

• ATLANTIC TWO INVESTMENT • OWNER-DIRECT



FOR LEASE

Hollywood Beach Retail Landmark

6,331 SF Corner Site · 22 On-Site Stalls · One Block from the Boardwalk

201 N OCEAN DR · HOLLYWOOD, FL 33019

ATLANTIC TWO INVESTMENT, INC.
LANDLORD · OWNER-DIRECT

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201 N OCEAN DR

**Hollywood, FL
33019**

GROSS LEASABLE AREA

6,331 SF

LOT SIZE

14,154 SF · 0.325

AC

YEAR BUILT

1982 · EXTERIOR

REFRESHED 2025

PARKING

22 STALLS · 3.5 PER**1,000 SF**

ASKING RENT

\$50–\$77 /SF NNN

ZONING

BRT-25-C · BEACH**RESORT COMMERCIAL**

PROPERTY HIGHLIGHTS

The highest-visibility corner on Hollywood Beach

◆ **Corner Site with Three Signable Street Frontages**

NE corner of Hollywood Blvd (south), N Ocean Dr / A1A (west), and Tyler Street (north). Standalone brand identity — no strip-center compromise, no shared directory. Three building signs on the beach strip's highest-visibility corner.

◆ **First Commercial Building Off I-95 Exit 21**

The Hollywood Boulevard Bridge terminates at the T-intersection with A1A directly in front of 201, funneling every eastbound driver entering Hollywood Beach past the corner head-on. Highest-impression signage exposure on the beach side of the Intracoastal.

◆ **One Block East to the Hollywood Beach Boardwalk**

2.5-mile pedestrian promenade — approximately 7 million annual visitors — named "America's Best Beach Boardwalks" by Travel + Leisure. Captive tourist plus resident foot traffic year-round.

◆ **Adjacent to the Hollywood Beach Resort Hotel · In Redevelopment**

Immediately adjacent to the historic Hollywood Beach Resort Hotel and its active redevelopment plan — a live upside event for anything opening next door. Plus ~900 more hotel rooms within 1 mile: Costa Hollywood / Meliá (304 rooms, ~500 yds N), Margaritaville (369 rooms), Hollywood Beach Marriott (229 rooms). Direct captive spillover for dining, wellness, spa, retail, and concierge concepts.

◆ **22 On-Site Parking Stalls · 3.5 per 1,000 SF**

Owned surface lot on a beach strip where every competitor operator relies on paid public meters. The single biggest operating differentiator on Hollywood Beach for any customer-facing tenant.

◆ **Prior Bank Buildout · Vault + Teller-Line Footprint**

Prior Wells Fargo branch — original Diebold vault door and teller-line footprint preserved. Materially lower buildout cost for an incoming financial-services, wealth-advisory, or high-security tenant.

◆ **Existing Rooftop · Intracoastal + Atlantic Views**

Flat rooftop deck with Intracoastal sunset views west and Atlantic sunrise views east. Third-floor and rooftop build-up plans available on request for rooftop F&B or wellness operators.

◆ **Landlord-Direct · Build-to-Suit Available**

Owner-direct engagement with Atlantic Two Investment, Inc. (Rochman ownership). Interior available for tenant buildout to specification. Landlord-funded tenant improvements may be available for the right long-term operator.

Exterior, Corner & Rooftop



SEE THE FULL PHOTO LIBRARY ON [CREXI](#) & [LOOPNET](#)

SEARCH: 201 N OCEAN DR, HOLLYWOOD

Interior · 1st Floor



SEE THE FULL PHOTO LIBRARY ON [CREXI](#) & [LOOPNET](#)

SEARCH: 201 N OCEAN DR, HOLLYWOOD

Interior · 2nd Floor



2ND-FLOOR RECEPTION



LARGE OPEN WORKSPACE · MEZZANINE HALLWAY



ORIGINAL DIEBOLD VAULT



4+ PRIVATE OFFICE ROOMS

SEE THE FULL PHOTO LIBRARY ON [CREXI](#) & [LOOPNET](#)

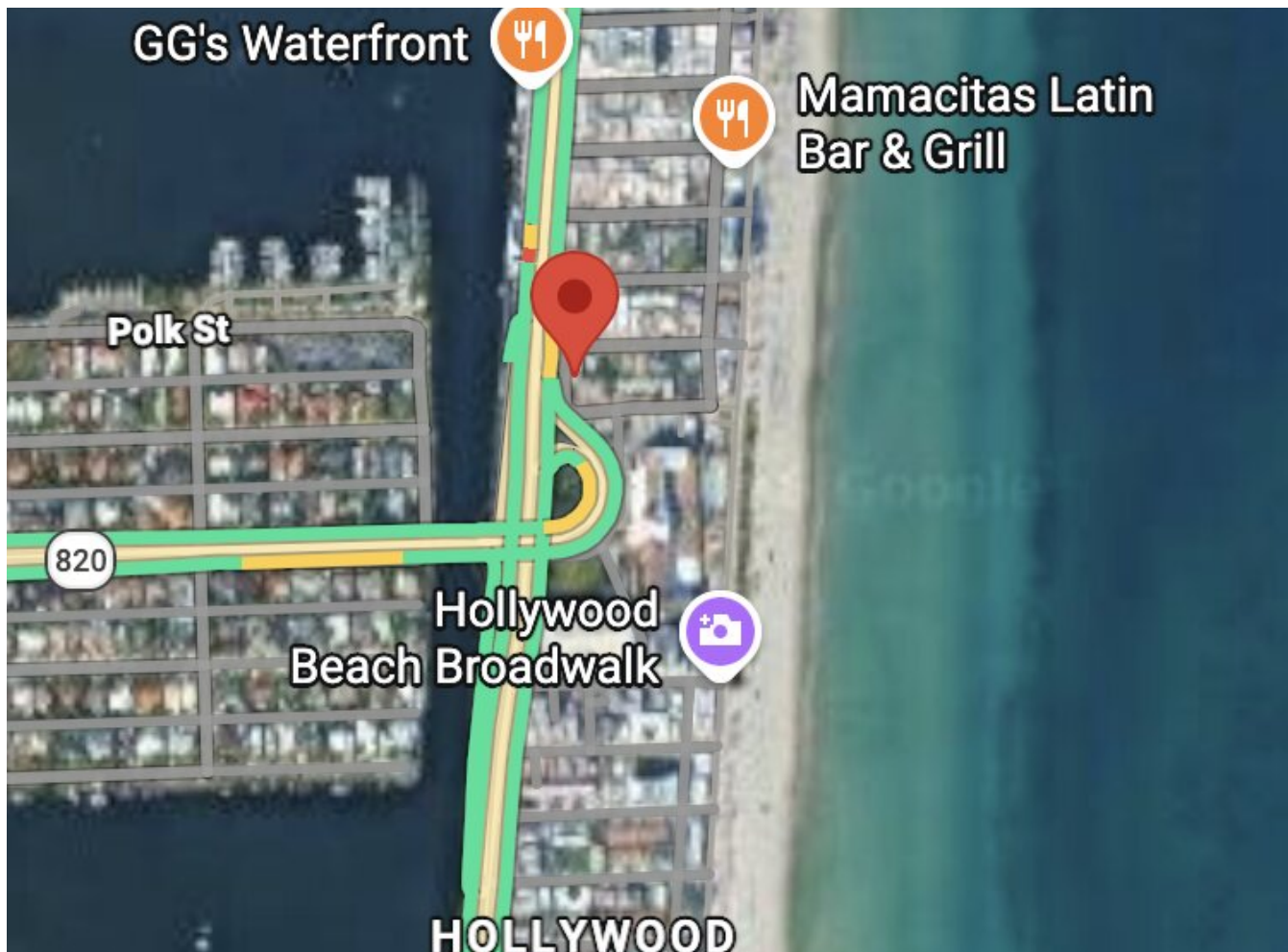
SEARCH: 201 N OCEAN DR, HOLLYWOOD

First Commercial Building Off I-95 Exit 21



A resort-strip trade area

Marquee hotel, dining, and attraction anchors cluster within a half-mile radius of the corner. Any incoming tenant — bank, medical, wellness, café, restaurant, event operator — joins an established resort catchment with year-round consumer draw, not a pioneering location.



HOTELS · ~900 ROOMS WITHIN 1 MI

Costa Hollywood / Meliá (304) · Margaritaville (369) · Hollywood Beach Marriott (229)

DINING · N OCEAN DR CLUSTER

Billy's Stone Crab · Taverna Opa · GG's Waterfront · Le Tub · Taco Beach Shack · Nick's Bar & Grill

BEACH & BROADWALK

2.5-mi Broadwalk promenade · Beach Theatre bandshell · Charnow Park · Dog Beach

LANDMARKS & REDEVELOPMENT

Historic Hollywood Beach Resort Hotel (immediately adjacent — in redevelopment) · Downtown Hollywood Historic District (~1 mi W) · ArtsPark at Young Circle

NEAREST BANK BRANCHES

Truist (1.3 mi W) · Chase (2.5 mi W) · Bank of America (2.6 mi S) — none on the beach side of the Intracoastal

A 0.325-acre corner among neighbors

Broward County parcel 514213012071 (BLK 9, Hollywood Beach 1-27 B). Corner site at the NE quadrant of Hollywood Blvd and N Ocean Dr (A1A), one block west of the Broadwalk and immediately adjacent to the historic Hollywood Beach Resort Hotel — currently in future redevelopment. Costa Hollywood / Meliá sits ~500 yds north.

FOLIO

51-42-13-01-2071

BROWARD COUNTY

PARCEL AREA

0.325 AC

14,154 SF

PLAT

Hollywood Beach

1-27 B · BLK 9

BUILDING

6,331 SF

2 STORIES · 1982 · EXTERIOR
REFRESH 2025



Hollywood Beach · Older-Affluent Resident + 7M Visitors

Hollywood Beach combines an older-affluent resident base (median age 55, average household income approximately \$152,000) with roughly 7 million annual beach visitors across the City's 4.5 miles of guarded public beach. 201 sits at the T-intersection where every visitor entering the beach strip from I-95 lands first.

DEMOGRAPHICS · HOLLYWOOD BEACH + CITY

METRIC	VALUE
Median Age (Hollywood Beach)	55
Share Age 65+	~31.5%
Median HH Income (neighborhood)	~\$94,824
Average HH Income (2024)	~\$152,663
Median Home Value	\$631,800
City of Hollywood Population	~159,073

VISITORS & FOOT TRAFFIC

SOURCE	ANNUAL
Hollywood Beach visitors	~7,000,000
Broadwalk length	2.5 mi
Guarded public beach	4.5 mi
Beach Theatre free concerts	Wed–Sun 7–9pm

Adjacent Landmark · Historic Hollywood Beach Resort Hotel (In Redevelopment)

Immediately adjacent to the historic Hollywood Beach Resort Hotel — currently in future redevelopment, an upside traffic event for the corridor. Plus ~900 more rooms of resort catchment within 1 mile: Costa Hollywood / Meliá (304 rooms, ~500 yds N), Margaritaville Hollywood Beach Resort (369 rooms, ~0.55 mi N), Hollywood Beach Marriott (229 rooms, ~1.3 mi N). Direct captive spillover for dining, spa/wellness, retail, and concierge-referred concepts.

Beachfront Bank Whitespace

Zero commercial-bank branches on the beach side of the Intracoastal within half a mile of the Broadwalk. Nearest branches: Truist ~1.3 mi west (downtown Hollywood), Chase ~2.5 mi west, Bank of America ~2.6 mi south. 201 = the only viable corner branch site on the strip for a resort-strip catchment plus high-net-worth resident base.

Beachfront Med-Spa Whitespace

Beachfront aesthetic / med-spa footprint is thin — competitor cluster is inland along Hollywood Blvd and Sheridan St. 14 ft ground-floor ceilings accommodate imaging equipment; independent Tyler St entrance supports patient privacy; on-site patient parking is available.

TRAVEL TIMES

FLL Airport: ~17 min · 8.8 mi

Port Everglades cruise terminal: ~17 min · 8.2 mi

Miami International Airport: ~46 min · 26.8 mi

Downtown Hollywood: ~1 mi west (Historic District, ArtsPark)

A rare combination of corner visibility, resort catchment, and on-site parking.

Bank · Wealth Advisory

Prior Wells Fargo branch; original Diebold vault + teller-line footprint in place. Zero commercial-bank branches on the beach side of the Intracoastal.

Medical · Aesthetic · Dermatology

Thin beachfront med-spa competitor set. 14 ft ceilings accommodate imaging equipment; independent Tyler St entry supports patient privacy.

Wellness · Spa · Recovery

~900 nearby hotel rooms for guest-referral catchment. Standalone building for a full-brand concept; on-site parking for local members.

Café · Coffee · Bakery

7M annual Broadwalk visitors plus resort morning demand. Corner visibility; wraparound parking for accessible pickup.

Restaurant · Rooftop F&B

Three-frontage signage; on-site parking (unavailable to every strip competitor); rooftop optionality for a destination deck.

Event Hall · Banquet

On-site parking; ~900 nearby hotel rooms for wedding + corporate overflow; rooftop ceremony / cocktail-hour optionality.

Boutique Retail · Beachwear

Corner site with three signable frontages on the strip's highest-visibility intersection. Captive Broadwalk foot traffic one block east.

Professional Office · Family Office

Standalone building — no shared lobby, no co-tenant directory. Independent Tyler St entrance available for the second floor.

FOR LEASING INQUIRIES

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Landlord-direct engagement. Broker cooperation welcome.

Information contained herein has been obtained from sources believed reliable but is not guaranteed. Prospective tenants should independently verify all information including but not limited to zoning, permissible uses, and any required approvals for their intended use. Rendered images and dimensions are approximate.

PROPERTY

**201 N Ocean Dr
Hollywood, FL 33019**

Folio 514213012071
Broward County · Hollywood Beach