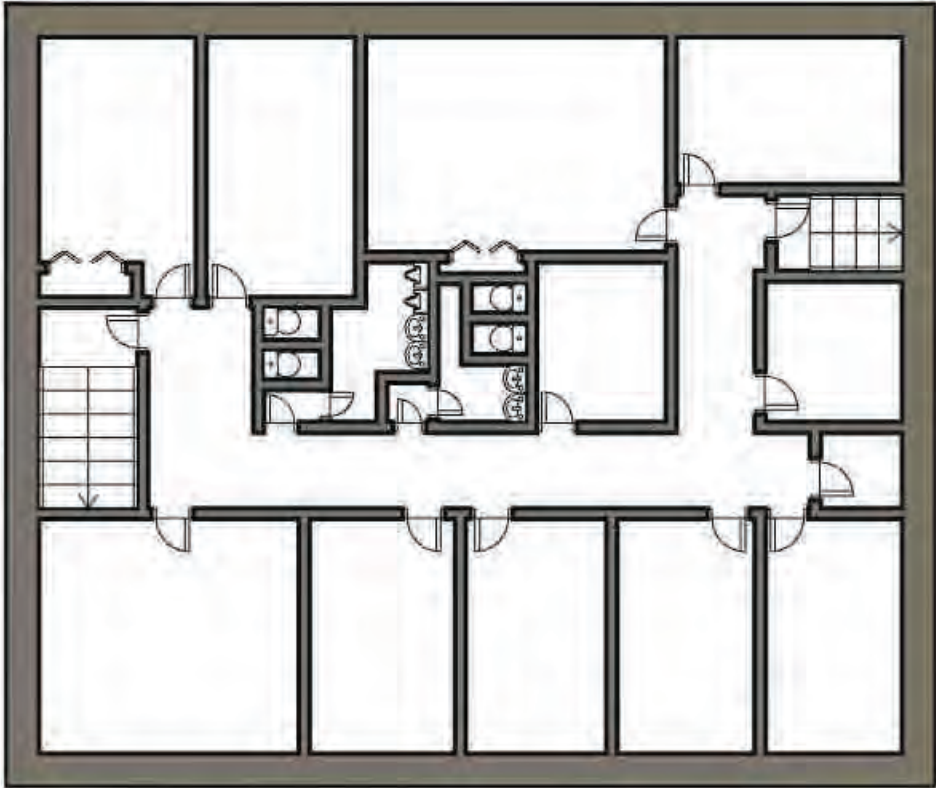
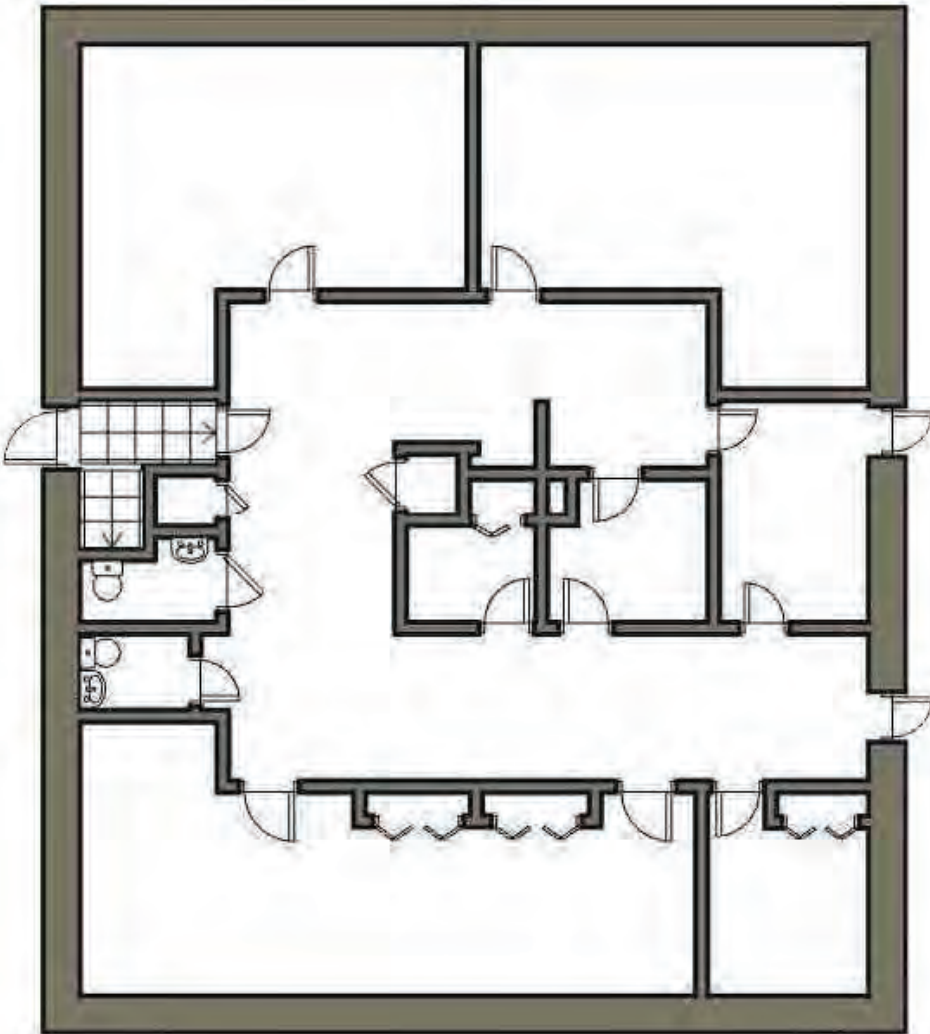
<b>PROPERTY TYPE</b>	Special Purpose / School
<b>ZONING</b>	TC-1
<b>LOT SIZE</b>	0.45 Acres
<b>APN #</b>	514216023110

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	8,636 SF
<b>NOI</b>	\$0.00
<b>CAP RATE</b>	0.0
<b>TENANCY</b>	Single



# FLOOR PLANS



# LICENSED K-5 PRIVATE SCHOOL



# OUTDOOR RECREATION SPACE



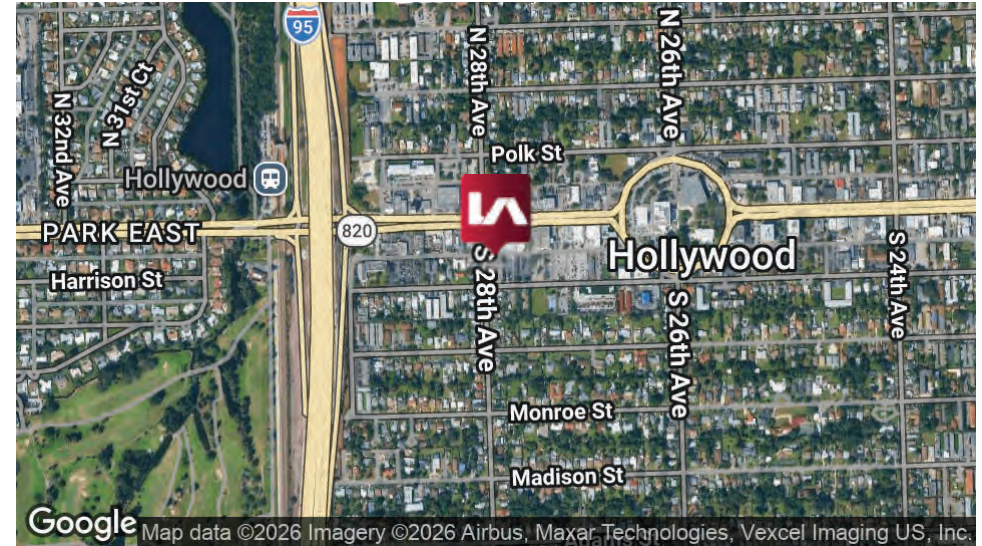
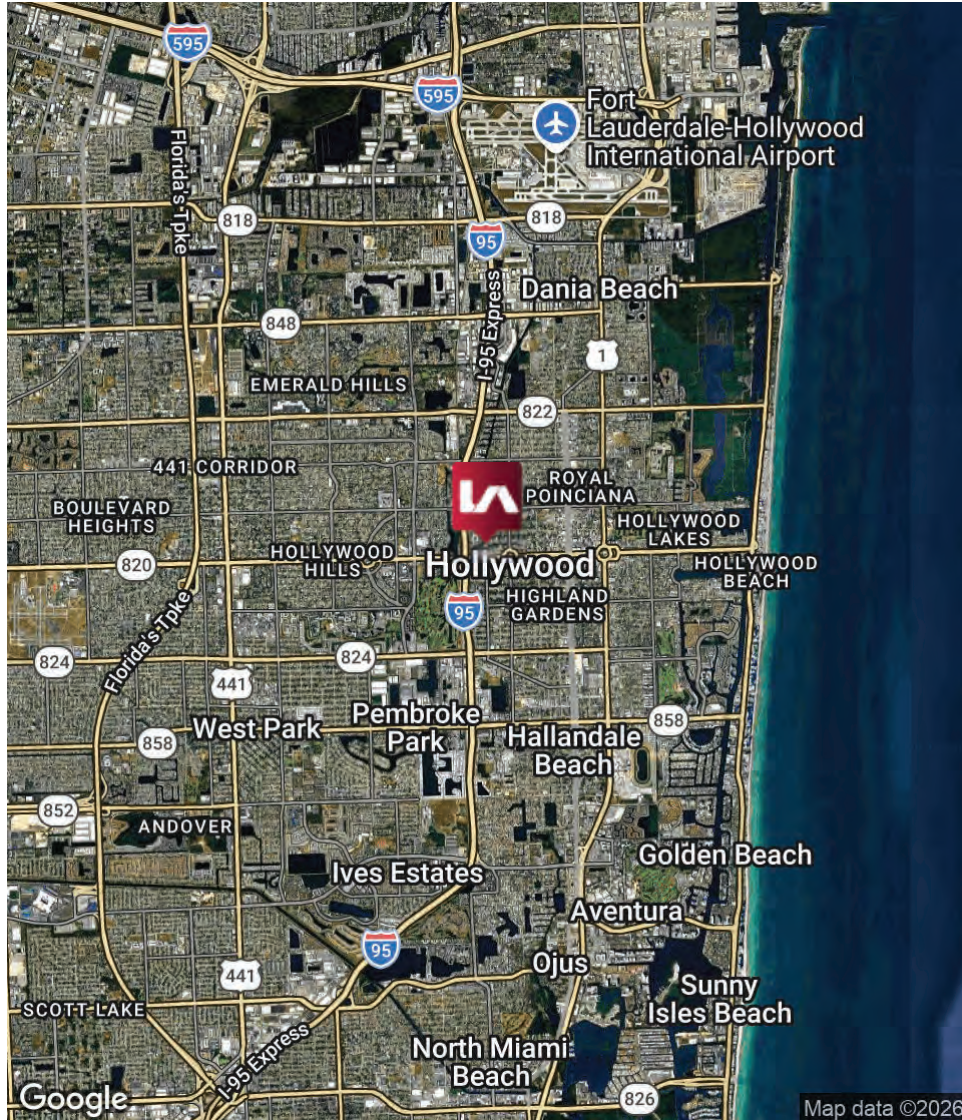
# VERSATILE EDUCATIONAL FACILITIES



An aerial photograph of a school building with a flat roof and several air conditioning units. The building is surrounded by trees and a fence. A large, semi-transparent 'X' is overlaid on the image. The text 'LOCATION INFORMATION' is written in white, bold, sans-serif font across the middle of the image.

# LOCATION INFORMATION

# REGIONAL MAP



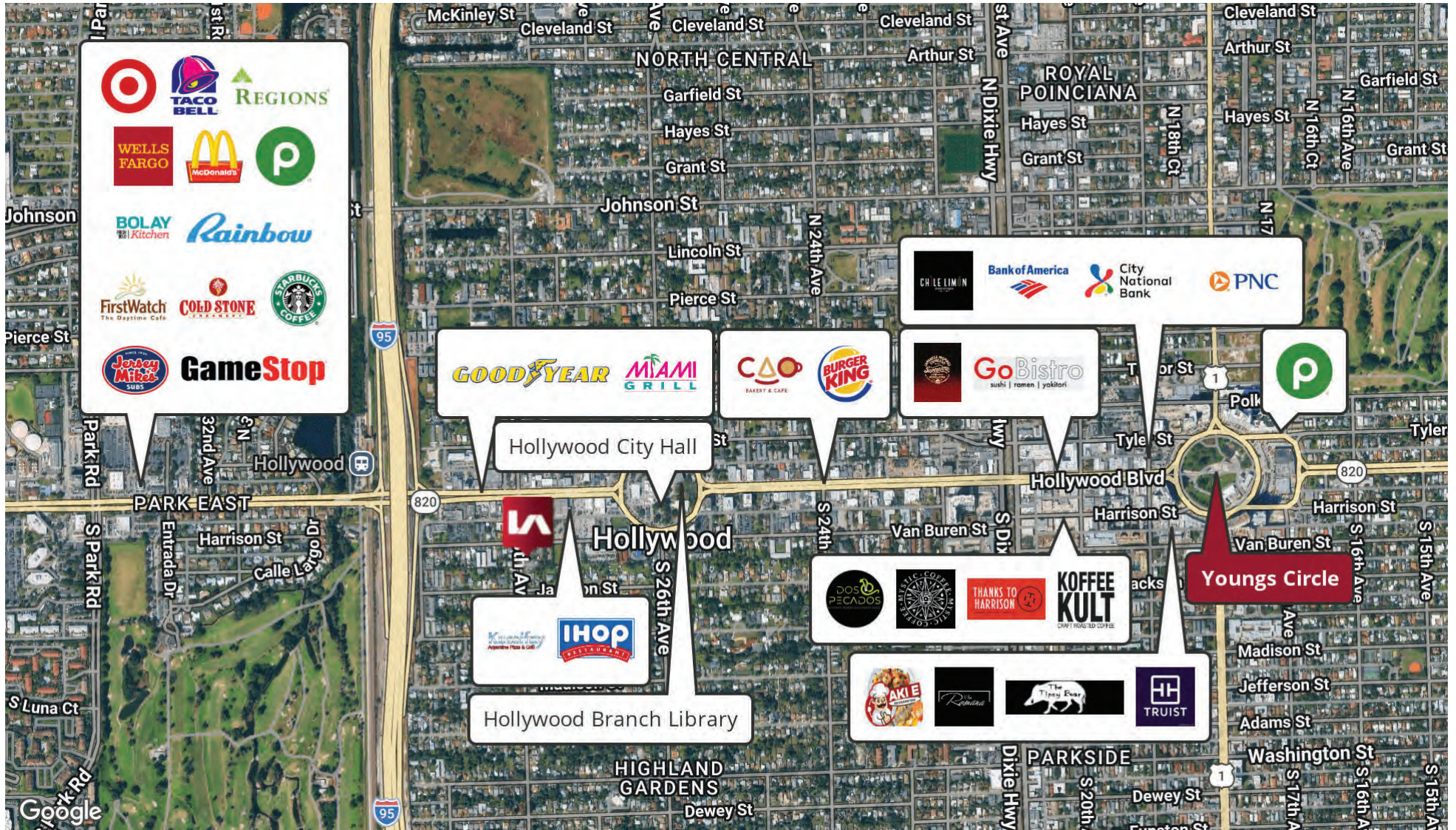
## LOCATION OVERVIEW

Located in Hollywood, Florida, the property benefits from a central Broward County position with access to major highways, Port Everglades, and Fort Lauderdale-Hollywood International Airport. The surrounding area supports strong educational and office demand within a growing South Florida market.

## CITY INFORMATION

CITY:	Hollywood
MARKET:	South Florida
SUBMARKET:	Regional Activity Center (RAC)
NEAREST HIGHWAY:	I-95
NEAREST AIRPORT:	Fort Lauderdale Int'l Airport

# RETAILER MAP

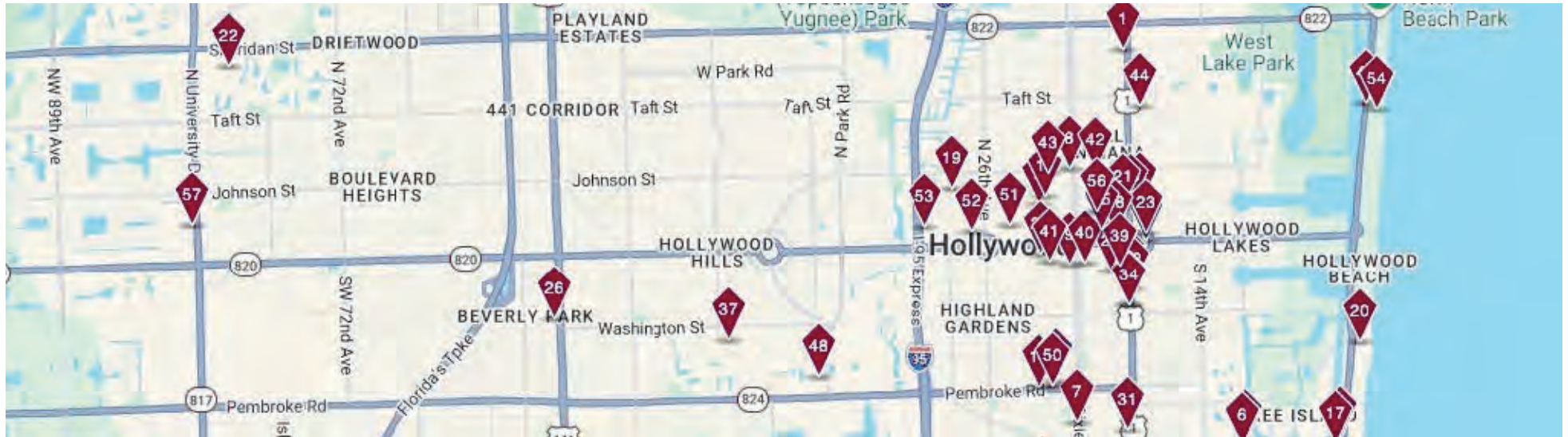


# NEARBY DEVELOPMENTS

<b>57</b> Total Properties	<b>44</b> Apartment Projects	<b>8,020</b> Total Residential Units	<b>991k SF</b> Total Commercial SF	<b>9</b> Commercial Assets	<b>902</b> Hotel Rooms
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Apartments (Multifamily)		Hotel / Hospitality		Office / Retail / Other	
Total Projects	<b>44</b>	Total Projects	<b>6</b>	Office Projects	<b>4</b>
Total Units (known)	<b>8,020</b>	Total Rooms (known)	<b>902 Rooms</b>	Total Office SF	<b>691k SF</b>
Largest	<b>750 Units</b>	Largest	<b>500 Rooms</b>	Retail Projects	<b>2</b>
Smallest	<b>3 Units</b>	Largest (Project)	<b>Diplomat Landings</b>	Total Retail SF	<b>132k SF</b>
Notable	<b>Modera, GAIA, Icon Beach, Soleste</b>	Notable	<b>Shell Bay, Chateau Capone, AC Hotel, Hampton Inn</b>	Specialty / Land	<b>3 (Car Wash, Land Parcel)</b>

# NEARBY DEVELOPMENTS: TOP PROPERTIES



Property Name / Address	City	Type	Size	Comments
Shell Bay Club and Resort - 661 Diplomat Pkwy	Hallandale Beach	Hotel	60 Rooms	Diplomat Pkwy waterfront corridor- trophy hotel asset. Institutional buyer target. Shell Bay brand + Auberge amenities = premium pricing power. Rarest asset class in the market.
The Residences at Shell Bay - 501 Diplomat Pkwy	Hallandale Beach	Apartments	108 Units	Tied to Shell Bay Club - branded luxury residential on Diplomat corridor. Wealthy buyer/tenant pool, waterfront adjacency. Co-brand with hotel drives premium rents and values.
2800 Oakwood Blvd	Hollywood	Office	247,000 SF	Largest office asset in the entire dataset. Up to 247,000 SF available. Rare large-block opportunity in a market short on institutional office supply. Strong leasing push underway.
515 N Federal Hwy	Hallandale Beach	Apartments	750 Units	Largest multifamily project in the dataset by unit count. 750 units = institutional scale. N Federal Hwy corridor with strong traffic counts.
Icon Beach Residences - 3660 S Ocean Dr	Hollywood	Apartments	350 Units	Oceanfront address on S Ocean Drive - one of the most desirable residential corridors in Broward. 350 units with beachfront positioning commands top-tier rents and attracts institutional buyers.
Modera Hollywood - 400 S Dixie Hwy	Hollywood	Apartments	387 Units	Mill Creek Residential's Madera brand - proven institutional operator. 387 units in Hollywood's core corridor. Brand recognition drives occupancy and premium rent.
Diplomat Landings Hotel - 3690 S Ocean Dr	Hollywood	Serviced Apartment	500 Rooms	Largest hotel in the dataset. 500 rooms on S Ocean Drive adjacent to the Diplomat Resort. Serviced apartment/extended-stay model captures both tourist and corporate demand. Hard to replace asset.

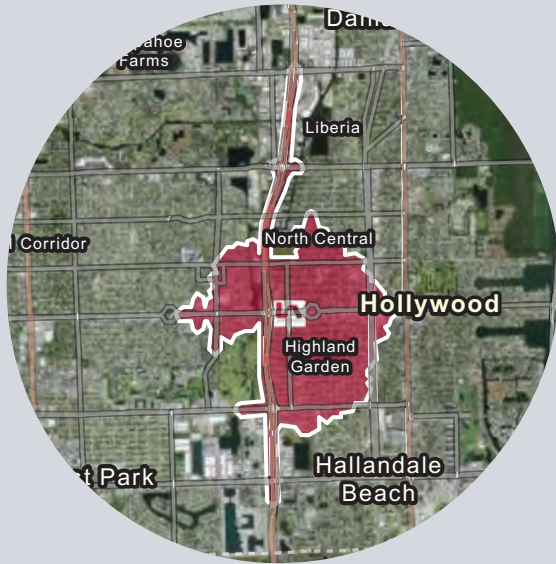
An aerial photograph of a school building with a flat roof and several air conditioning units. The image is overlaid with a semi-transparent red filter and a large white 'X' watermark. The word 'DEMOGRAPHICS' is written in large, white, bold, sans-serif capital letters across the center of the image.

# DEMOGRAPHICS

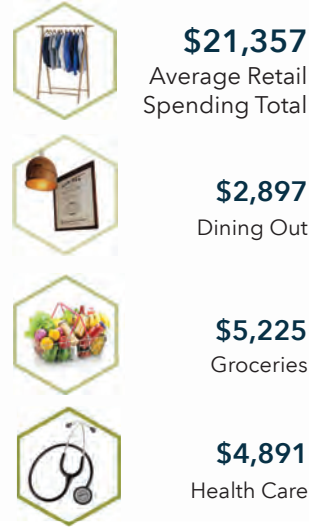
# DEMOGRAPHIC PROFILE

## KEY FACTS

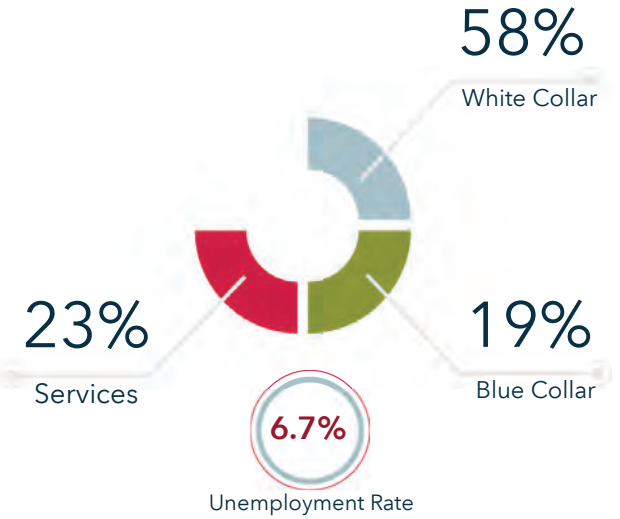
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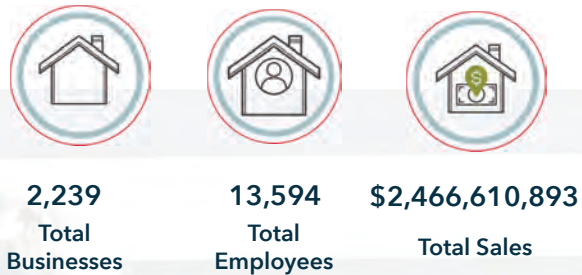
## Annual Average Consumer Spending



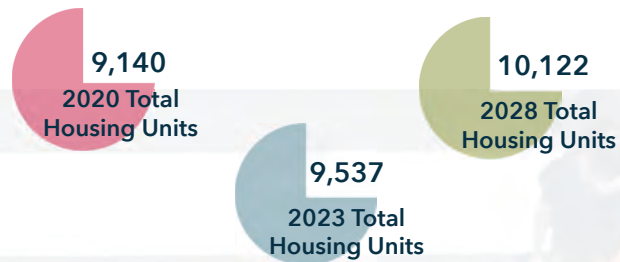
## EMPLOYMENT TRENDS



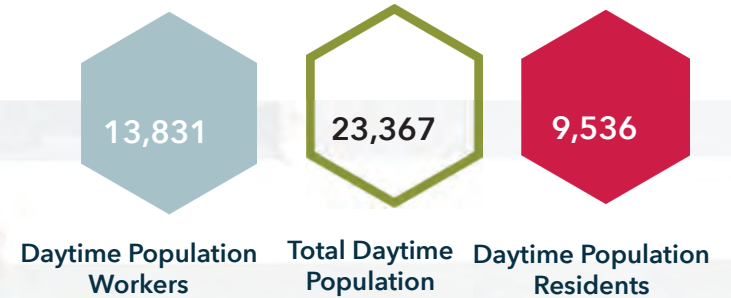
## BUSINESS



## HOUSING UNITS



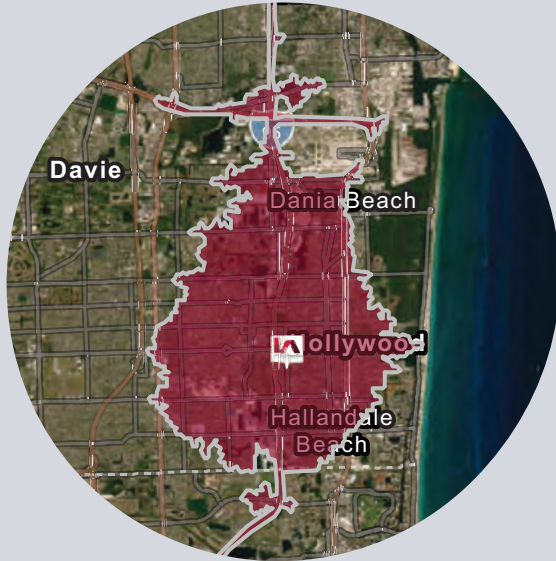
## DAYTIME POPULATION



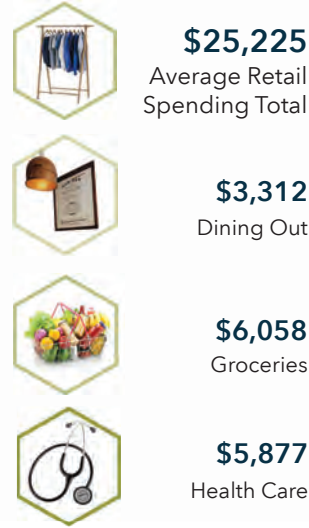
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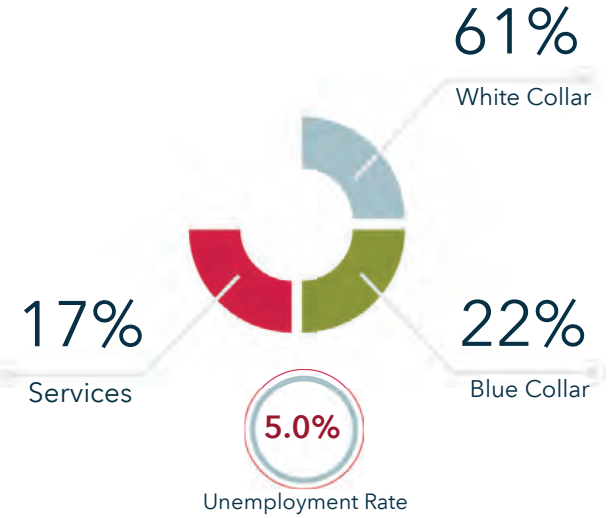
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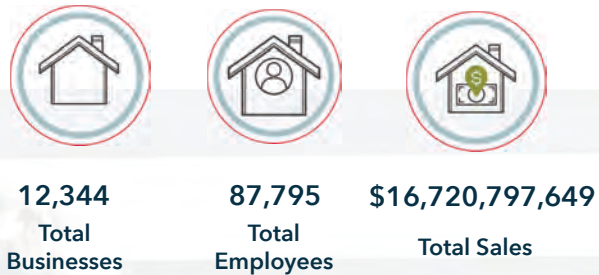
## Annual Average Consumer Spending



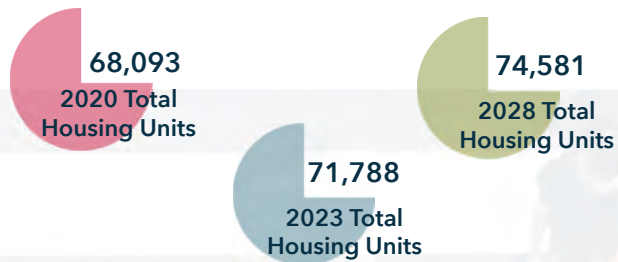
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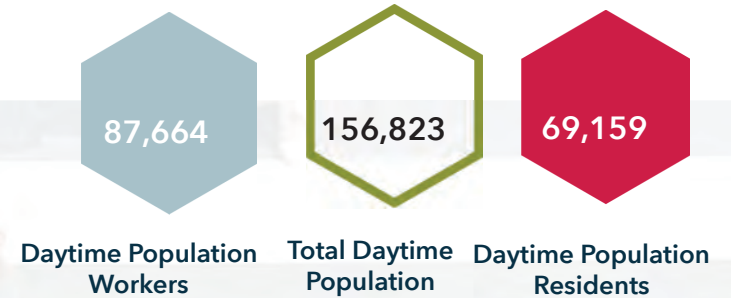
## BUSINESS



## HOUSING UNITS



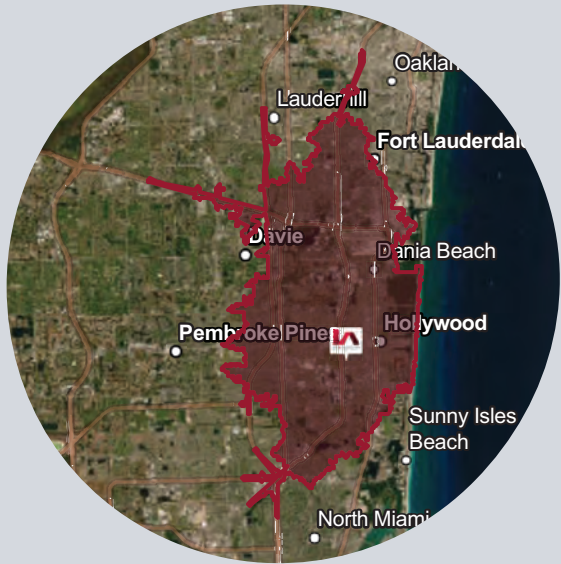
## DAYTIME POPULATION



# DEMOGRAPHIC PROFILE

## KEY FACTS

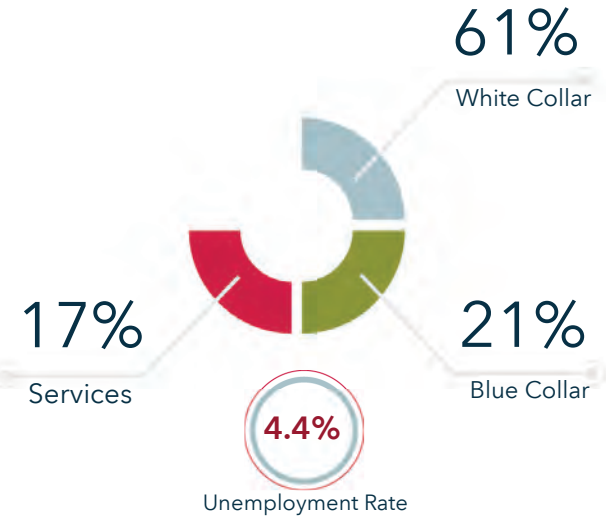
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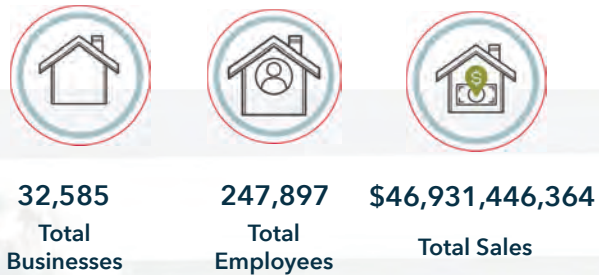
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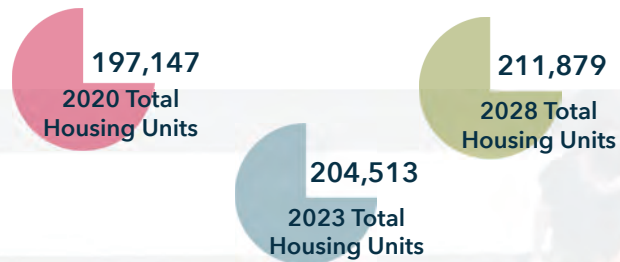
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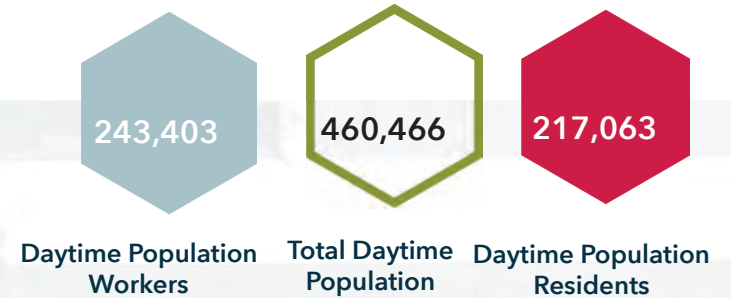
## BUSINESS



## HOUSING UNITS



## DAYTIME POPULATION





# CONTACT US

# SEBASTIAN MISIEWICZ



## SEBASTIAN MISIEWICZ

Principal

[smisiewicz@lee-associates.com](mailto:smisiewicz@lee-associates.com)

Cell: 305.904.5956

## 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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# MATTHEW LAGO



## MATTHEW LAGO

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Cell: 954.604.0689

## PROFESSIONAL BACKGROUND

Matthew Lago is a Vice President with Lee & Associates South Florida specializing in Industrial and Office Investment Sales & Leasing and collaborating closely with industry veteran and Principal, Sebastian Misiewicz. With a client-first approach and a keen eye for market trends, Matthew leverages his extensive experience in finance and business development to provide tailored solutions that maximize value for his clients. His deep understanding of deal structuring, financial analysis, and pipeline management ensures every transaction is executed with precision and care.

Matthew brings over a decade of proven success in sales, finance, and business banking to his role in commercial real estate. During his tenure with organizations like Wells Fargo, BHG Financial, and American Express, he cultivated a strong expertise in commercial credit, CRE loans, and business funding solutions. His ability to identify opportunities, negotiate favorable terms, and drive revenue growth has been instrumental in fostering client success. Notably, his leadership and strategic insights have consistently delivered measurable outcomes in competitive markets.

Matthew earned his Associate of Arts degree in Business Administration from Broward College. Fluent in English and proficient in Spanish, he excels in building strong relationships across diverse client bases. His commitment to excellence extends beyond the workplace through community engagement and mentorship, reflecting his dedication to both professional and personal growth.

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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).





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

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