

GRANT STREET WAREHOUSE HOLLYWOOD INDUSTRIAL

1950 GRANT STREET
HOLLYWOOD, FL 33020

**LISTING
WEBSITE**



EVAN FRIPT

Senior Vice President

954.654.1517

efript@lee-associates.com

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com

 @leesouthflorida

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MARKET ADVISORS

EVAN FRIPT
Senior Vice President
954.654.1517
efript@lee-associates.com

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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.

PROPERTY OVERVIEW

EXECUTIVE SUMMARY

FREESTANDING 6,048 SF INDUSTRIAL WAREHOUSE IN HOLLYWOOD, FL

Lee & Associates presents 1950 Grant Street, a freestanding industrial warehouse opportunity in the heart of Hollywood, Florida. Situated on approximately 0.19 acres, the property consists of 6,048 square feet of warehouse space and offers a functional layout for a variety of industrial, storage, automotive, manufacturing, or service-related users. The building features multiple grade-level loading doors, frontage along Grant Street, and flexible warehouse accommodations within an established industrial corridor. This rare owner-user or investment opportunity provides immediate access to one of Broward County's most supply-constrained industrial markets.

The property is strategically located in southeast Broward County, just minutes from Downtown Hollywood, US-1, I-95, and Fort Lauderdale-Hollywood International Airport. The location provides convenient access throughout South Florida, including Port Everglades, Miami-Dade County, and the region's major business and logistics hubs. Surrounded by a dense population base, established commercial districts, and a growing redevelopment area, 1950 Grant Street offers exceptional connectivity and long-term value in a highly sought-after industrial submarket.



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

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Senior Vice President
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ASKING: \$2,195,000



Freestanding Industrial Warehouse

Building Size: **6,048 SF**
Lot Size: **0.19 AC (8,235 SF)**
APN: **51-42-03-10-5380**
Loading Doors: **4 Drive-Ins**
Zoning: **ND-1 / RAC Overlay**
Frontage: **60' on Grant St**



Multi-Tenant Configuration, Flexible Owner-User Investment Opportunity!

High-Vacancy provides exceptional opportunity for owner-user to acquire and occupy space while generating income.



Desirable and Accessible Location:

3 min to Hollywood CBD/Youngs Circle
4 min to Hollywood Tri-Rail
7 min to I-95
12 min to Fort Lauderdale Int'l Airport

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Grant Street Warehouse Hollywood
STREET ADDRESS	1950 Grant St
CITY, STATE, ZIP	Hollywood, FL 33020
COUNTY	Broward
MARKET	South Florida
SUB-MARKET	Hollywood
CROSS-STREETS	N 20th Ave & Johnson Street
NEAREST HIGHWAY	I-95 (1.7 mi)
NEAREST AIRPORT	Fort Lauderdale Int'l Airport (5.5 mi)

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
ZONING	ND-1
LOT SIZE	0.19 Acres
APN #	51-42-03-10-5380

BUILDING INFORMATION

BUILDING SIZE	6,048 SF
BUILDING CLASS	C
TENANCY	Multiple
GRADE LEVEL DOORS	4
LOADING DOOR SIZE	10' x 12'
NUMBER OF FLOORS	1
YEAR BUILT	1953
NUMBER OF BUILDINGS	1

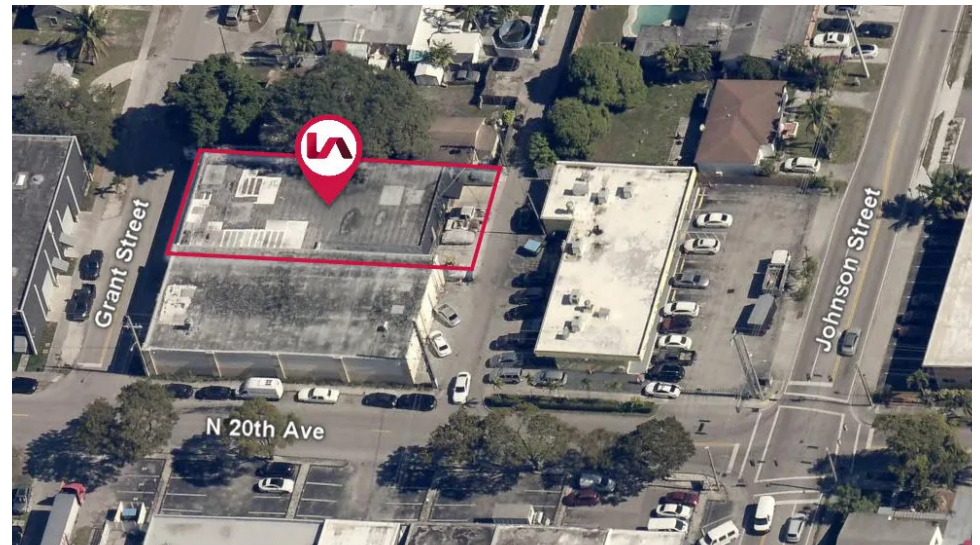
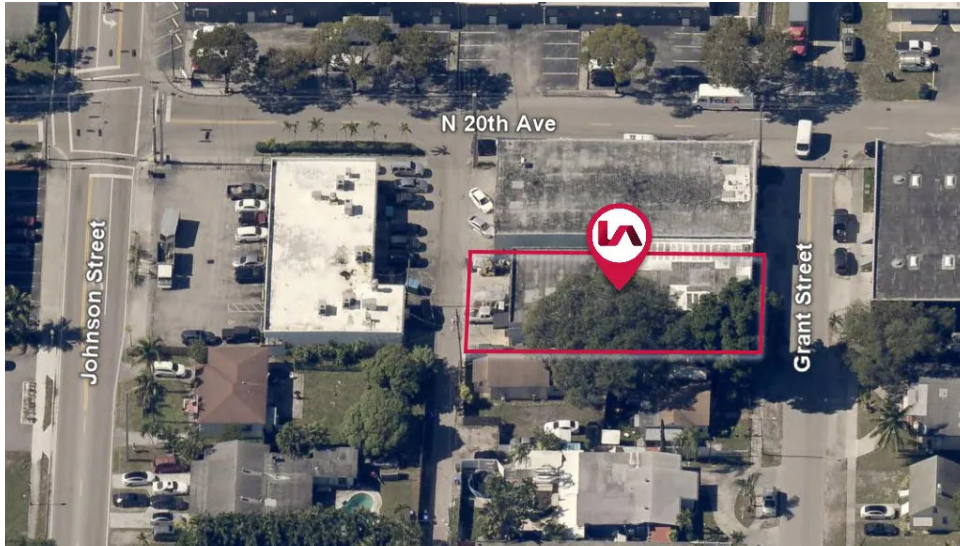
PROPERTY PHOTOS



INTERIOR PHOTOS



AERIAL IMAGES



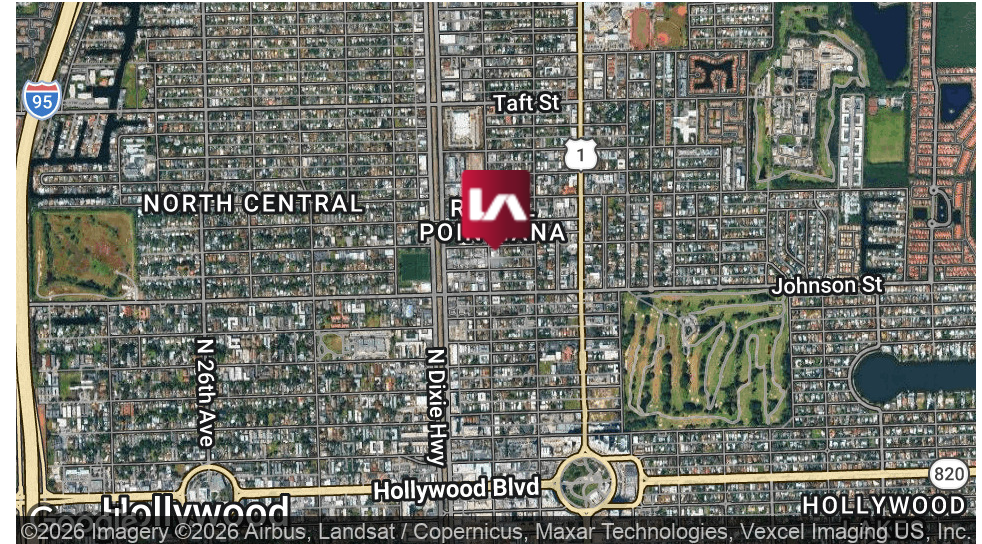
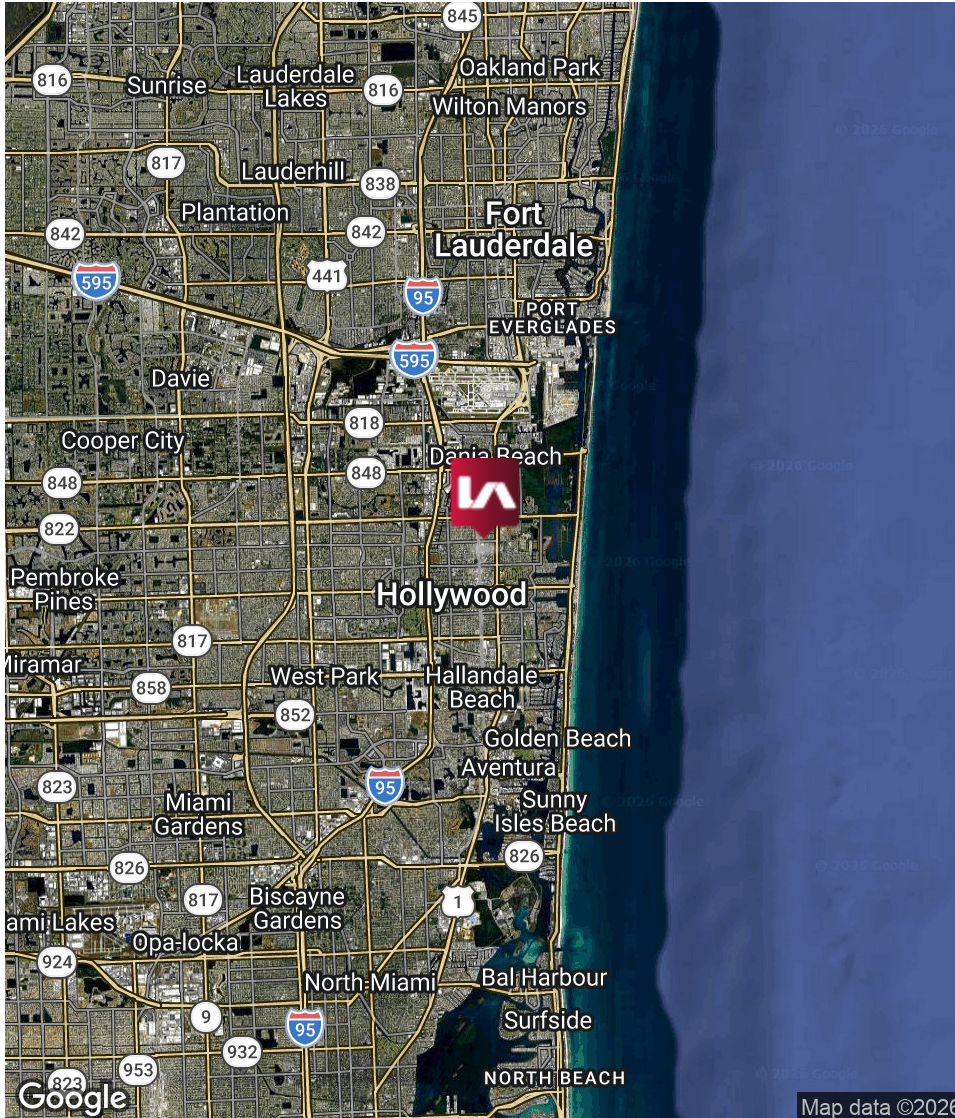


LOCATION INFORMATION

N 20th Ave

Grant Street

REGIONAL MAP



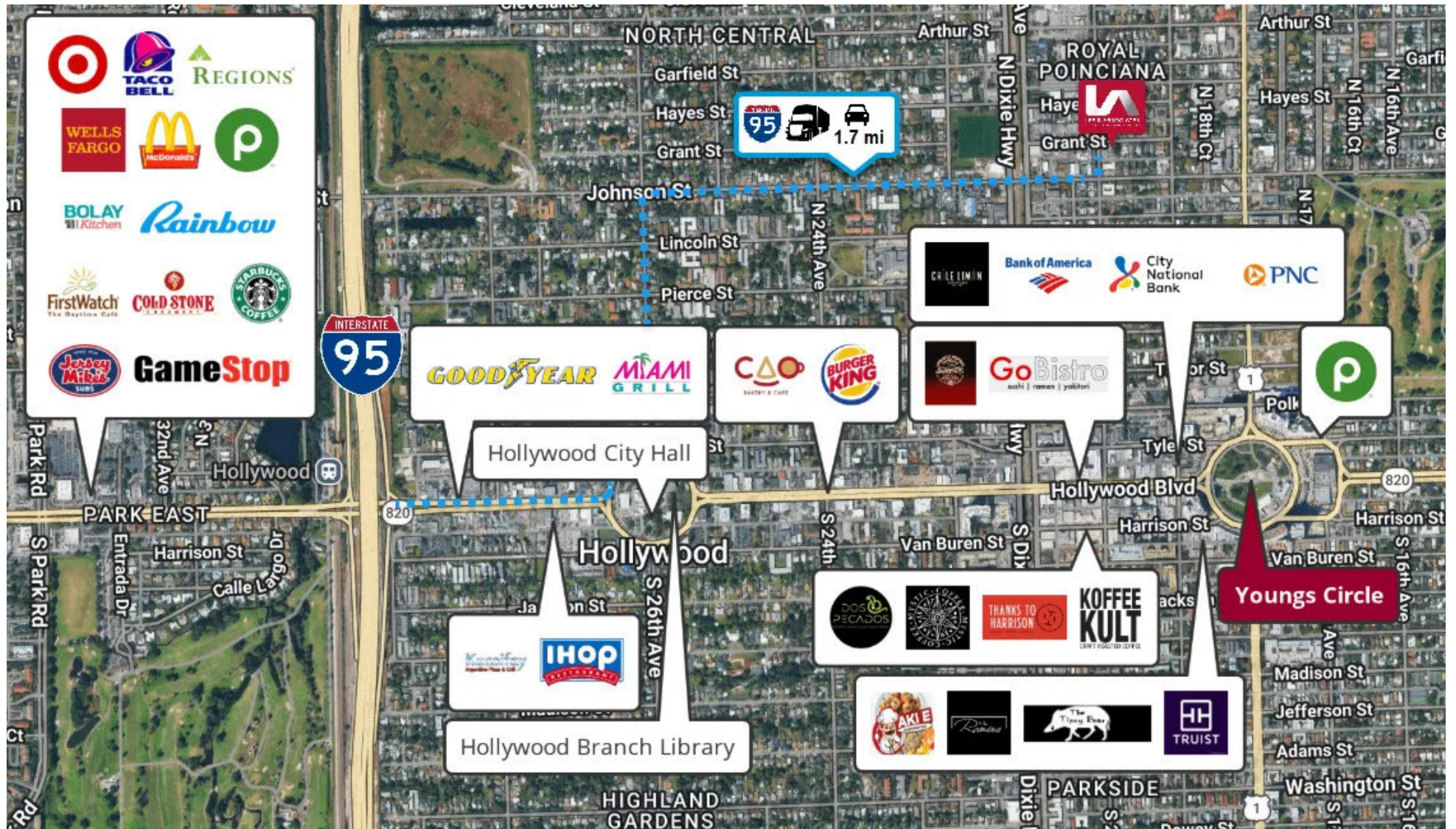
LOCATION OVERVIEW

Located in the Southeast Broward industrial submarket, 1950 Grant Street provides excellent regional accessibility between Miami and Fort Lauderdale. The property is minutes from Downtown Hollywood, major transportation corridors, Fort Lauderdale-Hollywood International Airport, and South Florida's primary seaport and distribution networks.

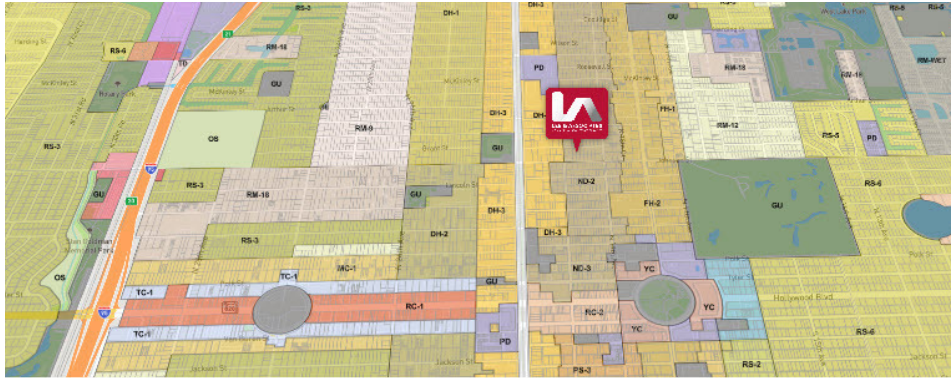
CITY INFORMATION

CITY:	Hollywood
MARKET:	South Florida
CROSS STREETS:	N 20th Ave & Johnson Street
NEAREST HIGHWAY:	I-95 (1.7 mi)
NEAREST AIRPORT:	Fort Lauderdale Int'l Airport (5.5 mi)

NEARBY AMENITIES & CONNECTIVITY



ZONING & REDEVELOPMENT POTENTIAL



ND-1 ZONING

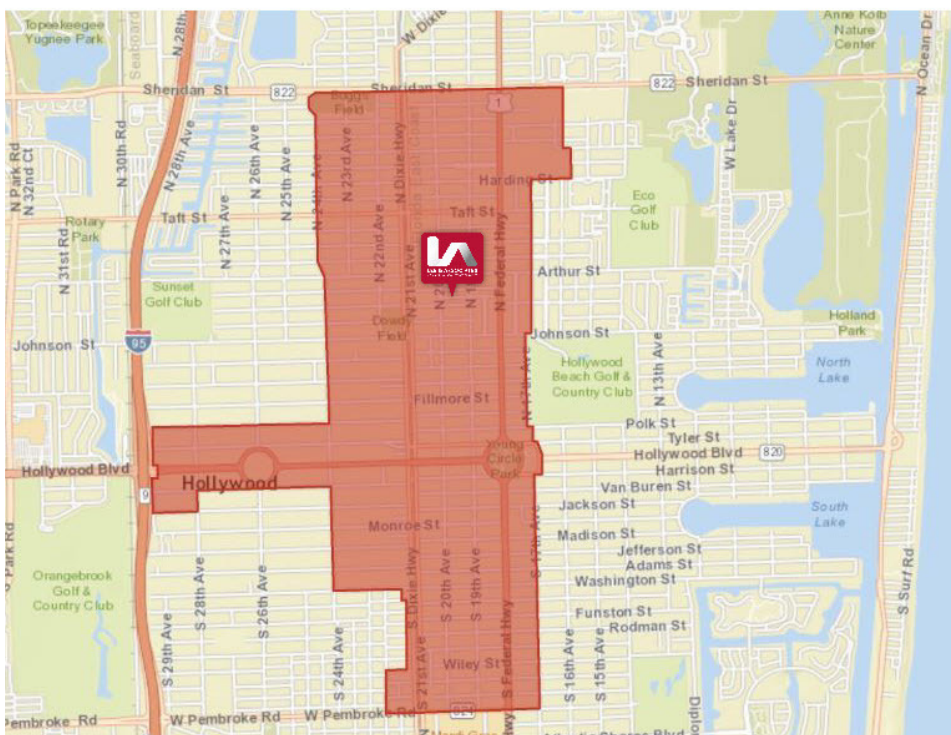
North Downtown Low Intensity Multi-Family District

MAXIMUM FAR: 1.25

MAXIMUM HEIGHT: 4 stories, not to exceed 45 ft

MINIMUM SETBACKS: Streets: 20 ft / Avenues: 15 ft / Side: 10 ft / Rear: 20 ft

- Permitted uses include multifamily residential, commercial uses, artisan manufacturing, maker spaces, food processing, and cultural uses
- Adaptive reuse provisions for qualifying existing structures
- Located within Hollywood's North Downtown redevelopment area



RAC OVERLAY

- Downtown redevelopment district
- Mixed-use growth area
- Transit-oriented planning framework
- Encourages mixed-use, residential, commercial, and employment growth
- Significant public and private investment activity

REGIONAL ACTIVITY CENTER (RAC) OVERLAY

Located within the City of Hollywood's Regional Activity Center (RAC), 1950 Grant Street benefits from inclusion in a designated high-density, mixed-use redevelopment district encompassing Downtown Hollywood and its surrounding commercial corridors. The RAC was established to encourage residential, commercial, employment, cultural, and transit-oriented development while promoting long-term economic growth and urban revitalization.

The RAC encompasses approximately 1,450 acres east of I-95 and includes many of Hollywood's most active redevelopment areas. Ongoing public and private investment throughout the district continues to drive new residential, mixed-use, and commercial development, creating significant long-term value for strategically located properties within the overlay.

CONNECTIVITY & ECONOMIC DRIVERS

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



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



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.



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

INVESTMENT CONSIDERATIONS

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



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.

DOWNTOWN HOLLYWOOD: A HIGH-GROWTH SUBMARKET

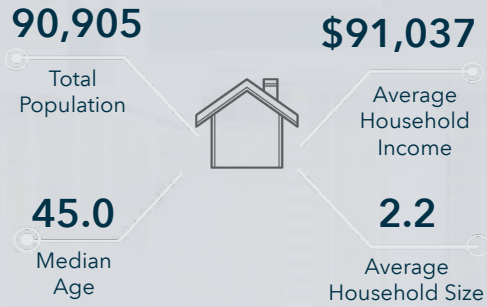


An aerial photograph of Hollywood, Florida, overlaid with a semi-transparent red filter. A red location pin icon with a white 'LA' logo is positioned in the center of the image, pointing to a specific area. The text 'DEMOGRAPHICS' is written in large, white, bold, sans-serif capital letters across the middle of the image. Street names 'Grant Street', 'Johnson Street', and 'North Ave' are visible in white text on the image. The background shows a mix of residential and commercial buildings, trees, and parking lots.

DEMOGRAPHICS

DEMOGRAPHIC PROFILE

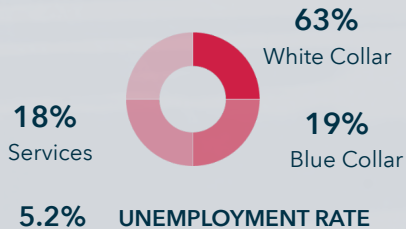
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



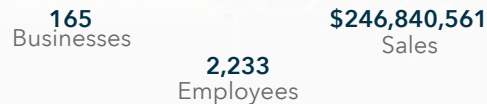
BUSINESS & INDUSTRY



Transportation/Warehouse



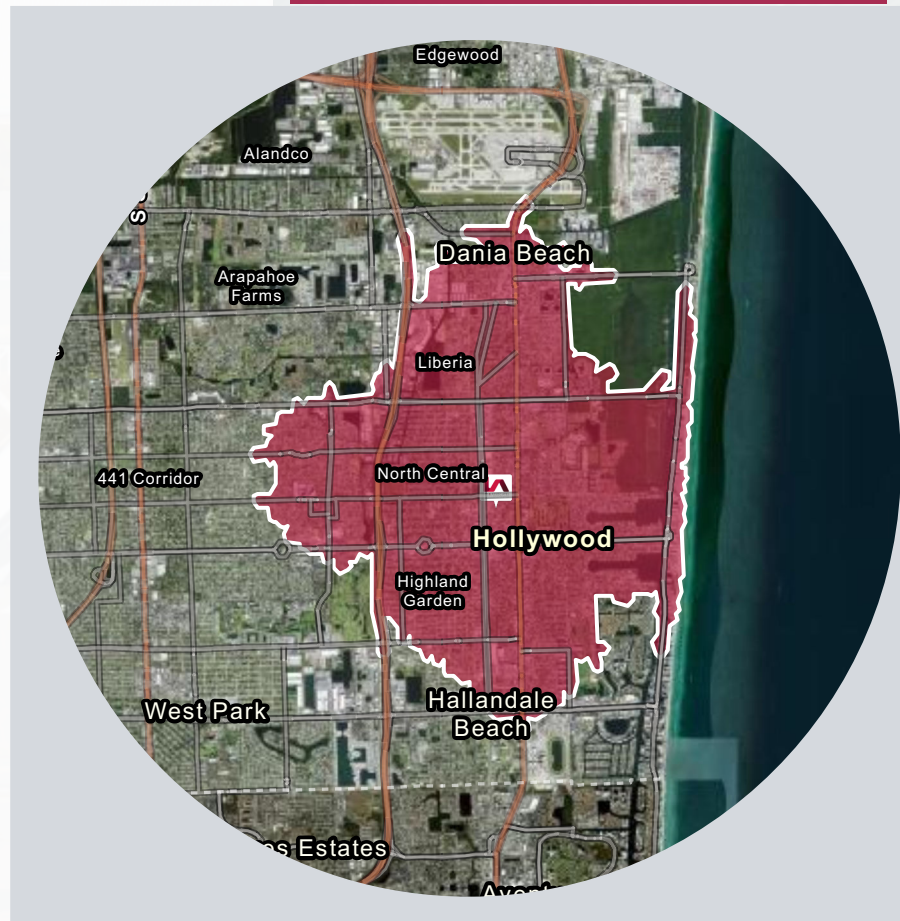
Manufacturing



Wholesale Trade

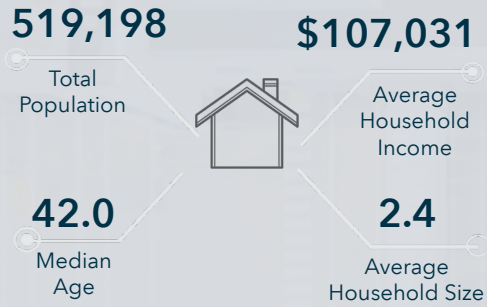


Drive time of 10 minutes



DEMOGRAPHIC PROFILE

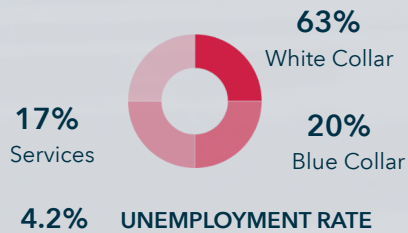
KEY FACTS



DAYTIME POPULATION



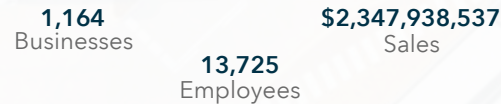
EMPLOYMENT



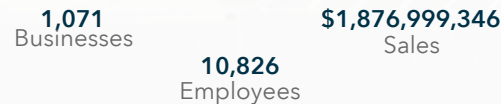
BUSINESS & INDUSTRY



Transportation/Warehouse



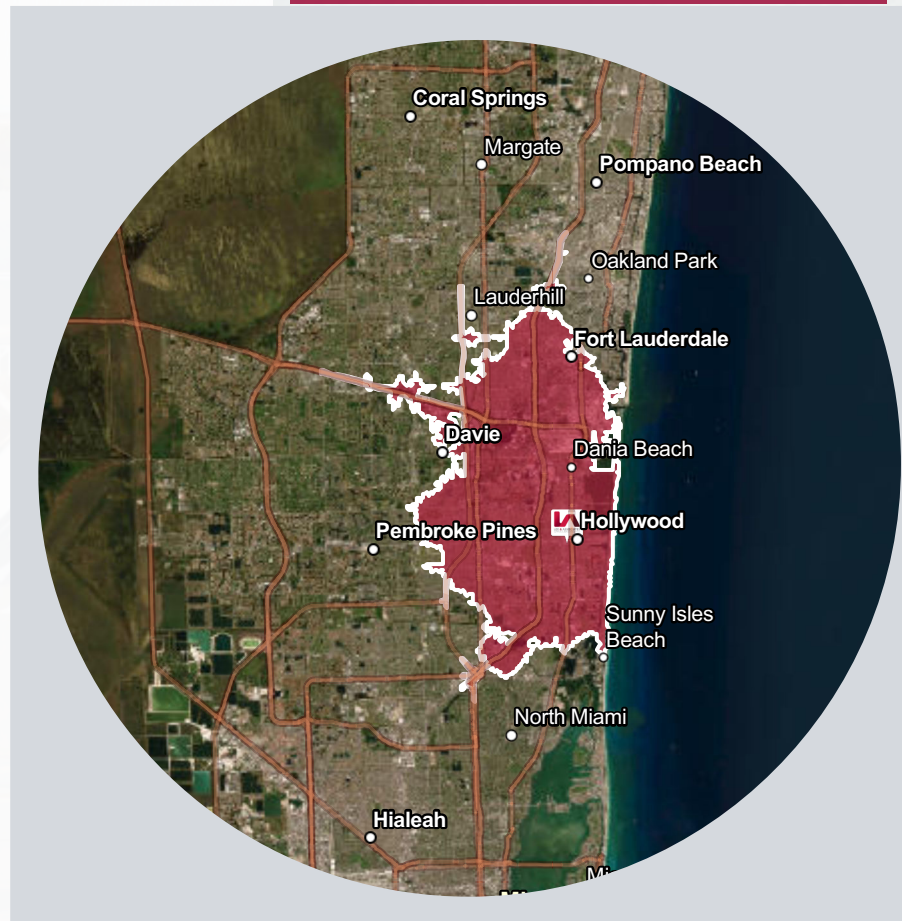
Manufacturing



Wholesale Trade

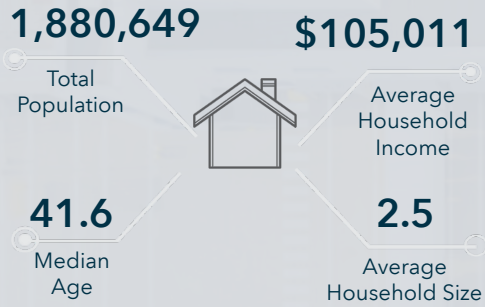


Drive time of 20 minutes



DEMOGRAPHIC PROFILE

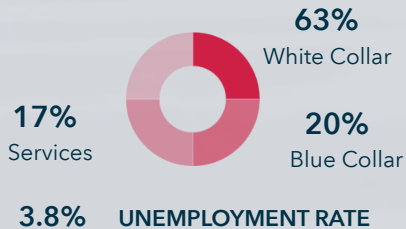
KEY FACTS



DAYTIME POPULATION



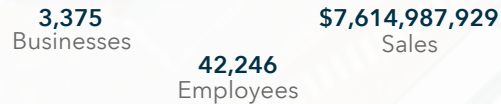
EMPLOYMENT



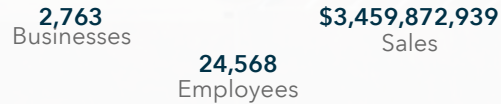
BUSINESS & INDUSTRY



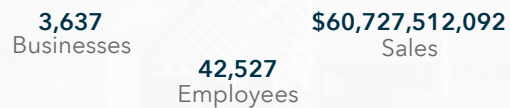
Transportation/Warehouse



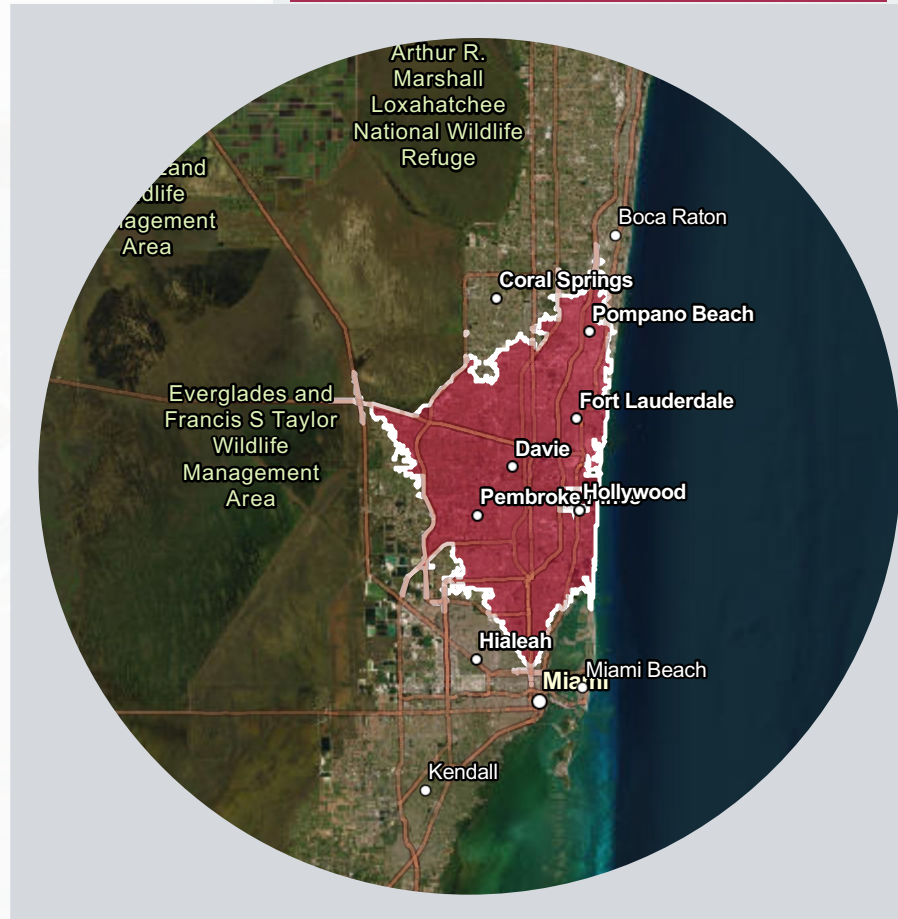
Manufacturing



Wholesale Trade



Drive time of 30 minutes



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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.

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NO
PARKING
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For more information, please contact one of the following individuals:

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Senior Vice President

954.654.1517

efript@lee-associates.com