1346 S Dixie Hwy

Hollywood, FL 33020

Industrial
Investment Opportunity
Offering Memorandum

Dixie Highway High Intensity Mixed-Use | Owner/User or Investment Opportunity

MATTHEWS™

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PROPERTY OVERVIEW

1346 S Dixie Hwy
Hollywood, FL 33020

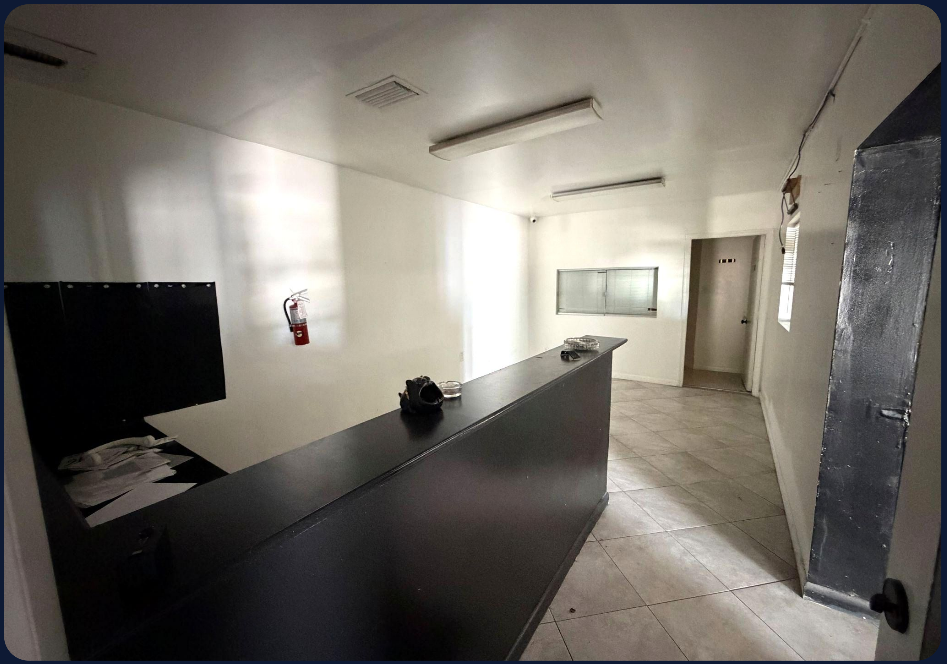
INVESTMENT HIGHLIGHTS

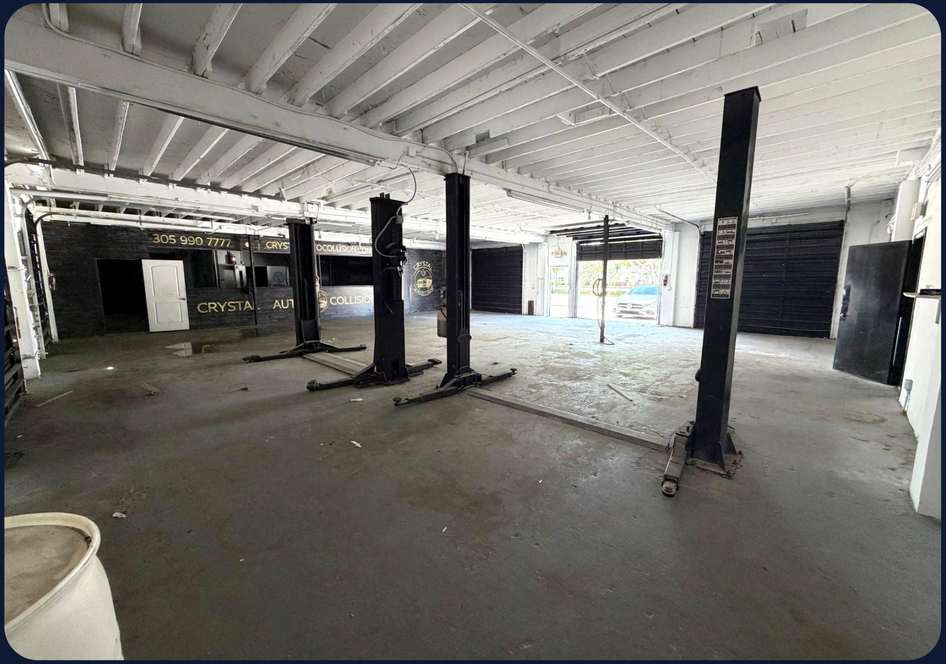
Property Highlights

- **Exceptional Location –** Fronting South Dixie Highway in Hollywood, Florida, the property sits in the heart of one of Broward County's most active urban infill corridors. The asset offers immediate access to I-95, US-1, Downtown Hollywood, Fort Lauderdale-Hollywood International Airport, and Port Everglades, making it ideal for owner-users, service businesses, and logistics-oriented operators.
- **Owner/User Opportunity –** The property presents a rare opportunity for an owner-user to acquire a functional industrial asset with immediate upside. With approximately 50% of the building currently vacant, a buyer can occupy a substantial portion immediately while benefiting from in-place cash flow from the existing tenant. This structure creates a highly attractive basis for businesses seeking to offset carrying costs while controlling their real estate.
- **In-Place Cash Flow –** The property is partially occupied by a single tenant leasing ±4,898 SF on a month-to-month basis, providing flexibility for a future owner while generating interim income. The month-to-month structure allows a purchaser to maintain flexibility for occupancy, repositioning, or lease restructuring depending on their business plan.
- **Redevelopment Opportunity –** The asset is zoned DH-3 (Dixie Highway High Intensity Mixed-Use), one of Hollywood's most flexible and high-density zoning designations. DH-3 allows for a wide range of industrial, retail, office, hospitality, and multifamily uses, with redevelopment potential up to 10 stories / ±140 feet. This creates a compelling covered land play for investors seeking long-term appreciation or future mixed-use redevelopment.
- **Submarket Fundamentals –** Hollywood's industrial market remains one of South Florida's most supply-constrained infill submarkets, driven by strong population growth, limited available land, and increasing barriers to entry. Vacancy remains tight and rental rates continue to trend upward, supporting both owner-user demand and investor interest in well-located industrial assets.
- **Flexible Exit Strategy –** The combination of in-place income, owner-user vacancy, and long-term redevelopment upside creates multiple exit strategies for investors. Buyers can operate the asset as-is, reposition and lease the vacancy, occupy the building for their own business, or capitalize on the site's long-term mixed-use redevelopment potential.

PROPERTY PHOTOS

INTERIOR PHOTOS






N
Downtown Hollywood
±1.5 Miles Away
820
Port Everglades
±10 Miles Away
Maximizes Supply Chain Efficiency by Offering Direct Access to Global Maritime Trade Lanes, Key Foreign-Trade Zone Tax Advantages, and Immediate Connections to Major South Florida Interstate and Rail Networks.
Fort Lauderdale-Hollywood International Airport
±7 Miles Away
Offers Unmatched Logistical Velocity and Supply Chain Efficiency by Short Transit Times for High-Value Goods, Providing Immediate Access to Dominant Interstate Networks
INTERSTATE 95
COMIND INDUSTRIES
Subject Property
1
Coca-Cola BEVERAGES FLORIDA
824
Pembroke Rd ± 39,500 VPD
IDI INSULATION DISTRIBUTORS INC.
amazon
± 283,000 VPD
± 40,500 VPD
DK HARDWARE
MOHAWK INDUSTRIES, INC.
COOLER DEPOT
858
± 51,187 VPD
CE
FEEDING SOUTH FLORIDA
Google Earth

FINANCIAL OVERVIEW

1346 S Dixie Hwy
Hollywood, FL 33020

FINANCIAL SUMMARY

$2,450,000 List Price	**$244.61** Price Per SF	**±0.44 AC** Acres	**Seller Financing Available**

Property Summary

Building SF	±10,016 SF
Acres	±0.44 AC
Lot Square Feet	±19,166 SF
Building/Lot Coverage	52.26%
Year Built	1955
Warehouse SF	±8,738 SF
Office SF	±1,278 SF
Office SF Percentage	12.76%
Construction	Masonry
Zoning	DH-3
Grade Level Doors	15 (10'h x 10'w)

Building Highlights

12' Clear Heights

15 Grade-Level Overhead Doors

Multi-Tenant Configuration

Recently Replaced Overhead Doors

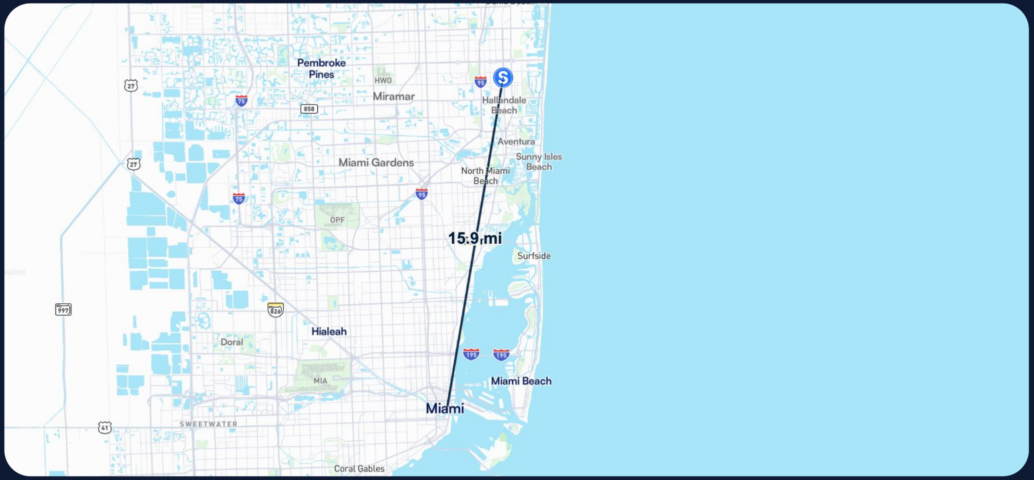
Current tenant Donny's Auto Body Repair is occupying ±4,898 SF on a Month-to-Month basis

MARKET OVERVIEW

1346 S Dixie Hwy
Hollywood, FL 33020

Hollywood , FL

Market Demographics



153,000
Population

$71,000
Median Household Income

62,000
Households

83,000
Employed Population

Local Market Overview

Hollywood is strategically positioned within the South Florida industrial corridor, benefiting from its location between Miami and Fort Lauderdale. The city offers direct access to Interstate 95, Florida's Turnpike, U.S. 1, the Florida East Coast Railway, CSX freight rail, Port Everglades, and Fort Lauderdale-Hollywood International Airport, making it an ideal location for logistics, distribution, light manufacturing, and service-oriented industrial users. The area's dense population base and access to one of the nation's largest consumer markets continue to support strong industrial demand while limited developable land has constrained new supply.

Industrial fundamentals remain among the strongest in South Florida. Vacancy within Southeast Broward remains in the low-single digits despite continued tenant activity, while more than 2.7 million square feet of industrial product has been delivered since 2018 with the vast majority already absorbed. Rent growth continues to outpace many U.S. industrial markets, supported by strong demand from transportation, wholesale trade, aerospace, marine industries, healthcare suppliers, and international commerce. Hollywood's central location and proximity to major transportation infrastructure continue to position the market as one of Broward County's premier industrial investment destinations.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	34,110	199,540	430,933
Current Year Estimate	32,994	200,620	440,766
2020 Census	27,377	172,097	390,551
Growth Current Year-Five-Year	3.38%	-0.54%	-2.23%
Growth 2020-Current Year	20.52%	16.57%	12.86%
Households	**1-Mile**	**1-Mile**	**3-Mile**
Five-Year Projection	14,837	14,837	88,596
Current Year Estimate	14,474	14,474	89,887
2020 Census	11,769	11,769	75,490
Growth Current Year-Five-Year	2.51%	2.51%	-1.44%
Growth 2020-Current Year	22.98%	22.98%	19.07%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$86,114	$108,362	$112,232

Miami, FL MSA

483,434+
Total Population

234,500+
Employed Population

10%
Growth Rate

$108,000
Average HH Income

Local Market Overview

Located within the Miami metropolitan area, the subject neighborhood benefits from exceptional regional connectivity via Interstate 95, State Road 836 (Dolphin Expressway), Interstate 395, and U.S. Route 1. The area provides convenient access to major employment centers including Downtown Miami, Brickell, the Health District, Miami International Airport, and the Port of Miami, supporting strong residential and commercial demand. Continued investment, redevelopment activity, and population growth throughout Miami's urban core have contributed to increasing economic activity and long-term growth across surrounding neighborhoods.

The immediate area features a diverse residential population, a strong workforce base, and proximity to public transportation, healthcare facilities, educational institutions, and a wide range of retail and service amenities.

Economic Drivers

Miami's economy is strongly influenced by its coastal geography and the economic activity centered around Biscayne Bay and its extensive marina network. Boating charters, cruise lines, yacht services, and marine operations anchor a robust waterfront sector. These services support a vibrant hospitality scene, with hotels, restaurants, and tour operators benefiting from a constant influx of visitors drawn to the city's aquatic lifestyle, beach access, and world-class boating culture.

The city also plays a central role in South Florida's finance, tech, and creative industries. Offices for multinational banks, media firms, and startups cluster in Downtown and Brickell, just minutes from the marina districts. This proximity fuels demand for dining, retail, and long-term lodging among professionals and business travelers. Miami's tropical backdrop is frequently used for film, advertising, and event production, offering added economic stimulus.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1346 S Dixie Hwy, Hollywood, FL, 33020 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. 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 or sale of the Property.

This Offering Memorandum 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 of this Offering Memorandum.

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