

# 2216 Hollywood Blvd

Hollywood, FL 33020

Former Montessori  
School Leasing  
Opportunity

Leasing Brochure



15+ CLASSROOMS | \$1M BUILDOUT FROM PRIOR TENANT | AMPLE PARKING IN BACK

HOLLYWOOD BLVD  
±\$22,000 VPD

MATTHEWS™

OFFERING MEMORANDUM

# FORMER MONTESSORI SCHOOL LEASING OPPORTUNITY (FOR LEASE)

2216 Hollywood Blvd | Hollywood, FL 33020

EXCLUSIVELY LISTED BY



## GRANT STEINBERG

SENIOR ASSOCIATE  
DIRECT (561) 282-6246  
MOBILE (561) 558-7695  
grant.steinberg@matthews.com  
License No. SL3539035 (FL)



## ROB GOLDBERG

MARKET LEADER  
DIRECT (954) 237-4510  
MOBILE (954) 232-9768  
rob.goldberg@matthews.com  
License No. 2018005194 (OH)

## BROKER OF RECORD

KYLE MATTHEWS  
License No. CQ1066435 (FL)

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**±16,962 SF**  
GLA



**1972/2023**  
Year Built/Renovated



**±22,000**  
Vehicles Per Day



**NNN**  
Lease Type

## PROPERTY OVERVIEW

- **EDUCATIONAL BUILD-OUT:** ±16,962 SF single-story structure fully improved for educational use, previously occupied by a national Montessori operator with over \$1 million in tenant improvements.
- **HIGH-VISIBILITY FRONTAGE:** Located directly on Hollywood Blvd, a primary east-west corridor with over ±22,000 vehicles per day, providing strong signage exposure and visibility.
- **EXCELLENT ACCESSIBILITY:** Immediate access to I-95, US-1, and Federal Highway allows for convenient drop-off and pick-up for commuting parents.
- **MOVE-IN READY:** Fully built-out and operational for educational use, featuring multiple classrooms, ample natural light, and dedicated outdoor play areas.
- **PARKING AVAILABILITY:** Ample rear on-site parking and nearby street parking accommodate staff and parent traffic efficiently.
- **FLEXIBLE LAYOUT:** Adaptable interior floor plan allows for various classroom sizes and configurations to support different age groups and teaching models.
- **ZONING COMPLIANCE:** Permissive zoning in place supporting educational occupancy, mitigating entitlement delays.
- **STRONG DEMOGRAPHICS:** Over 193,311 residents within a ±3-mile radius, with favorable household incomes and a high proportion of young families.
- **WALKABLE LOCATION:** Situated in a safe, community-oriented environment near parks, family services, and neighborhood amenities.
- **TARGET USERS:** Ideally suited for Montessori schools, early childhood education centers, private elementary schools, and specialized learning academies.



# FINANCIAL SUMMARY



**±1.03 AC**  
LOT SIZE



**75**  
PARKING SPOTS



**\$40**  
RENT PER SF

## LEASE SUMMARY

<b>Address</b>	2216 Hollywood Blvd, Hollywood, FL 33020
<b>Square Footage</b>	±16,962
<b>Year Built</b>	1972/2000
<b>Year Renovated</b>	2023
<b>Lease Type</b>	NNN
<b>Zoning</b>	TC-1
<b>VPD</b>	±22,000
<b>Land Use</b>	School
<b>Parking Ratio</b>	4.42
<b>Frontage</b>	177' on Hollywood Blvd



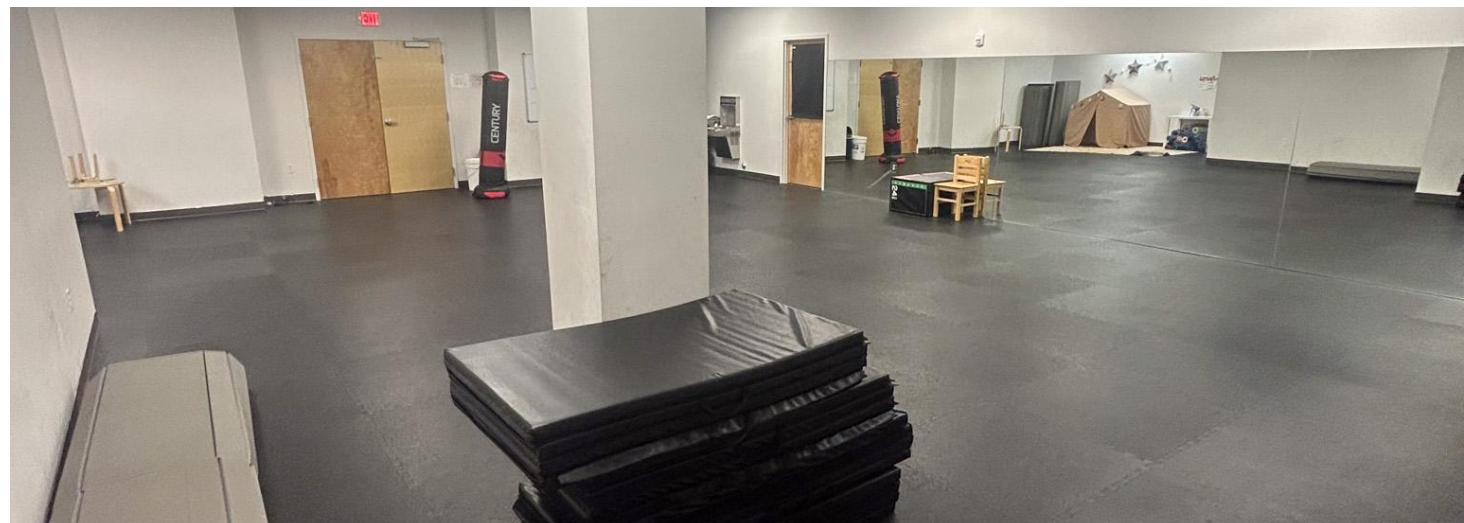
# PROPERTY PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS





OAKWOOD PLAZA

THE HOME DEPOT FAMOUS footwear HomeGoods®  
 Marshalls. OLD NAVY  
 Rainbow BURLINGTON OfficeMax  
 ROSS DRESS FOR LESS



PLAYA PREFERIDA

822



±32,000 VPD



±283,000 VPD



WEST LAKE



1

±31,500 VPD



HOLLYWOOD BEACH



±22,000 VPD

820

HOLLYWOOD BEACH BROADWALK



Billy's STONE CRAB Sarsell's The Mermaid QUEEN Mexican Seafood  
 Mamacita's TACO BEACH SNACK

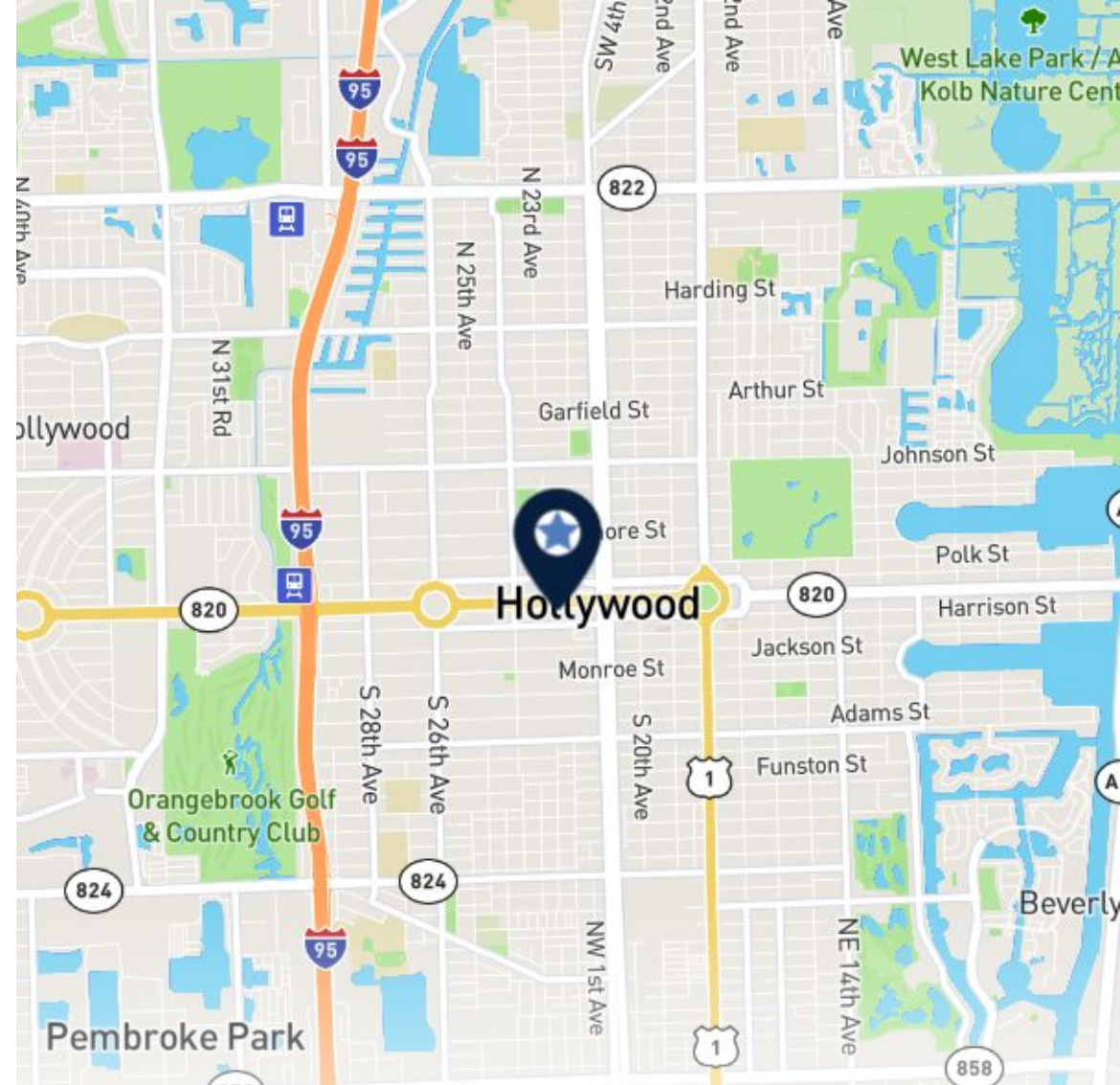
# MARKET OVERVIEW

Hollywood, Florida, has a population of about 193,311 with an average household income around \$79,281. Around 19 percent of residents are under 18, and about 27 percent of households include children, creating consistent demand for childcare.

The city offers more than 60 parks, a ±2.5-mile beachfront boardwalk, and is adjacent to Fort Lauderdale–Hollywood International Airport. Its location between Fort Lauderdale and Miami provides access to two major employment markets, making it convenient for commuting families.

Several new developments are adding to the area’s growth, including One Hollywood Residences with 248 units, The Bread Building with 362 units and retail, Soleste Hollywood with 324 units and commercial space, and University Station with workforce and affordable housing near Barry University.

Additional projects such as Sienna, Icon Beach Residences, and new condo and townhome communities are drawing more families. With Brightline rail service nearby in Fort Lauderdale enhancing regional connectivity, these trends support a growing base of working parents in need of daycare services.



DEMOGRAPHICS			
	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>			
Current Year Estimate	31,265	193,311	416,049
<b>HOUSEHOLDS</b>			
Current Year Estimate	13,910	86,733	172,756
<b>INCOME</b>			
Average Household Income	\$79,281	\$99,432	\$107,875



## 142.9 Million

NUMBER OF ANNUAL VISITORS

# LOCAL DEVELOPMENT



## REVV HOLLYWOOD (2233 HOLLYWOOD BOULEVARD)

- An eight-story, 180-unit multifamily building that has officially topped off; completion and leasing expected by summer 2025.
- Offers a mix of studios, live-work units, one- and two-bedroom apartments with amenities including a resort-style pool, co-working spaces, fitness center, and ground-floor retail. See details [here](#).



## UNIVERSITY STATION (DOWNTOWN HOLLYWOOD)

- A public-private partnership delivering workforce and affordable housing integrated with retail, parking, and a new Barry University College of Nursing and Health Services campus.
- Features modern amenities: fitness center, multipurpose rooms, swimming pool, and pedestrian bridges connecting the residential towers and parking garage. Amenities and additional information at this [link](#).



## CALTOPIA I & II (JACKSON ST. & VAN BUREN ST.)

- A two-phase, 251-unit mid-rise development a few blocks west of downtown Hollywood. More details [here](#).
- Includes studio, one- and two-bedroom units, with shared amenities such as a pool, fitness center, dog spa, yoga room, coworking spaces, and 24-hour package storage.
- Construction expected to begin later in 2025.



## PARK ROAD RESIDENTIAL

- A planned 620-unit residential community on ±30.6 acres at 1600 S. Park Road, designed to meet the area's growing demand for housing.
- The proposal features more than 315 apartments, a full-service grocery store, and convenient access to both the beach and major employment centers—making it an attractive option for professionals and families. More information [here](#).

## **CONFIDENTIALITY AGREEMENT & DISCLAIMER**

This Leasing Package contains select information pertaining to the business and affairs of **2216 Hollywood Blvd, Hollywood, FL 33020** (“Property”). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

# MATTHEWS™

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LEASING BROCHURE

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