

Development Opportunity

1724 BUCHANAN STREET, HOLLYWOOD, FL 33020

0.69-Acre Hard Corner of N Federal Highway • FH-2 Mixed-Use • Regional Activity Center

FOR SALE



A Corner-Site Play on Hollywood's Hottest Corridor

QUICK FACTS

Upside Partners is pleased to exclusively present for sale 1724 Buchanan Street – a 30,000 SF (0.69-acre) hard-corner redevelopment site on N Federal Highway in Hollywood, Florida. The Property is located within the City of Hollywood's Regional Activity Center (RAC) and is zoned FH-2 (Federal Highway Medium-High Intensity Mixed-Use), one of the most flexible and development-friendly overlays in South Broward County.

The site is a shovel-ready platform for a vertical mixed-use community: ground-floor retail and amenity along Federal Highway, structured or wrapped parking, and multifamily residential above. With 35,000 VPD of Federal Highway exposure, an east-west street frontage on Buchanan that is ideal for residential lobby and service access, and corner visibility that retailers demand, 1724 Buchanan offers a textbook execution path for a Class-A mixed-use asset.

WHY THIS DEAL

- Hard corner with two points of access – residential and retail programs can be separated by frontage.
- FH-2 zoning within the Regional Activity Center supports vertical mixed-use with meaningful height and density.
- Federal Highway corridor is in active redevelopment – comparable towers under construction within a 10-minute drive.
- Strong demographics: \$99K+ average household income within 5 miles and 331,635 population base.
- Walk-to-downtown Hollywood, 10 minutes to Hollywood Beach, and 15 minutes to FLL International Airport.

ADDRESS	1724 Buchanan Street Hollywood, FL 33020
SIZE	30,000 SF / 0.69 Acres
ZONING	FH-2 (Federal Highway Medium-High Intensity Mixed-Use)
LAND USE	Regional Activity Center (RAC)
TRAFFIC	35,000 VPD on Federal Hwy
DELIVERY	Vacant / Paved – Shovel-Ready
PRICE	Upon request



Highest & Best Use



Illustrative massing only – final design, height, and unit count subject to entitlement.

The Development Thesis

Based on prevailing zoning, surrounding redevelopment, and demographic momentum, the highest and best use for 1724 Buchanan Street is a **mid-rise vertical mixed-use development** featuring ground-floor retail along Federal Highway and multifamily residential above, positioned to capture the corridor’s multi-decade redevelopment tailwinds.

ENTITLEMENT FRAMEWORK

- **Zoning:** FH-2 — Federal Highway Medium-High Intensity Mixed-Use District.
- **Land Use:** Regional Activity Center (RAC), 1,450-acre redevelopment overlay.
- **Program:** Multifamily (per code, excluded only from ground floor on Federal Hwy), retail, restaurant, hotel, live-work, and office.
- **Corridor:** Corridor supports mid-rise mixed-use; higher intensities available closer to Young Circle.
- **Parking:** Wrapped or podium structured parking recommended given site depth.

ILLUSTRATIVE DEVELOPMENT PROGRAM

GROUND FLOOR

Retail / F&B

Street-activated storefronts on Federal Hwy

FLOORS 2-6

Multifamily

Studios, 1BR, 2BR; amenity deck on 2nd fl

PARKING

Structured

Wrapped/podium parking concealed from street

CORNER

Lobby / Entry

Iconic residential lobby at Buchanan St



Location

CORNER OF N FEDERAL HWY & BUCHANAN ST

WALK TO EVERYTHING

Downtown Hollywood & ArtsPark

0.7 mi • 3 min drive

Hollywood Beach / Broadwalk

1.9 mi • 6 min drive

Hollywood Station Tri-Rail

2.1 mi • 7 min drive

FLL International Airport

5.2 mi • 15 min drive

I-95 Access (Hollywood Blvd)

1.3 mi • 5 min drive

Aventura Mall

7.8 mi • 18 min drive

Downtown Miami

22 mi • 35 min drive

PATH OF PROGRESS

The N Federal Highway corridor has over \$1B+ of active and recently delivered multifamily, hotel, and mixed-use product. 1724 Buchanan is positioned within the redevelopment belt and benefits from rising rents, infrastructure investment, and a municipal push to encourage vertical density along the corridor.



CAPTURE A \$100K+ AVERAGE INCOME TRADE AREA

Market & Demographics

RADIUS	POPULATION	DAYTIME POP	AVG HH INCOME	HOUSEHOLDS
1 Mile	29,712	16,857	\$81,197	~12,380
3 Miles	150,479	79,487	\$88,560	~68,700
5 Miles	331,635	171,718	\$99,480	~138,200

35,000

VEHICLES PER DAY

on N Federal Hwy • Class-A Retail
Exposure

\$99,480

AVG HH INCOME

within 5 miles • above Broward County
Average

331,635

POPULATION

in 5-Mile Radius • Deep rental & retail
demand



UPSIDE PARTNERS

Upside Partners is committed to building and nurturing valued relationships throughout the commercial real estate industry.

We believe the true measure of success lies not in the volume of transactions we complete, but in the quality of the relationships we cultivate and the individuals we support along the way. **By fostering strong connections and providing first-class brokerage services**, we create value for our clients and facilitate successful transactions as a natural outcome.

Our ultimate goal is to ensure our clients thrive through our dedicated partnership.

Upside Partners focuses on helping our clients create value through **leasing, tenant representation, acquisitions, dispositions and consulting**. Our brokerage engages clients throughout South Florida and is relied upon to help make informed decisions on all aspects of the commercial real estate industry.

We take pride in being a trusted source for sound guidance and being a valued resource to our clients. We have a deep understanding that while seeing transactions through to our client's satisfaction is essential, the relationships we foster are paramount.

Development Opportunity For Sale

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Hollywood, FL 33020



FOR INQUIRIES, CONTACT:

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