

Keyes[®]

Twin Stone

2060 Johnson Street, Hollywood, FL 33020

THE *Keyes* CO.



FOR MORE INFORMATION, PLEASE CONTACT:

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Keyes Commercial

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/YR
Lease Type:	Modified Gross
Term:	Negotiable
Space Use:	Retail Flex Space
Number of Units:	1
Building Size:	
<i>Unit 1:</i>	10,287 SF
Zoning:	DH-3
Walk Score ®:	Very Walkable (80)

PROPERTY OVERVIEW

This highly visible corner lot at North Dixie Highway and Johnson Street offers exceptional frontage and exposure. Currently the headquarters of a thriving marble and natural stone installation facility, this property offers a wide range of options and opportunities.

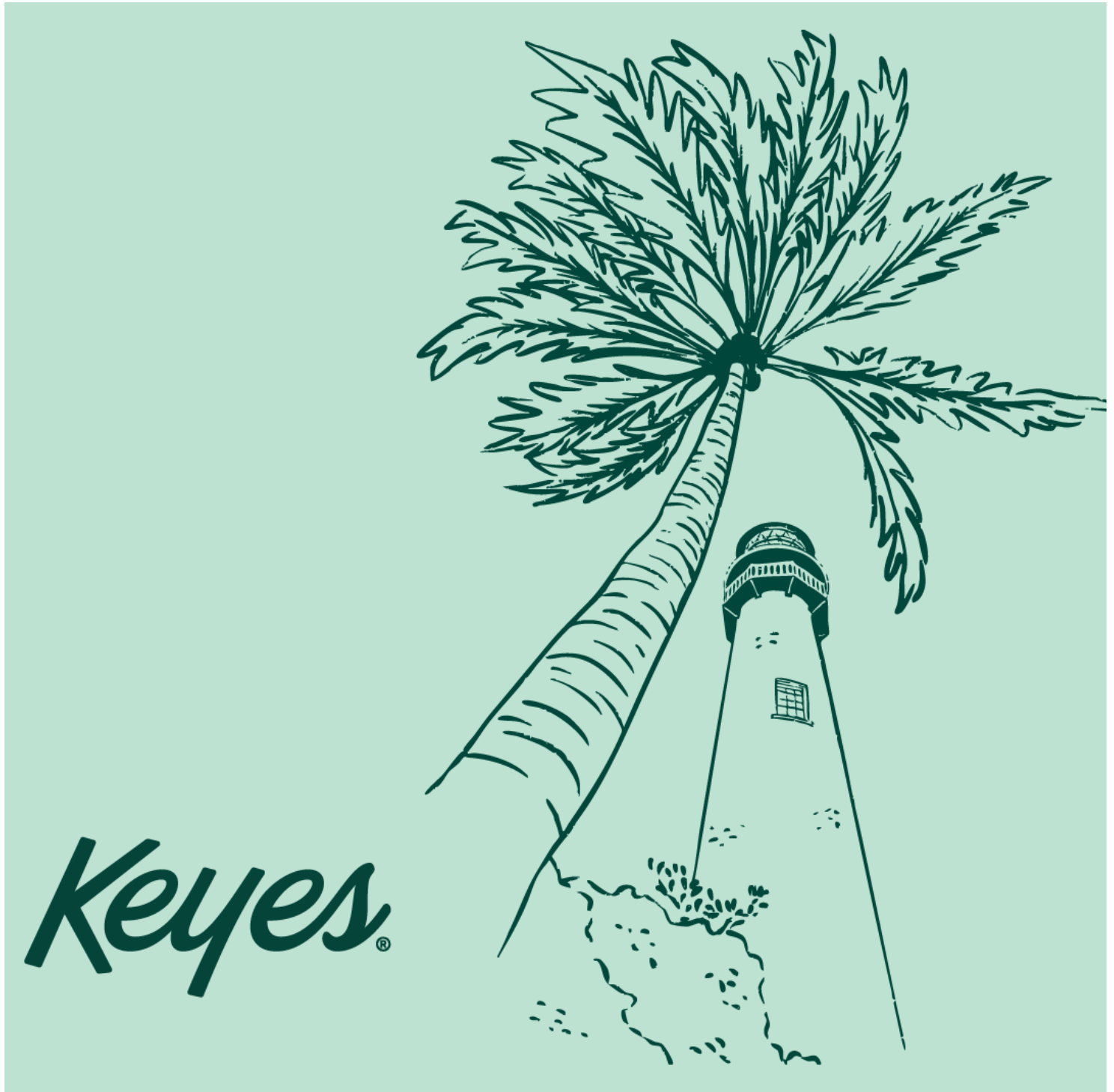
LOCATION OVERVIEW

This exceptional property offers prime real estate at the high-visibility corner of Johnson Street and 21st Ave. Boasting easy access and exposure to both vehicular and pedestrian traffic, it is an ideal location for a variety of commercial ventures.

The property features a well-maintained, beautiful building in excellent condition, with ample parking to accommodate both staff and customers.

Conveniently located with quick access to major highways, this is an outstanding opportunity for businesses seeking high visibility and easy connectivity. Don't miss out on this premium space with endless potential!

Section 1 - Lease Spaces



TWIN STONES

THE *Keyes* CO.

Suite: 821 N 21 AVE



TWIN STONES

THE *Keyes* CO.

Showroom



TWIN STONES

THE *Keyes* CO.

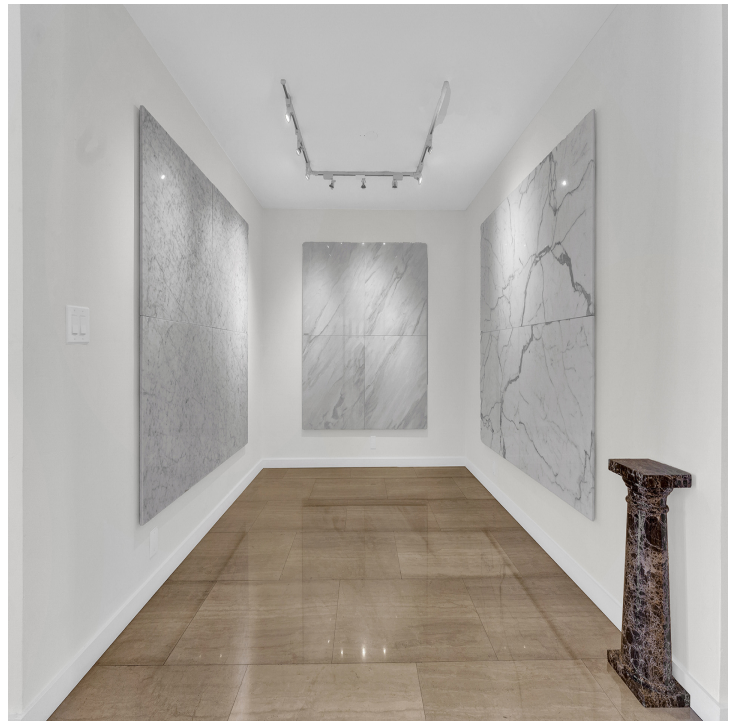
Showroom



TWIN STONES

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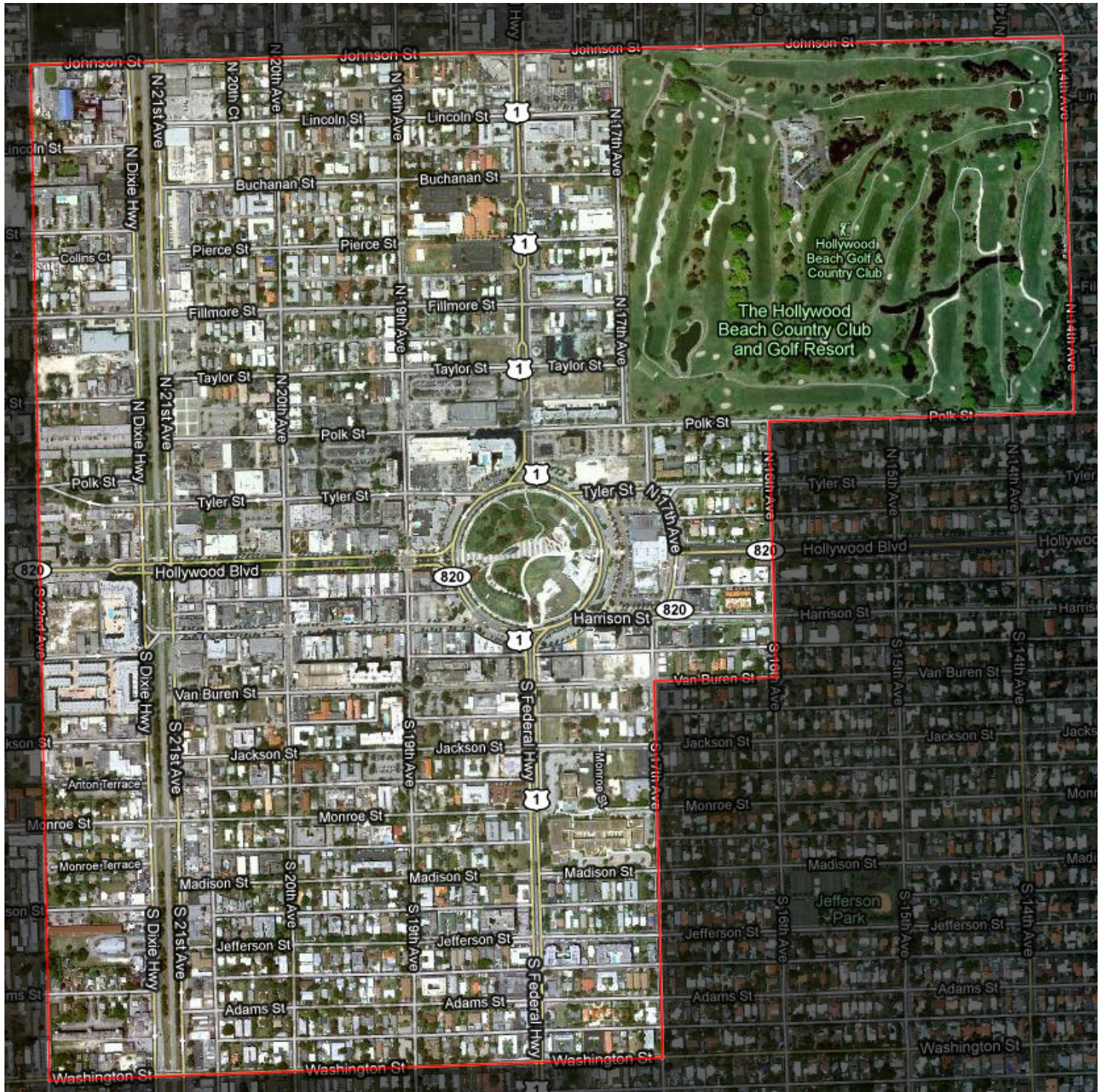
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Section 2: Location Info.



CRA - Downtown District



PIP GRANT

PROPERTY IMPROVEMENT PROGRAM

The Property Improvement Program (PIP) is a grant program for buildings located in the Hollywood CRA Districts. It provides a 50% reimbursement grant up to \$75,000 for **comprehensive** fixed capital improvements to the property. The intent of the program is to encourage property and business owners to restore, renovate and improve their property, thereby improving the area's visual quality and attractiveness, and increasing property values.

Properties located along the Intracoastal are eligible for up to an additional 50% reimbursement (\$50,000 maximum) for dock or seawall repairs or construction.

(Properties that receive reimbursement for dock or seawall must complete repairs as a part of a larger renovation.)

Eligible Properties

- Commercial properties (applicant may be the building owner or a tenant with owner's approval)
- Multi-Family properties
- Condominiums (work on exterior or common areas only)
- Single Family properties



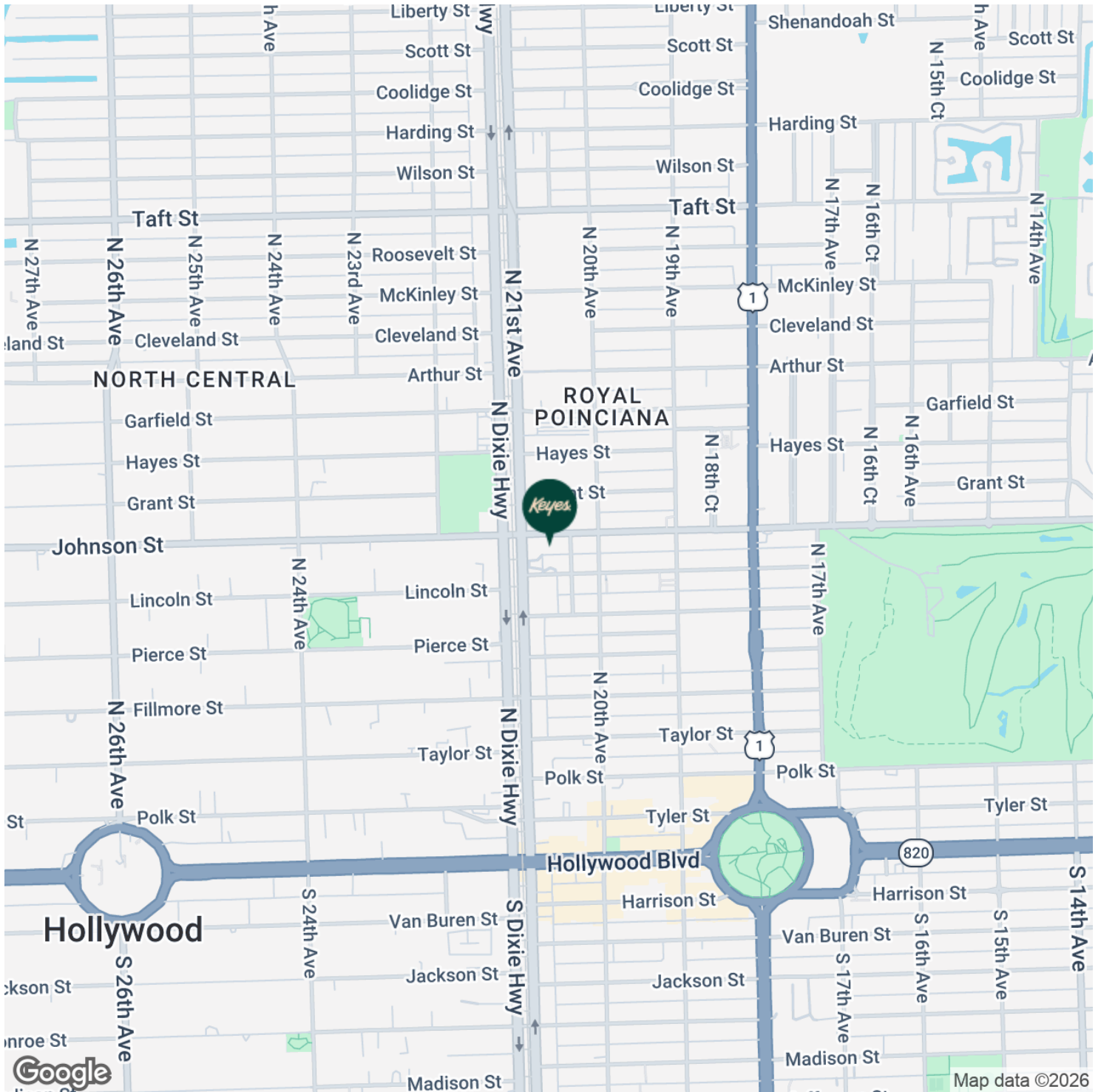
PIP GRANT (Continued)

Eligible Improvements

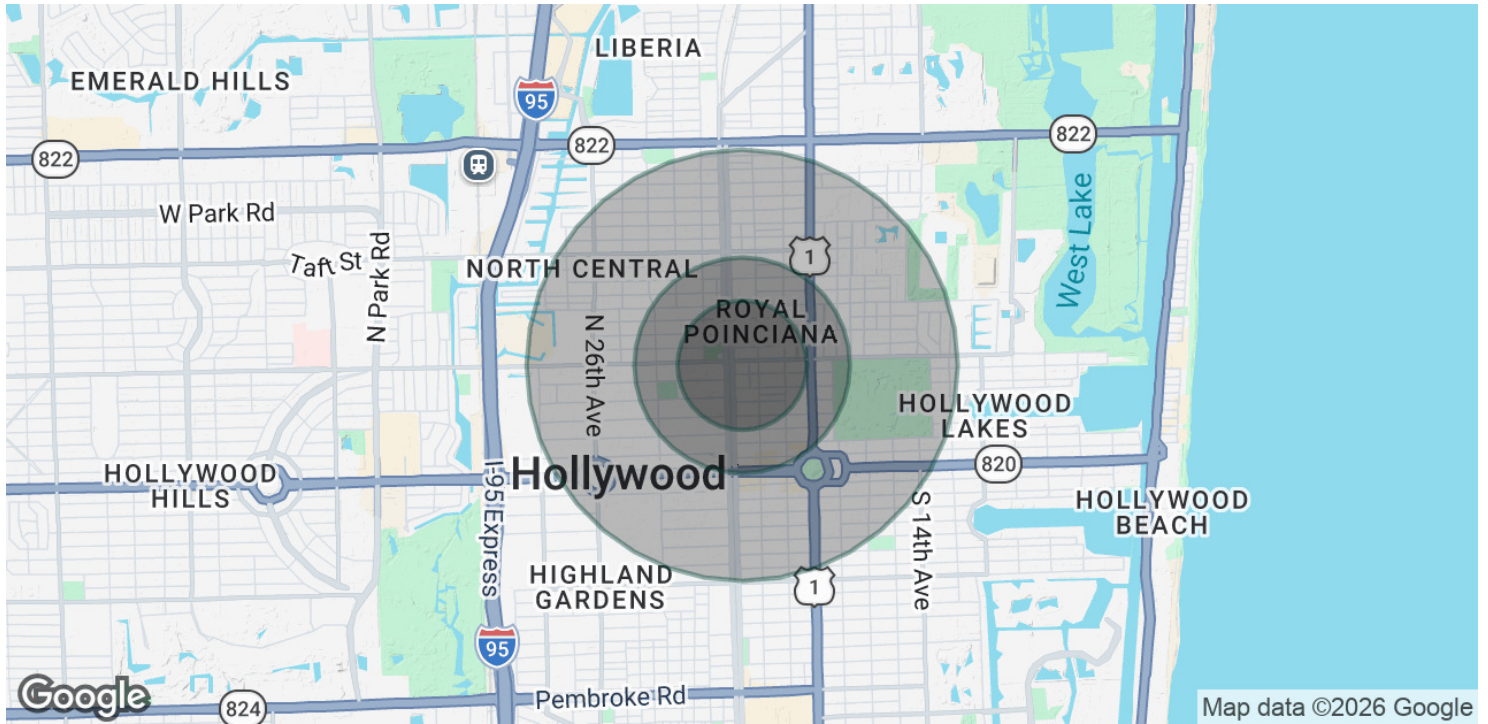
The PIP grant includes any fixed improvements to the exterior of the property. Minor interior work may be included as part of a comprehensive exterior renovation. The following list contains items that may be considered within the scope of work:

- Exterior painting and stucco
- Exterior Lighting (must be sea turtle friendly, if applicable)
- Exterior thin cladding materials
- Signage
- Landscaping
- Paving parking areas, walkways, or patios (visible from right-of-way)
- Impact-resistant windows and doors
- Air-conditioning (central air or mini-splits - if converting from window units currently visible from public right-of-way)
- Roof repair or replacement (if visible from public right-of-way)
- Structural repair - if done in conjunction with an eligible improvement i.e. impact windows or storefront windows on a commercial property
- Concrete restoration
- Electrical work - if done in conjunction with an eligible improvement i.e. exterior lighting (turtle friendly if applicable) or illuminated signage
- Plumbing work - i.e. landscape irrigation for landscape visible from the right-of-way
- Covers for window/wall A/C units
- Awnings
- Trellis and shade structures
- Other significant exterior architectural elements

Location Map



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,357	7,584	27,792
Average Age	42	42	42
Average Age (Male)	43	42	42
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	684	3,652	12,644
# of Persons per HH	2	2.1	2.2
Average HH Income	\$49,810	\$58,212	\$68,114
Average House Value	\$288,638	\$309,877	\$348,262

2020 American Community Survey (ACS)