

STARLIFE GROUP

21 HOLLYWOOD

PREMIER RETAIL SPACE

2100 N Federal Highway | Hollywood, FL 33020

BASERENT
\$58 SF / YR

RETAILSPACE
5,336 SF
(Whole or Divisible)

LEASE TYPE
NNN



THE OPPORTUNITY

Retail Space Overview

21Hollywood 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

\$58 / 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

Base Rent	\$58.00 / SF / Year (NNN)
Lease Type	NNN (Triple Net)
Available Space	5,336 SF – Whole or Divisible
Ceiling Height	15 ft Clear
Frontage	Federal Highway (US-1) Direct
Parking	Structured On-Site
HVAC	Tenant Controlled
Delivery	Raw Condition – Custom Build-Out Available
Grease Trap	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+
Traffic Count

200
Residents Above

\$82K+
Income (3-Mi)

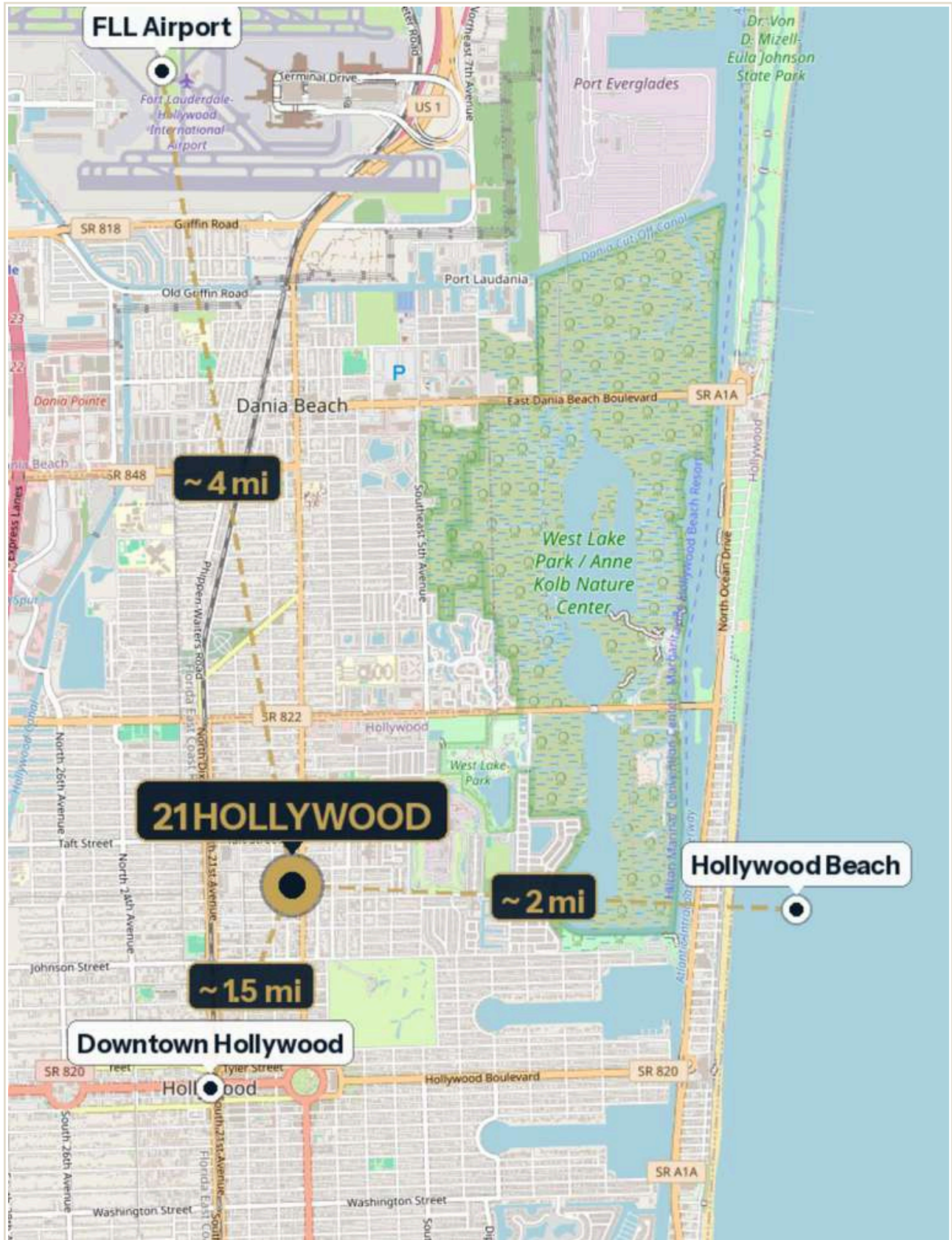
DEMOGRAPHIC HIGHLIGHTS

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

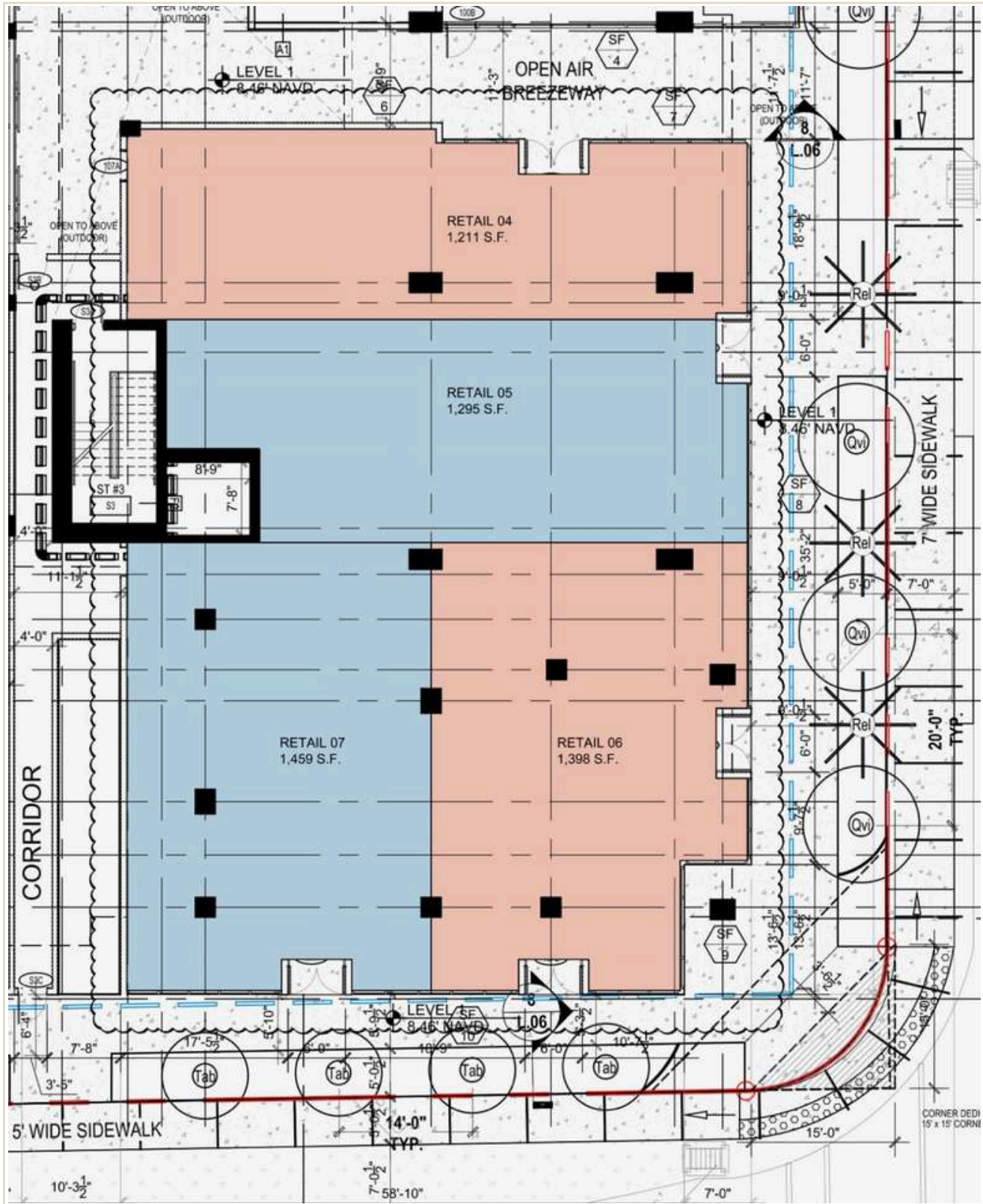


Retail Site Plan



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
1,211 SF

RETAIL 05
1,295 SF

RETAIL 06
1,398 SF

RETAIL 07
1,459 SF

Ground Floor Lifestyle

WHY 21 HOLLYWOOD 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

21 HOLLYWOOD

RETAIL SPACE FOR LEASE

FOR LEASING INQUIRIES

Startlife Developement

Info@21hollywood.com

+1 (754) 435 - 2100

2100 N Federal Highway | Hollywood, FL 33020

This Offering Memorandum has been prepared by Elizabeth Brunely for informational purposes only. The information contained herein has been obtained from sources believed to be reliable; however, Elizabeth Brunely makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.