

B
BREAD
BUILDING



RETAIL / RESTAURANT

1770 S Young Cir, Hollywood, FL 33020

FOR LEASE

APEX
CAPITAL REALTY

EXECUTIVE SUMMARY

Apex Capital Realty is pleased to present 2,977 SF of prime commercial space at The Bread Building, a premier new development in Hollywood, FL. Ideally located along the highly trafficked US-1 corridor, the property offers exceptional visibility, convenient access to major roadways, and ample on-site parking.

Just steps from Downtown Hollywood, Young Circle, and ArtsPark, the space is surrounded by a vibrant, walkable district filled with dining, entertainment, and cultural attractions.

Delivered in grey shell condition, the space offers a blank canvas for tenants to fully customize the layout and finishes to suit their needs. Permitted uses include retail and restaurant, with a grease trap already in place. The property also benefits from strong co-tenancy with Walgreens.

This is a rare opportunity to establish a presence in one of South Florida's most dynamic and rapidly growing neighborhoods.

LOCATION HIGHLIGHTS

- Walking Distance to the Arts Park at Young Circle
- Minutes from Aventura Mall, Gulfstream Park, Hollywood Beach, and the Margaritaville Resort
- Minutes from FT. Lauderdale - Hollywood International Airport, Port Everglades, and I-95

PROPERTY OVERVIEW

RENTABLE SQUARE FEET	2,977 SF
PERMITTED USE	Retail/Restaurant
GREASE TRAP	Installed

ASKING PRICE \$50 PSF NNN



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AERIAL VIEW

HOLLYWOOD BEACH



ART PARK AT
YOUNG CIRCLE

SUBJECT SPACE
1770 S Young Cir

THE TROPIC



AERIAL VIEW

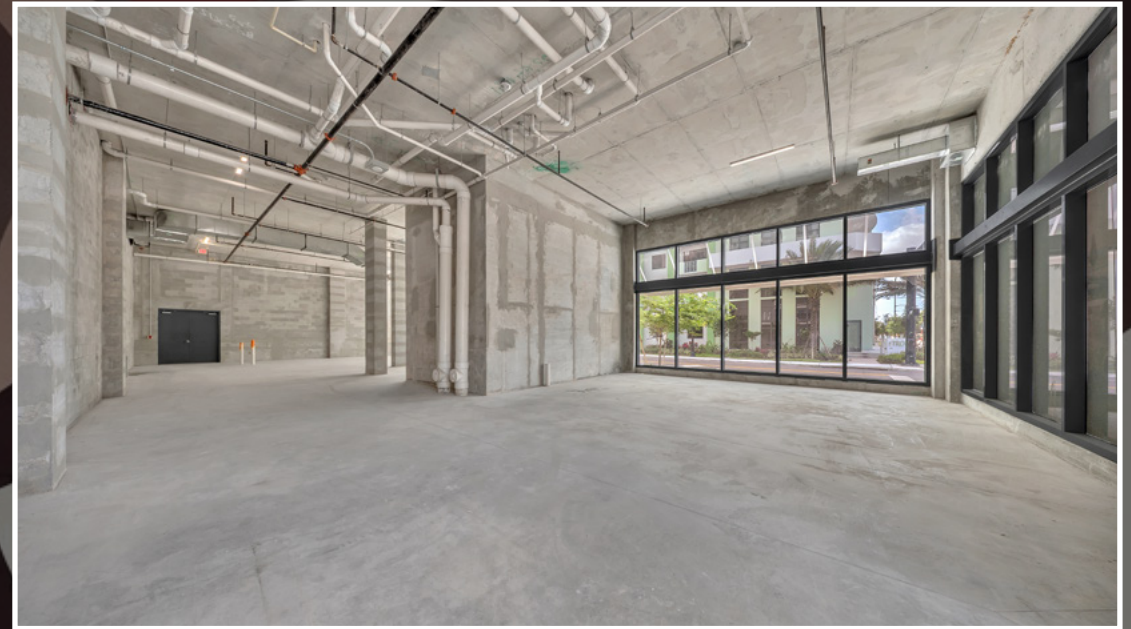
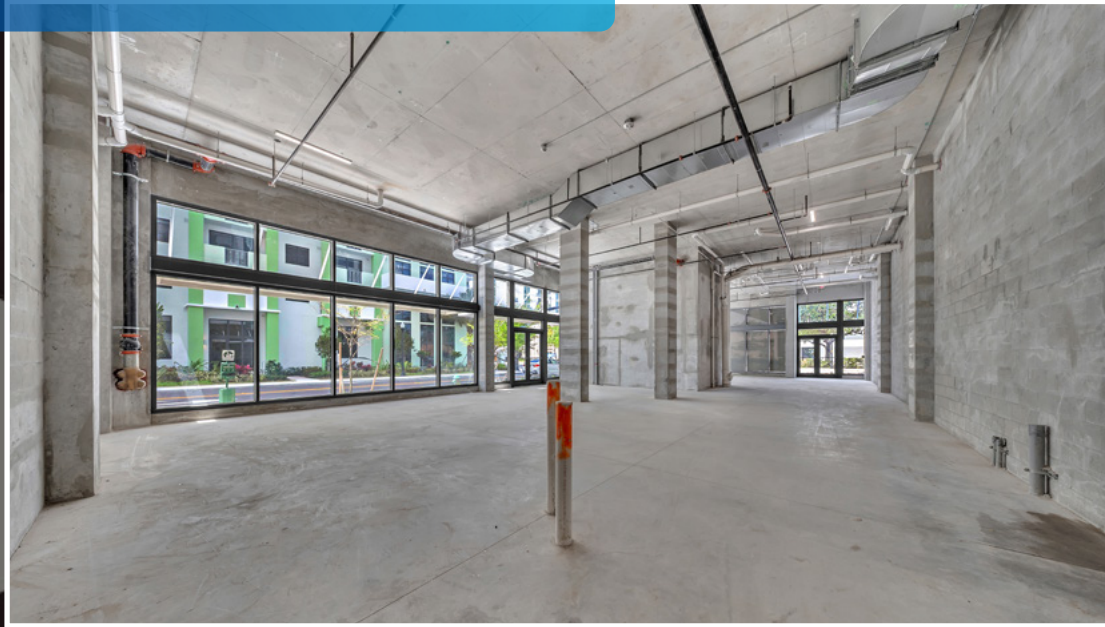
HALLANDALE BEACH

SURFSIDE

SUBJECT SPACE
1770 S Young Cir



INTERIOR PHOTOS



NEIGHBORHOOD HIGHLIGHTS

Hollywood Beach is consistently a top 25 beach destination and continues to attract tourists from around the world.

The famous Hollywood Beach Broadwalk is a promenade that stretches nearly 2.5 miles along the Atlantic Ocean. This brick-paved thoroughfare hosts pedestrians, joggers, bicyclists, rollerbladers, and millions of visitors every year.



Downtown Hollywood is a lively area featuring arts, dining, and entertainment.

At its center is Young Circle, a park that hosts local events, with the nearby Arts Park offering outdoor performances and art exhibits. The area is also home to trendy shops, restaurants, and bars, making it a popular destination for both locals and visitors seeking a lively atmosphere and a touch of South Florida's artistic flair.



The Seminole Hard Rock Hotel and Casino is a renowned entertainment destination featuring a massive casino, luxurious hotel, and a variety of dining and shopping options.

Known for its iconic guitar-shaped hotel, it offers world-class gaming, live performances, a spa, and vibrant nightlife, making it a popular spot for both visitors and locals.



RETAIL MAP





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