GRANT STREET WAREHOUSE
HOLLYWOOD INDUSTRIAL

1950 GRANT STREET
HOLLYWOOD, FL 33020

LISTING WEBSITE

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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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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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)

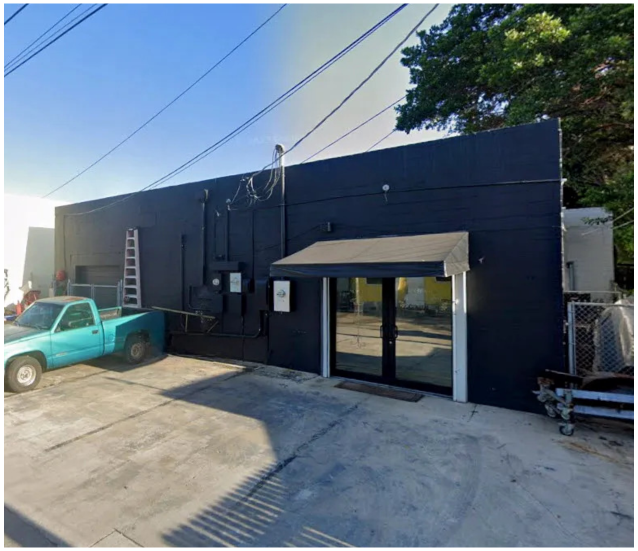
PROPERTY INFORMATION

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

BUILDING INFORMATION

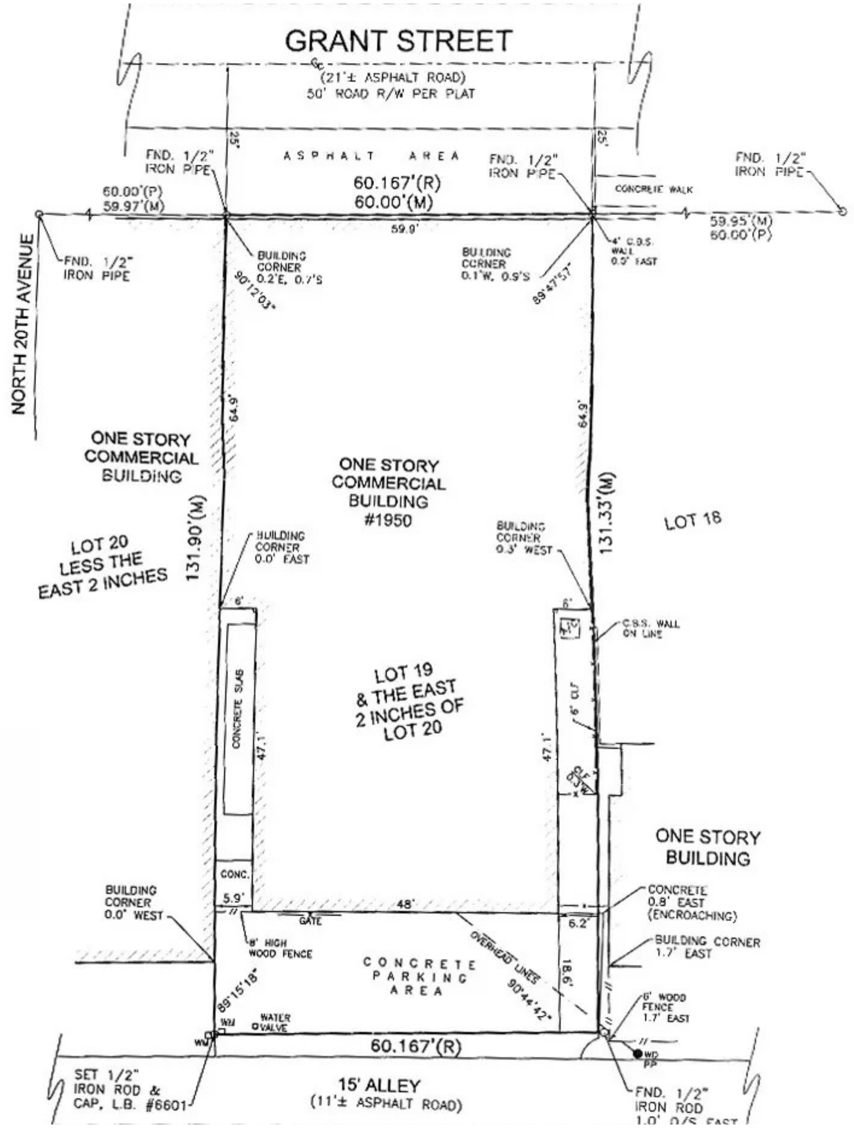
BUILDING SIZE	6,048 SF
BUILDING CLASS	C
TENANCY	Multiple
GRADE LEVEL DOORS	4
LOADING DOOR SIZE	10' x 12'
NUMBER OF FLOORS	1
YEAR BUILT	1953
NUMBER OF BUILDINGS	1

PROPERTY PHOTOS



INTERIOR PHOTOS

SITE SURVEY



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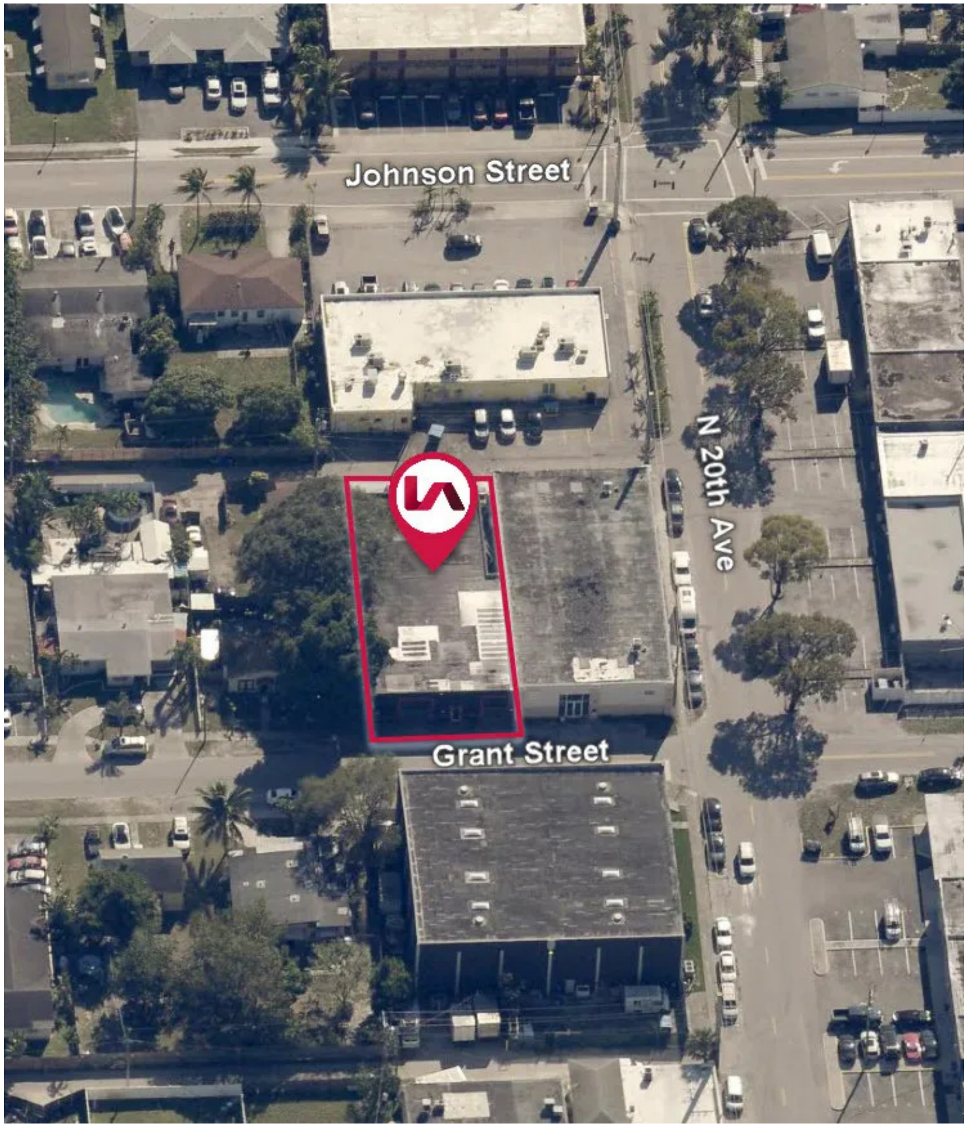
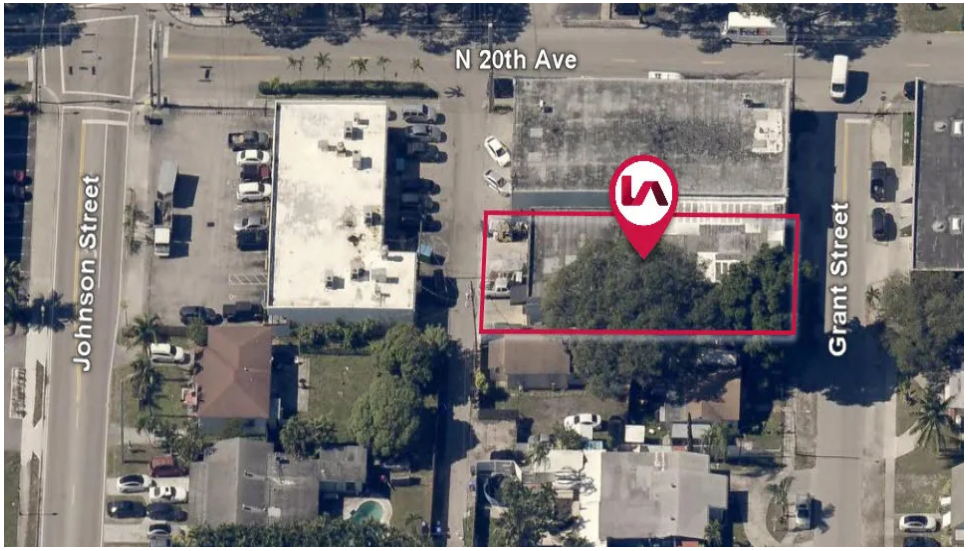
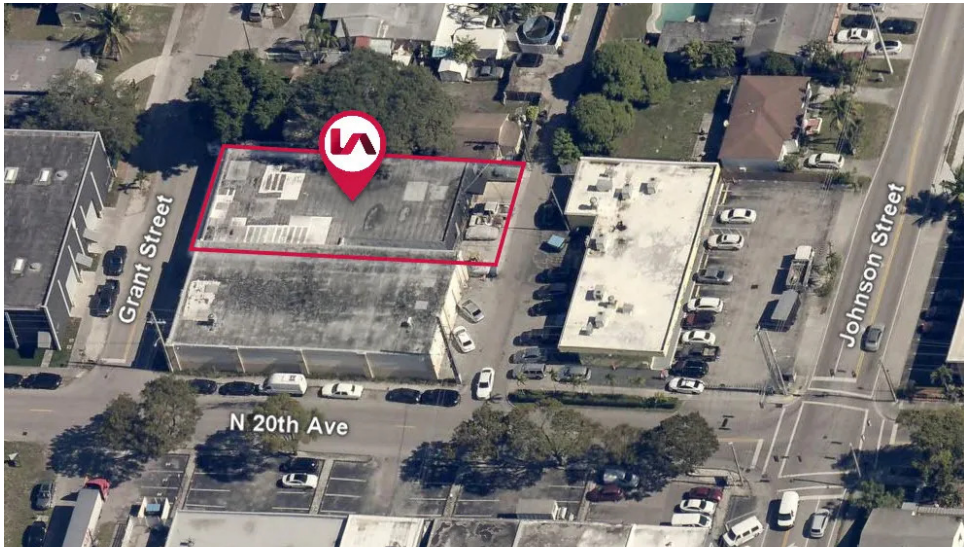
AERIAL IMAGES

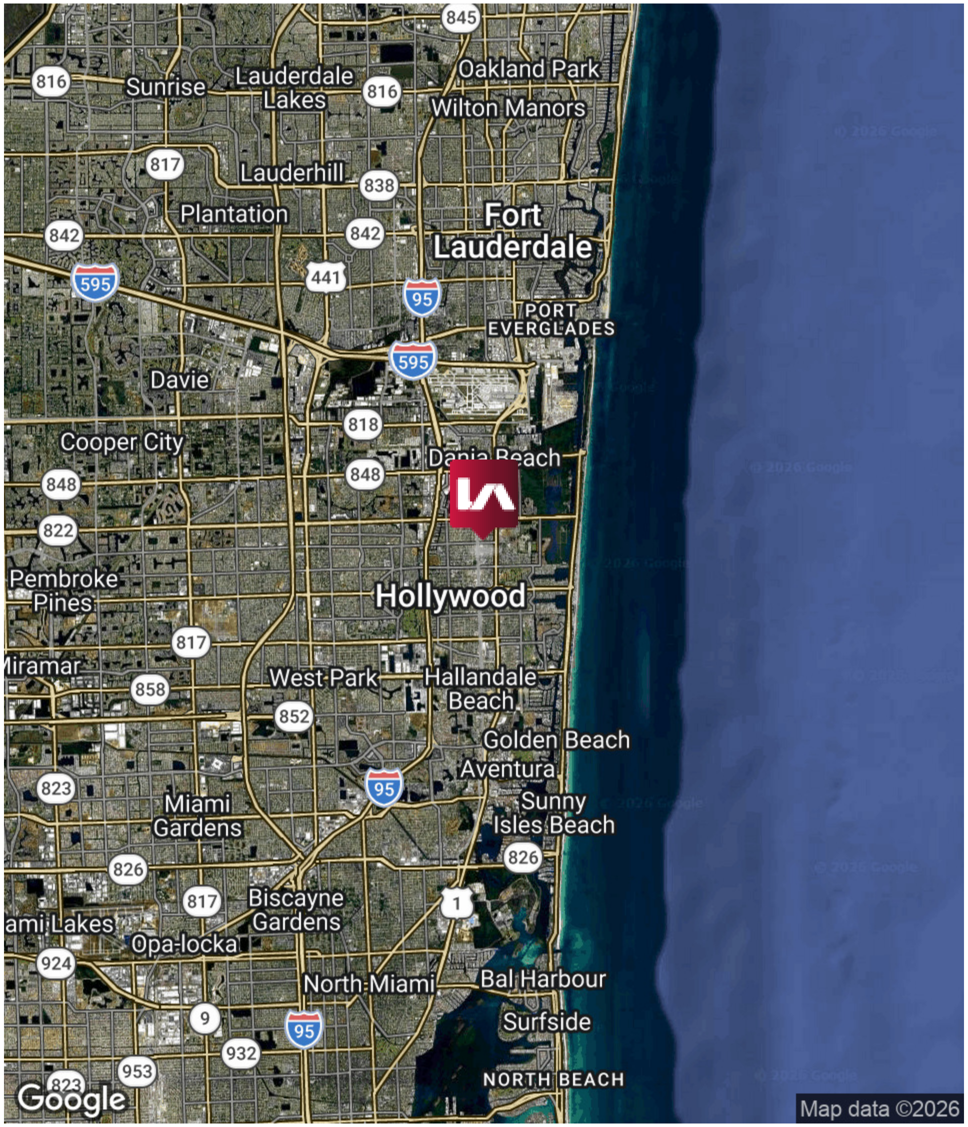


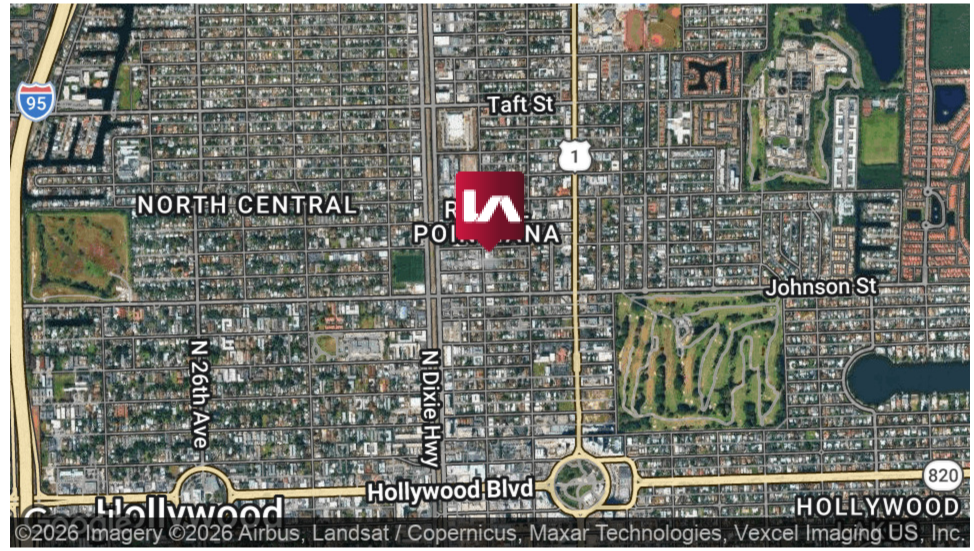




LOCATION INFORMATION

REGIONAL MAP





LOCATION OVERVIEW

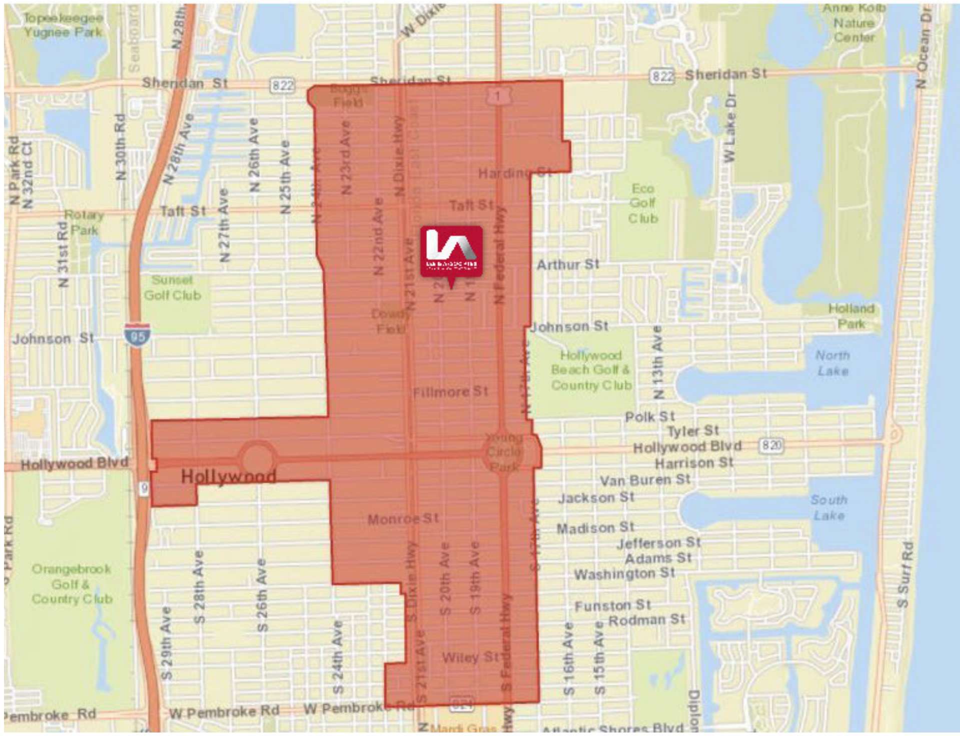
Located in the Southeast Broward industrial submarket, 1950 Grant Street provides excellent regional accessibility between Miami and Fort Lauderdale. The property is minutes from Downtown Hollywood, major transportation corridors, Fort Lauderdale-Hollywood International Airport, and South Florida's primary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

FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
BROWARD COUNTY, FLORIDA

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

PORT EVERGLADES
BROWARD COUNTY, FLORIDA

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.

INVESTMENT CONSIDERATIONS

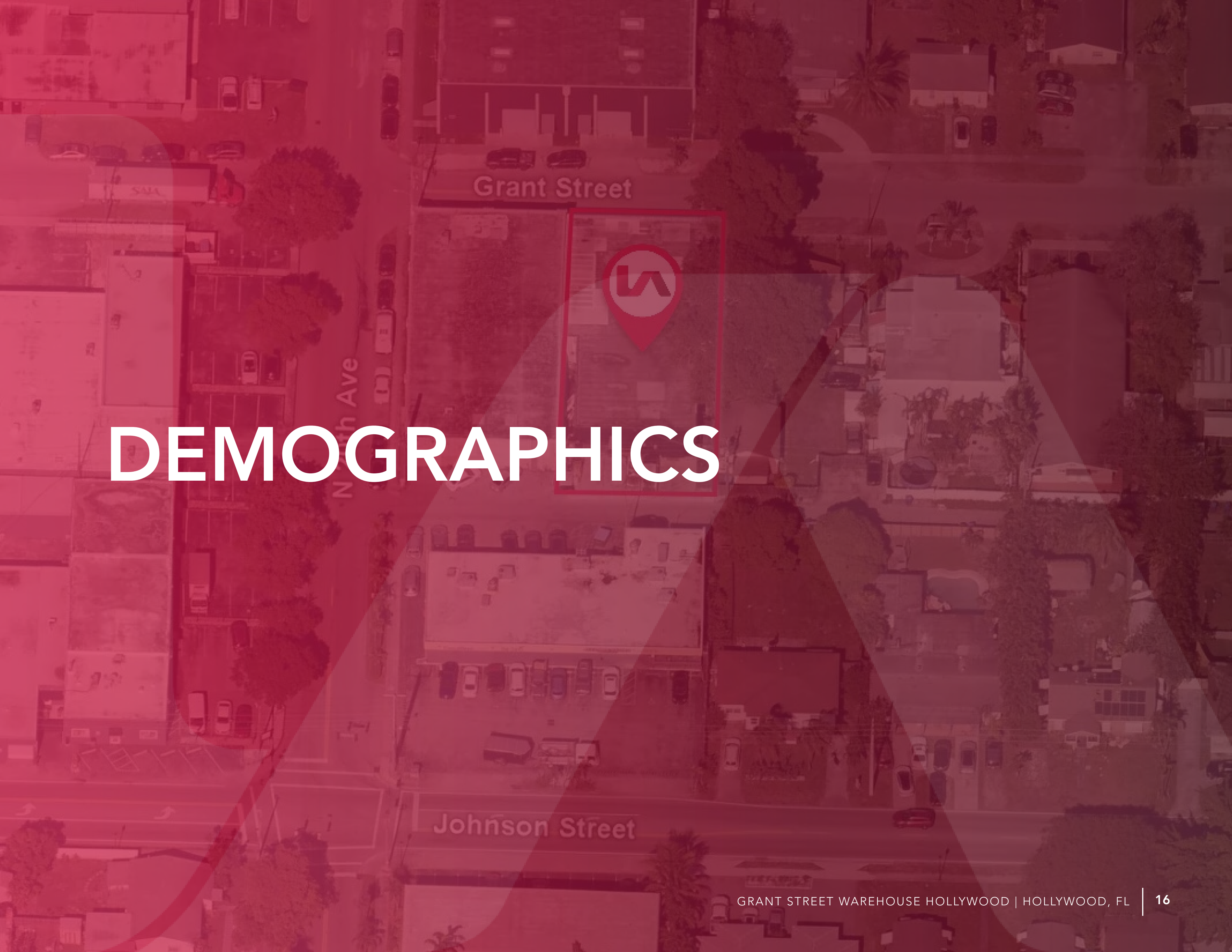
- Significant residential density growth
- Strong occupancy across office and retail sectors
- ransit-oriented zoning and redevelopment flexibility
- Proximity to airport and seaport infrastructure
- Ongoing public investment and CRA incentives

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

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



DEMOGRAPHICS

DEMOGRAPHIC PROFILE

KEY FACTS

90,905
Total Population

$91,037
Average Household Income

45.0
Median Age

2.2
Average Household Size

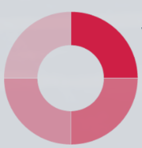
DAYTIME POPULATION

Total Daytime Population
92,355

Residents
41,793

Workers
50,562

EMPLOYMENT



63%
White Collar

18%
Services

19%
Blue Collar

5.2% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY

6,784
Total Businesses

$8,532,312,831
Total Sales

52,748
Total Employees

Transportation/Warehouse

217
Businesses

$437,164,913
Sales

3,427
Employees

Manufacturing

165
Businesses

$246,840,561
Sales

2,233
Employees

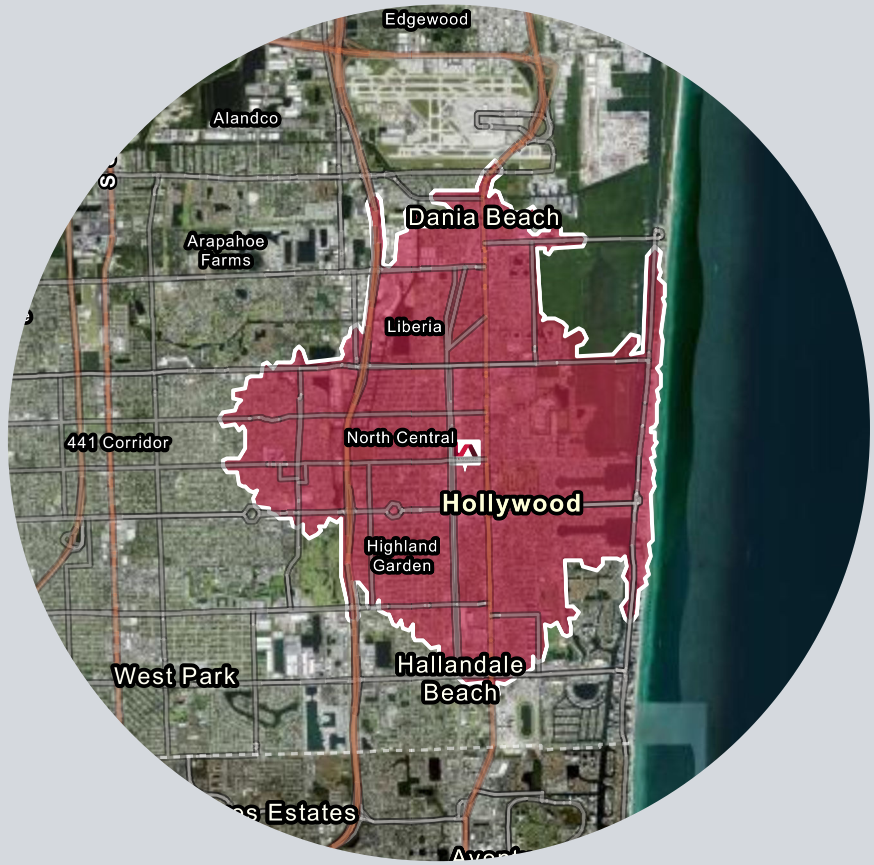
Wholesale Trade

212
Businesses

$2,306,625,116
Sales

1,844
Employees

Drive time of 10 minutes



DEMOGRAPHIC PROFILE

KEY FACTS

519,198
Total Population

$107,031
Average Household Income

42.0
Median Age

2.4
Average Household Size

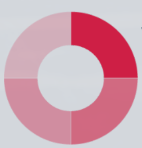
DAYTIME POPULATION

Total Daytime Population
577,459

Residents
248,271

Workers
329,188

EMPLOYMENT



63%
White Collar

17%
Services

20%
Blue Collar

4.2% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY

40,134
Total Businesses

$66,300,503,201
Total Sales

318,087
Total Employees

Transportation/Warehouse

1,164
Businesses

$2,347,938,537
Sales

13,725
Employees

Manufacturing

1,071
Businesses

$1,876,999,346
Sales

10,826
Employees

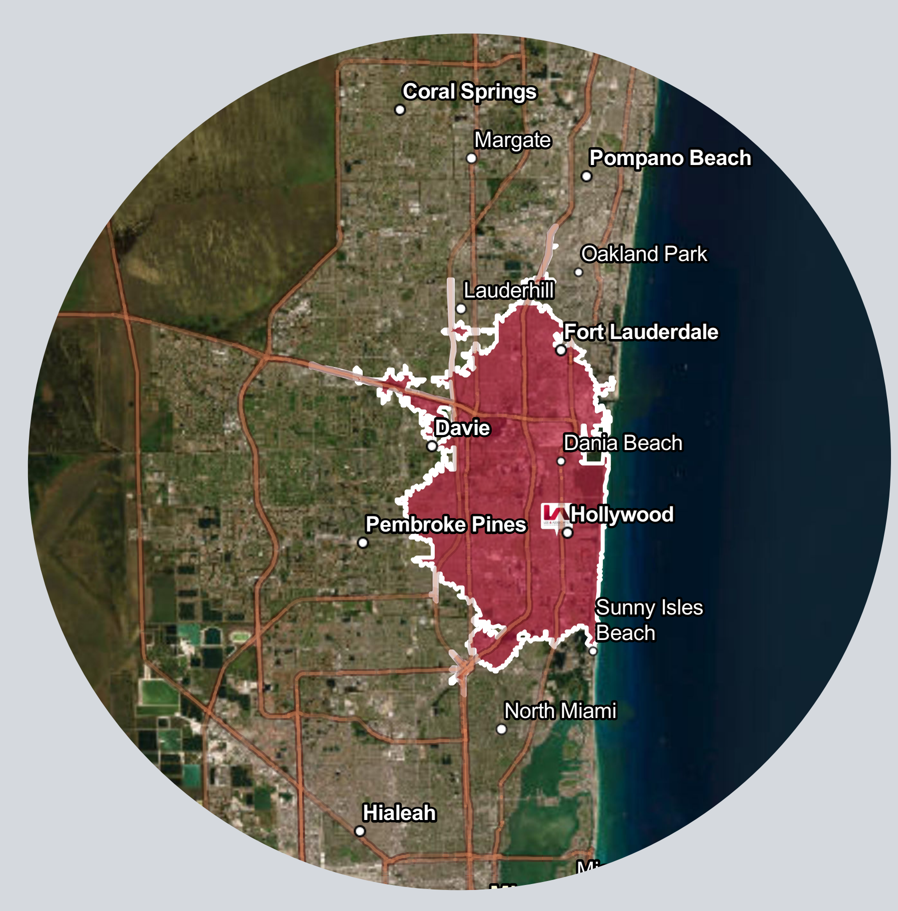
Wholesale Trade

1,318
Businesses

$22,277,565,507
Sales

14,965
Employees

Drive time of 20 minutes



DEMOGRAPHIC PROFILE

KEY FACTS

1,880,649
Total Population

$105,011
Average Household Income

41.6
Median Age

2.5
Average Household Size

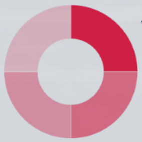
DAYTIME POPULATION

Total Daytime Population
1,865,244

Residents
911,485

Workers
953,759

EMPLOYMENT



63% White Collar

17% Services

20% Blue Collar

3.8% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY

112,439
Total Businesses

$185,600,758,488
Total Sales

899,031
Total Employees

Transportation/Warehouse

3,375
Businesses

$7,614,987,929
Sales

42,246
Employees

Manufacturing

2,763
Businesses

$3,459,872,939
Sales

24,568
Employees

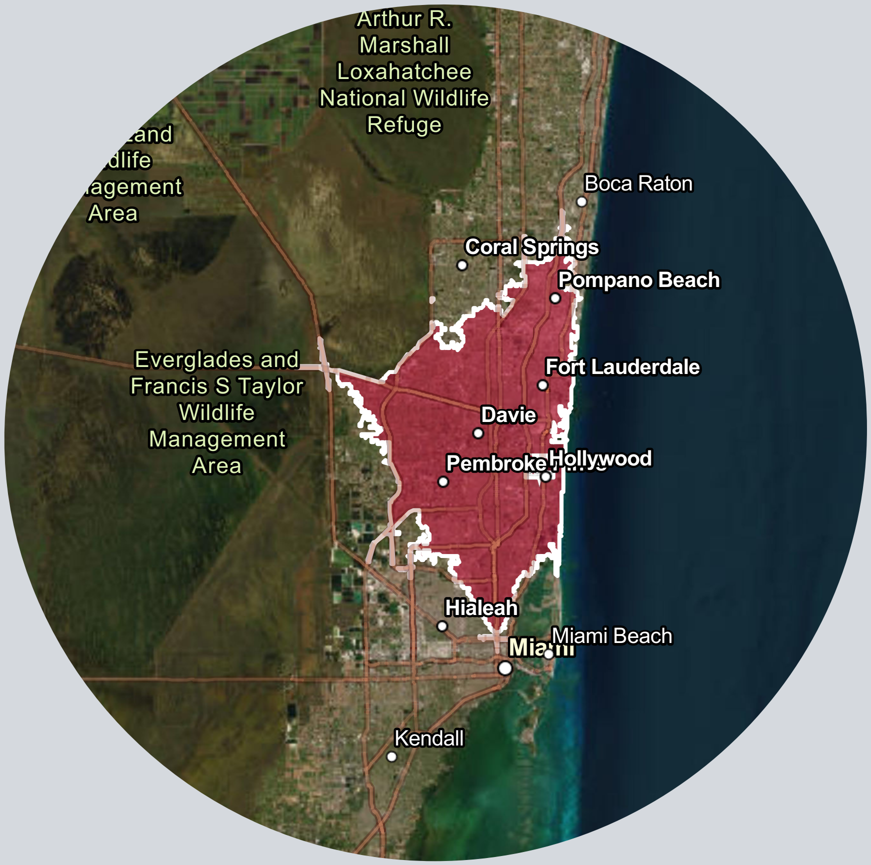
Wholesale Trade

3,637
Businesses

$60,727,512,092
Sales

42,527
Employees

Drive time of 30 minutes



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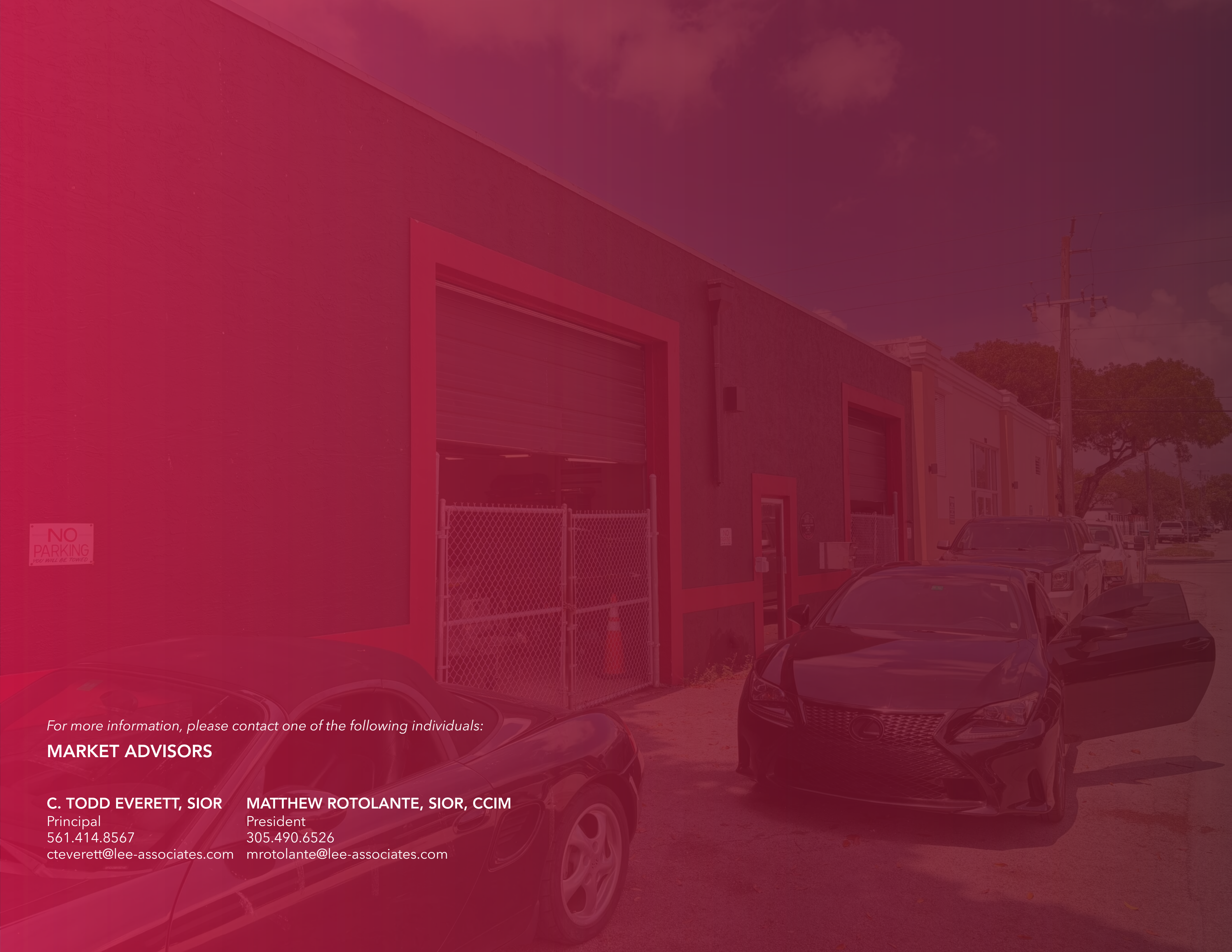

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