

**300 Van Buren St
Hollywood, FL 33019**

Sale Price
\$ 3,200,000

With ocean views and just steps from the beach, 300 Van Buren St is exceptionally positioned for development. The property is located on a premier corner lot east of S. Ocean Dr, offering a desirable location with excellent access!

Enjoy the convenience of being only two blocks south of Hollywood Boulevard, providing easy access to downtown, shopping, dining, and entertainment—while still maintaining a relaxed beachside atmosphere.



Jimmy Alor
Commercial Specialist

305.766.7958
jalor@jimmyalor.com

The Keyes Company 4700 Sheridan Street, Suite P, Hollywood, FL 33021 keyescommercial.com

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Section 1

PROPERTY INFORMATION



Property Description

With ocean views and just steps from the beach, 300 Van Buren St is exceptionally positioned for development. The property is located on a premier corner lot east of South Ocean Drive, offering strong visibility and excellent access.

The current zoning for the site is BRT-25-R, allowing a wide range of uses: Single-Family, Townhouses, Multifamily (up to 25 units per acre for residential), and Hospitality (up to 50 units per acre). Certain commercial uses are permitted, with a Special Exception required for eating and drinking establishments.

Enjoy the convenience of being only two blocks south of Hollywood Boulevard, providing easy access to downtown, shopping, dining, and entertainment—while still maintaining a relaxed beachside atmosphere.

Offering Summary

Sale Price:	\$3,200,000
Lot Size:	10,447 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	458	1,013	3,248
Total Population	706	1,835	6,807
Average HH Income	\$100,005	\$117,884	\$128,727



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Location Description

Ideally situated at 300 Van Buren St in the heart of Hollywood, this property offers an unbeatable coastal lifestyle. Located east of South Ocean Drive, you're just steps from the pristine sands and sparkling waters of Hollywood Beach, as well as the iconic Hollywood Beach Broadwalk.

Enjoy the convenience of being only two blocks south of Hollywood Boulevard, providing easy access to downtown, shopping, dining, and entertainment—while still maintaining a relaxed beachside atmosphere.

Site Description

Prominently positioned on a desirable corner lot at Van Buren St and S Surf Rd, this property offers approximately 135 feet of frontage along Van Buren St and 80 feet along S Surf Rd, providing excellent visibility and access. Located east of South Ocean Drive, the site benefits from a premier beachside setting ideal for a variety of residential or investment opportunities.



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Property Highlights

- Zoned BRT-25-R
- Corner Lot
- Multiple Uses Permitted
- Various Potential Development & Investment Opportunities
- Desirable Location
- East of S. Ocean Drive
- Steps from the Beach
- Currently Leased – Producing Income



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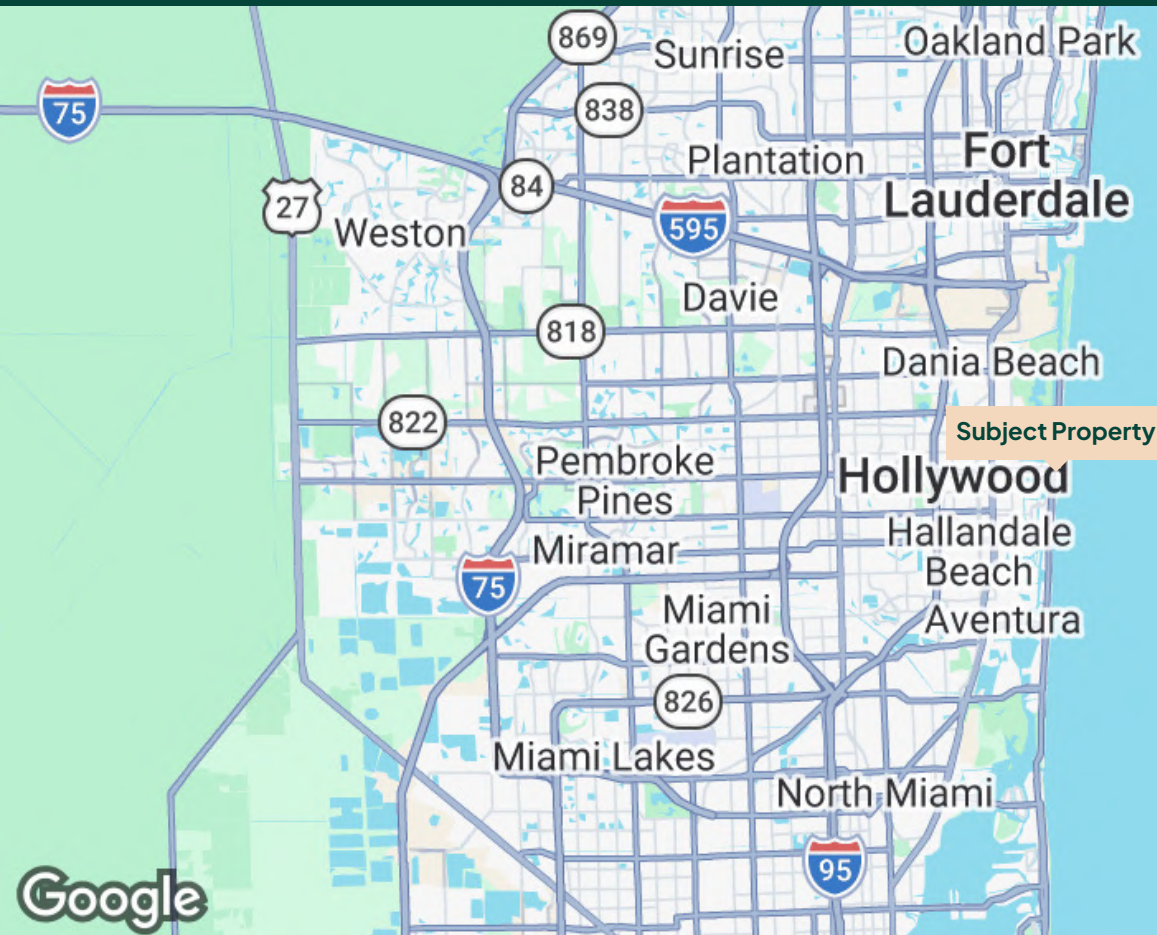
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Section 2

LOCATION INFORMATION



Map data ©2026 Google

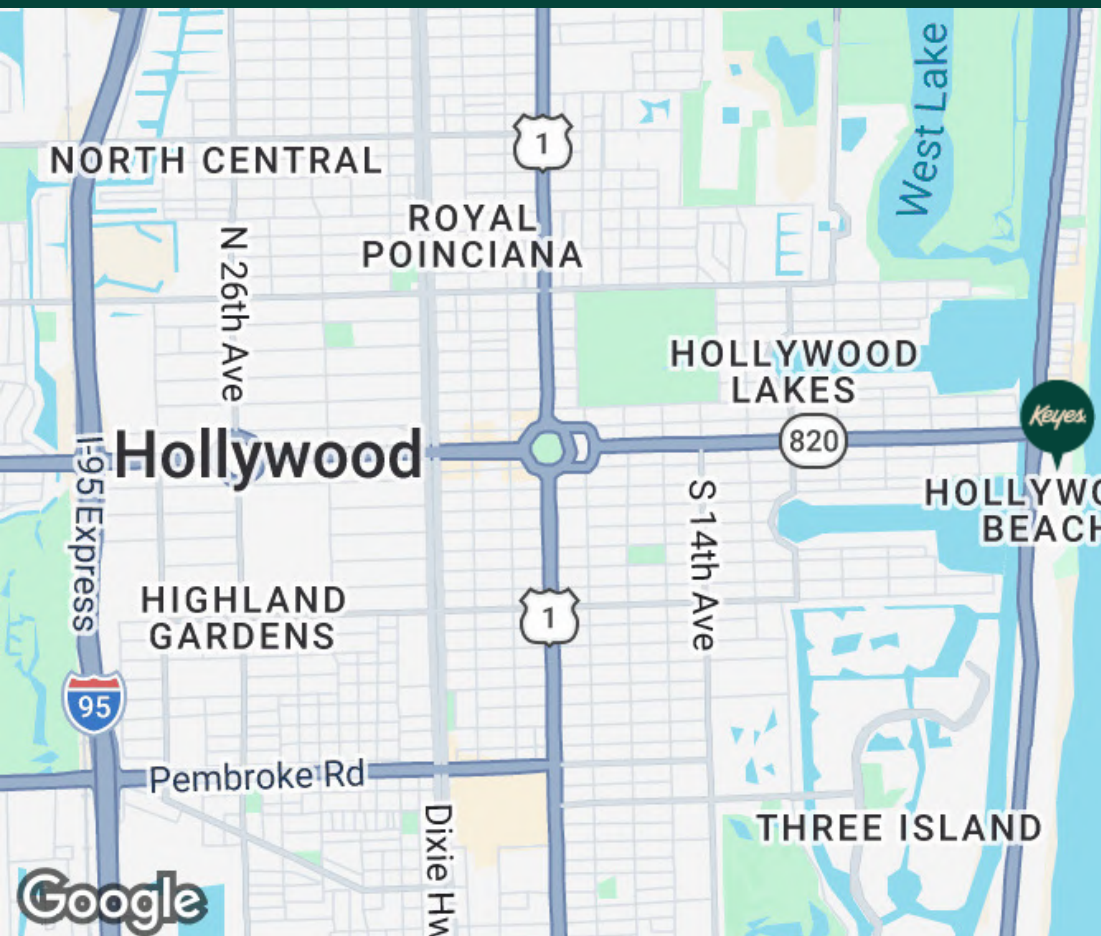


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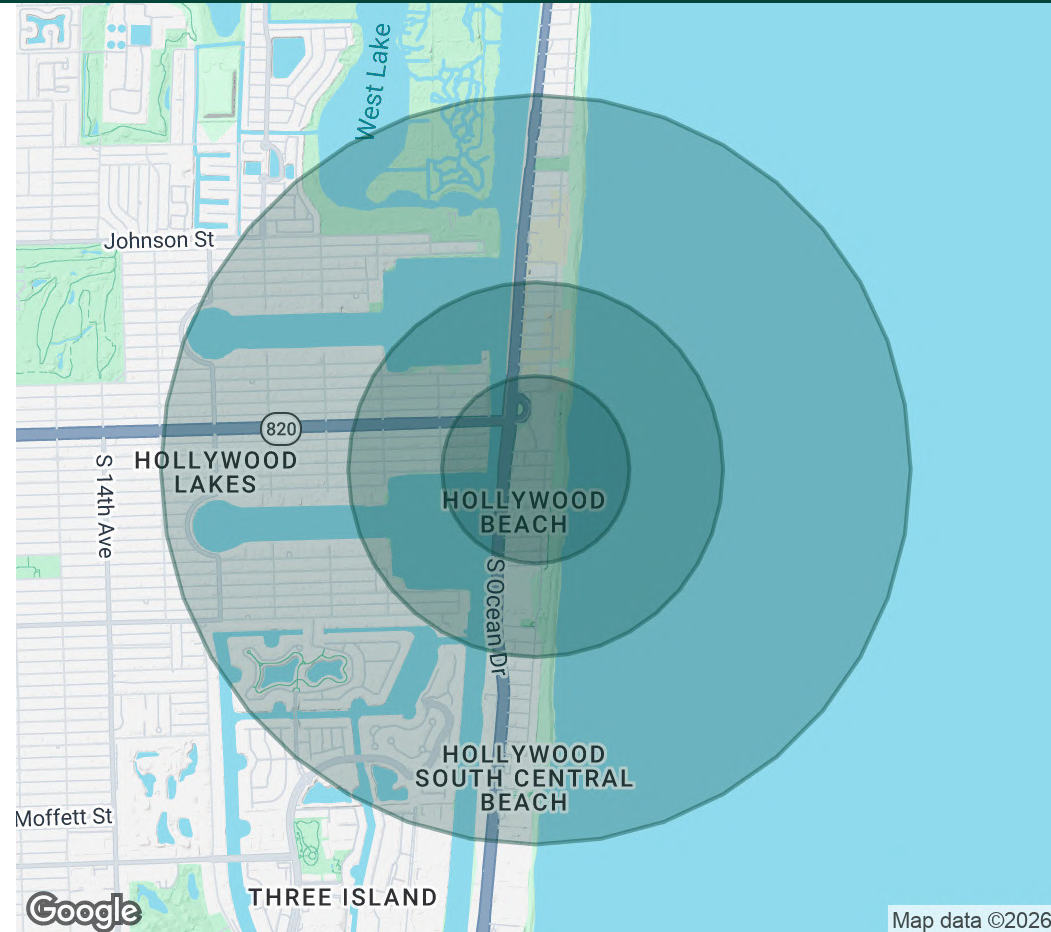
Section 3

DEMOGRAPHICS

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	706	1,835	6,807
Average Age	59.4	56.1	52.7
Average Age (Male)	61.5	56.8	53.3
Average Age (Female)	50.5	51.6	51.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	458	1,013	3,248
# of Persons per HH	1.5	1.8	2.1
Average HH Income	\$100,005	\$117,884	\$128,727
Average House Value	\$515,161	\$619,609	\$676,130

2023 American Community Survey (ACS)



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Section 4
ADVISOR BIOS



Jimmy Alor

Commercial Specialist

jalor@jimmyalor.com

Direct: **305.766.7958** | Cell: **305.766.7958**

FL #3406032

Professional Background

Jimmy Alor is a Commercial Real Estate & Investment Specialist with The Keyes Company (“Keyes”). Prior to joining Keyes, Jimmy worked in KPMG’s Merger & Acquisition (M&A) department, where he participated in a variety of domestic and international transactions, advising clients that included Fortune 500 companies. Jimmy works with both domestic and international clients in the sale and leasing of commercial real estate properties. He represents sellers, buyers, landlords, and tenants, while also consulting clients on business sales, acquisitions, and investment opportunities. In addition to his transactional experience, Jimmy brings strong project management, business development, and relationship-building skills to every deal. He has successfully completed numerous transactions across various asset classes, including industrial buildings, redevelopment projects, hospitality properties, multifamily investments, and business opportunities.

The Keyes Company
4700 Sheridan Street Suite P
Hollywood, FL 33021
954.893.1322



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