

STARLIFE GROUP

# 21 HOLLYWOOD

PREMIER RETAIL SPACE

2100 N Federal Highway | Hollywood, FL 33020

BASE RENT

**\$65 / SF / YR**

RETAIL SPACE

**5,336 SF**

LEASE TYPE

**NNN**



#### THE OPPORTUNITY

## Retail Space Overview

21 Hollywood offers 5,336 square feet of premier ground-floor retail space at the signalized corner of Federal Highway (US-1) and NE 21st Street in Hollywood, Florida. The space features direct frontage along one of Broward County's most heavily trafficked commercial corridors, with over 30,000 vehicles passing daily.

Designed by globally recognized architect Kobi Karp — whose firm has been honored as AIA Firm of the Year and recipient of the AIA Award of Merit — 21 Hollywood is a 14-story mixed-use landmark. With 200 luxury residential units above, a rooftop pool deck, and resort-style amenities, the building creates a built-in consumer base for ground-floor retail tenants seeking premium South Florida exposure.

AVAILABLE SPACE

**5,336 SF**

LEASE TYPE

**NNN**

CEILING HEIGHT

**15 ft Clear**

DELIVERY

**Raw / Custom Build-Out**

ASKING RENT

**\$65 / SF / YR**

GREASE TRAP

**Pre-Installed**

# Ideal Retail Uses

## Premium Concepts

- Fine Dining & Upscale Restaurant
- Specialty Coffee & Café
- Boutique Fitness Studio
- Medical & Dental Office
- Luxury Salon & Day Spa

## Additional Opportunities

- Gourmet Market & Wine Bar
- Professional Services Office
- High-End Retail Boutique
- Financial Services & Banking
- Wellness & Beauty Concept

## LEASE TERMS

# Space Specifications

<b>Base Rent</b>	\$65.00 / SF / Year (NNN)
<b>Lease Type</b>	NNN (Triple Net)
<b>Available Space</b>	5,336 SF — Whole or Divisible
<b>Ceiling Height</b>	15 ft Clear
<b>Frontage</b>	Federal Highway (US-1) Direct
<b>Parking</b>	Structured On-Site
<b>HVAC</b>	Tenant Controlled
<b>Delivery</b>	Raw Condition — Custom Build-Out Available
<b>Grease Trap</b>	Pre-Installed

# Prime Location

Situated on Federal Highway (US-1), one of the most recognizable commercial corridors in Broward County. The retail space benefits from signalized access, outstanding storefront visibility, and proximity to both Hollywood and Fort Lauderdale's most affluent neighborhoods.

30,000+

Daily Vehicle  
Traffic Count

200

Built-In Luxury  
Residents Above

\$82K+

Avg. Household  
Income (3-Mi)

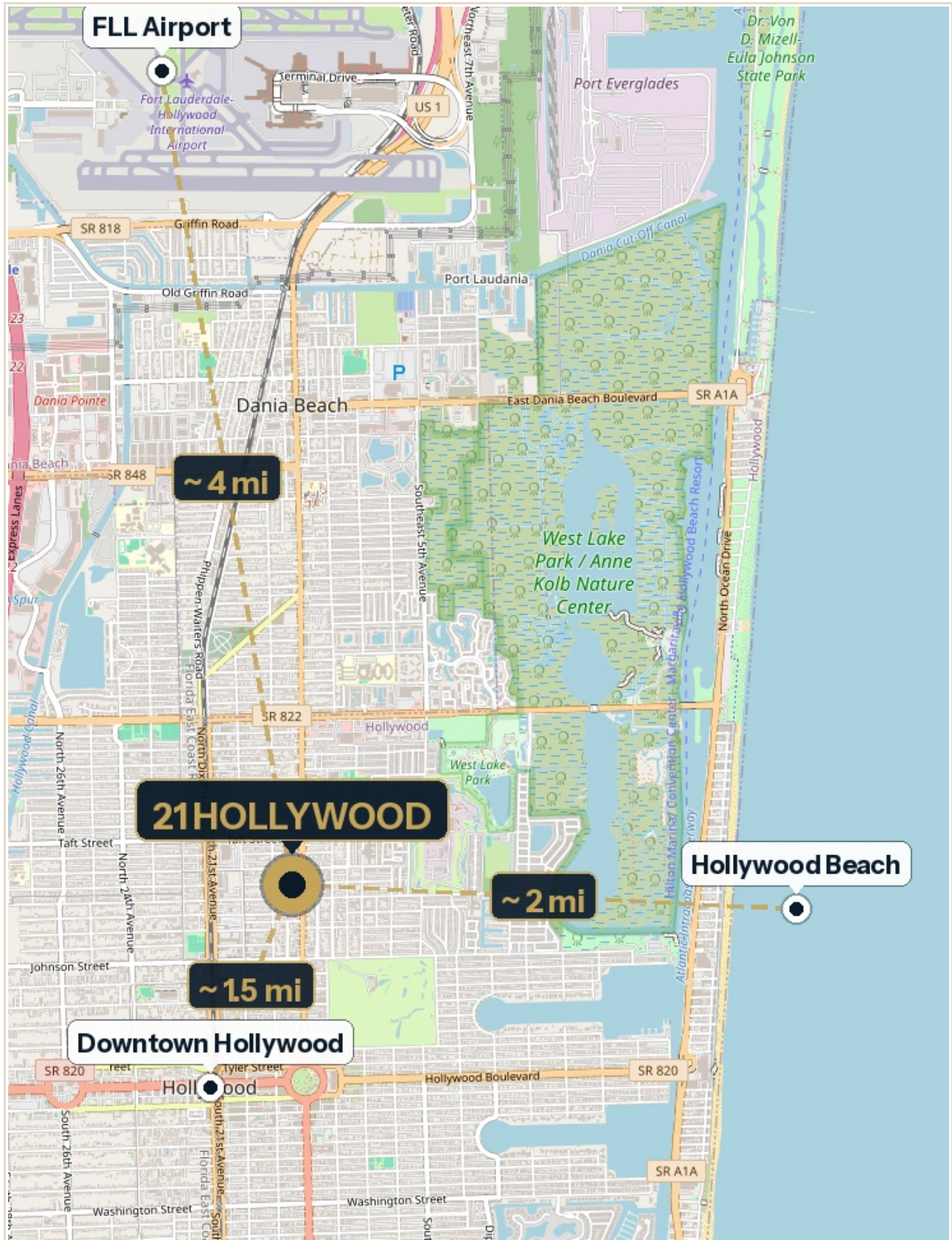
## DEMOGRAPHIC HIGHLIGHTS

Population (3-Mile Radius)	185,000+
Population (5-Mile Radius)	450,000+
Average Household Income (3-Mi)	\$82,000+
Median Age	42
Daily Traffic Count (US-1)	30,000+ VPD
Walk Score	72 — Very Walkable

## NOTABLE PROXIMITY

- Hollywood Beach & Broadwalk — 2 miles
- Fort Lauderdale-Hollywood Intl. Airport — 4 miles
- Aventura Mall — 8 miles
- Downtown Fort Lauderdale — 6 miles
- Hard Rock Hotel & Casino — 5 miles
- I-95 Access — 0.5 miles

# Surrounding Area

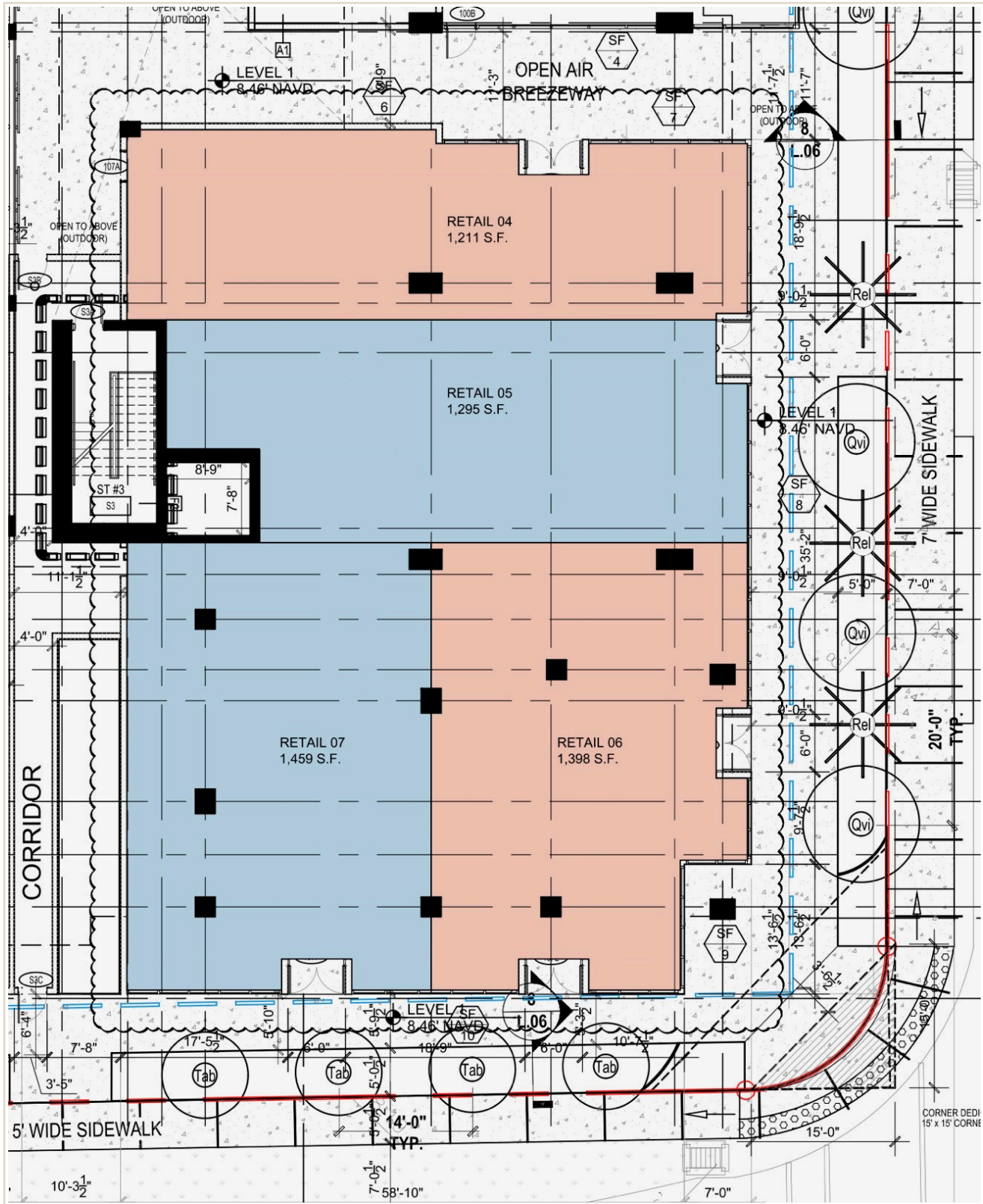


# Retail Site Plan



Ground Floor — Available Retail: 5,336 SF (SW Corner) | North Federal Highway Frontage

# Unit Configuration



Retail Units 04-07 — Total Available: 5,336 SF | Whole or Divisible

RETAIL 04	RETAIL 05	RETAIL 06	RETAIL 07
<b>1,211 SF</b>	<b>1,295 SF</b>	<b>1,398 SF</b>	<b>1,459 SF</b>

THE EXPERIENCE

# Ground Floor Lifestyle

## WHY 21HOLLYWOOD RETAIL

- Direct frontage on Federal Highway (US-1) with 30,000+ daily traffic
- Built-in customer base: 200 luxury residential units in the building
- Designed by award-winning architect Kobi Karp (AIA Firm of the Year)
- Signalized intersection — maximum visibility and easy access
- 15-foot ceilings with raw condition — custom build-out available
- Grease trap pre-installed — restaurant-ready infrastructure
- Structured on-site parking for tenants and customers
- Premier Hollywood location near beach, airport, and major retail

STARLIFE GROUP

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# 21 HOLLYWOOD

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RETAIL SPACE FOR LEASE

FOR LEASING INQUIRIES

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