



**For Sale/Lease**  
**I-95 FRONTAGE**  
**WAREHOUSE**  
**with Outside Storage**

3950 N 28th Terrace, Hollywood, FL 33020

## Contact Us

### EXCLUSIVE MARKETING ADVISORS

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**CBRE**



Unparalleled accessibility



Recently renovated



I-95 Frontage High Visibility



Amazing access to area amenities

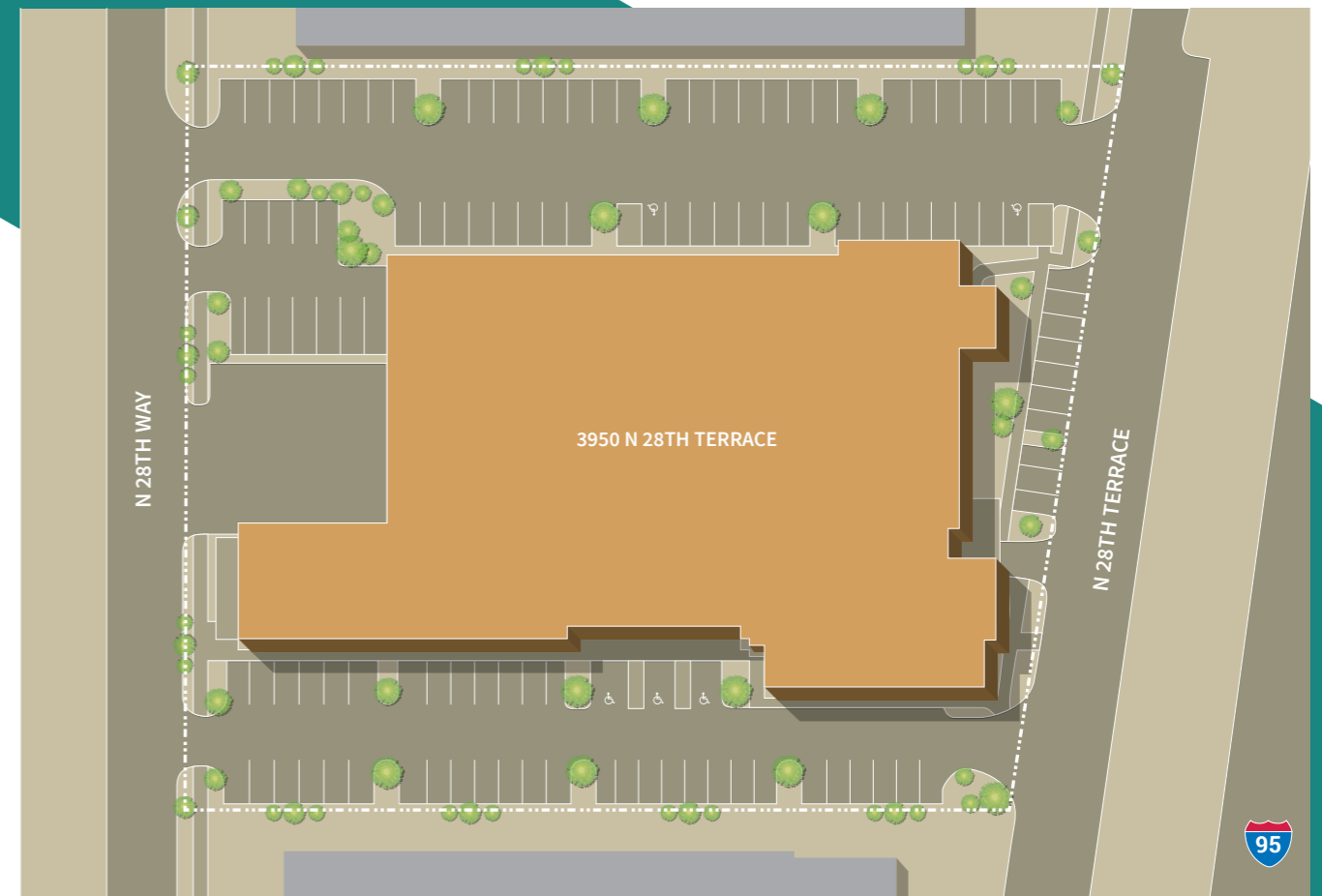
# PROPERTY DESCRIPTION

CBRE, as exclusive representative, is pleased to present the opportunity to acquire the I-95 Frontage Warehouse with Outside Storage in Hollywood, FL.

The property is located in Hollywood, Florida and has unparalleled accessibility. The facility is ±25,275 SF situated on ±2.33 acres of land with excess parking for storage, salesforce/employee parking or fleets. The building is fully fenced and secure. Serviced via four (4) dock high doors, two (2) oversized (15'x15') doors, and two (2) additional drive-in ramps. The building is ideally setup for service distribution, manufacturing, equipment rentals, office uses or retail showroom.

Other features include: new roof, concrete block construction, ±2,000 SF office build-out (however the entire property can be utilized as 100% air conditioned showroom), ±110 parking spaces, with room for many tractor trailers or heavy equipment parking spots, 22' clear heights and is a very nice corporate style facility with excellent curb appeal. The location has I-95 frontage and is only a two minute drive to I-95 for easy access to Fort Lauderdale Hollywood International Airport, Downtown Fort Lauderdale and Port Everglades. The property is zoned IM-1, and is located in a Florida Enterprise Zone as well as Opportunity Zone.

## SITE PLAN



Property Address	3950 N 28th Terrace, Hollywood, FL 33020
Frontage	350 ft of linear I-95 frontage
Total Building Size	±25,275 SF
Office	±2,000 SF
Class	A (after renovation)
Year Built	1974 / Renovated 2020
Clear Height	22'
Zoning	IM-1
Loading	4 Dock High 2 (15' x 15) Oversized Doors 2 Additional Drive In Ramps
Sprinkler System	100% Sprinklered
Floors	Concrete Slab reinforced with Steel Wired Mesh
Power	800 Amps 480V 3 phase
Showroom	Yes
Florida Enterprise Zone	Yes
Parcel Number	51-42-04-04-0087
2019 Taxes	\$87,991.76

### Additional Property Highlights:

- Zoned for Industrial, Office, Retail and Outside storage
- In opportunity zone and an enterprise zone
- 100% Paved with Asphalt, with new stripe and seal
- New Roof
- New AC for the Office area
- Close to Dania Pointe, Oakwood Plaza, DCOTA, FLL and Port Everglades
- Interstate access from two points Stirling and Sheridan Roads
- Near TY Park and Yellow Green Farmer's Market

# WHY HOLLYWOOD?

Hollywood is THE destination for residents, domestic and international visitors and successful businesses to dine, shop, play, work and stay.



## POPULATION

Population of over 1 million people living and working within a 15-minute drive time



## VEHICLES

218,540 vehicles per day along I-95



## VISITORS

36 million visitors to greater FLL & Broward County, spending over \$10.6 billion in 2019.



## AIRPORT

Two miles from the Fort Lauderdale-Hollywood International Airport with 3.6 million passengers in 2019, up 2.25%



## PORT

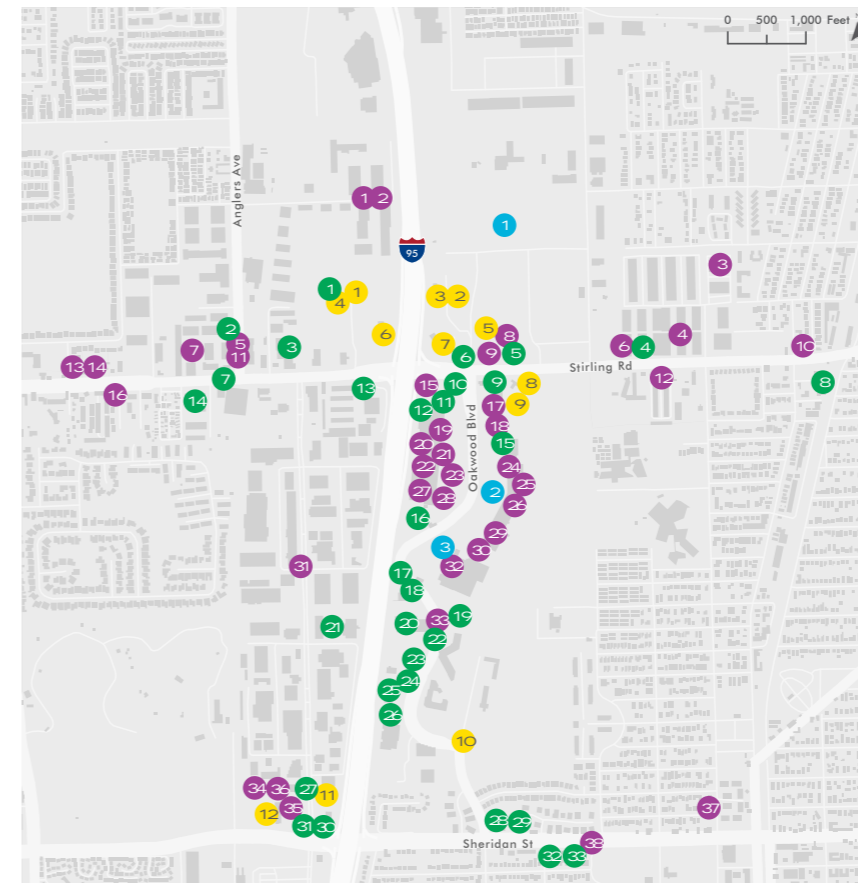
Four miles from Port Everglades generating more than \$32 billion worth of business supporting 231,579 jobs statewide



## ECONOMY

Florida's economy is among the fastest growing in the United States

## AMENITY MAP



- Eateries**
  1. Reflect
  2. Eye Surgeons & Cnsults
  3. Mr. M's Sandwich Shop
  4. Roberts Restaurant
  5. Chipotle Mexican Grill
  6. Burger King
  7. Pita Plus
  8. Hippios Handcrafted Gelato
  9. Taco Bell
  10. Stirling Donuts
  11. Dunkin' Donuts
  12. Urban Cafe
  13. Las Vegas Cuban Cuisine
  14. Leviski Roasting
  15. Yum Berry
  16. Little Caesars Pizza
  17. Moonlite Diner
  18. Wendy's
  19. Miller's Ale House
  20. Dave & Buster's
  21. Megawault Inc
  22. Subway
  23. Sal's Italian Ristorante
  24. Tgi Friday's
  25. Sweet Tomatoes
  26. Red Lobster
  27. Sub Shop Cafe
  28. Dunkin' Donuts
  29. Oakwood Doughnuts
  30. Mc Donald's
  31. Denny's
  32. Jojos Pizza Inc
  33. China One
- Retailers**
  1. Tesla Motors
  2. Muse Luxury Group
  3. Global Fine Arts
  4. Paradises Shops
  5. Stepright Sandals
  6. Tom James Co
  7. St Jack's Apparel
  8. Visionworks
  9. Vitamin Shoppe
  10. Get It & Go Barbeque
  11. Shepard Fashion & Gift
  12. Epic Clothing
  13. Gift Doctor Inc
  14. Petite Acorn
  15. Candy Cottage Inc
  16. Crystal Vision
  17. PetSmart
  18. Gnc
  19. Bjs Wholesale Club
  20. Big Lots
  21. Officemax
  22. Payless Shoe Source
  23. Ross Dress For Less
  24. Dollar Star
  25. Foot Locker
  26. Old Navy
  27. Kmart
  28. Marshalls
  29. Michaels
  30. Home Goods
  31. Art Gallery Quilt
  32. Home Depot
  33. Pearle Vision
  34. Koolpak Inc
  35. Foxy Lash Boutique
  36. H&M
  37. Sweethearts Smoked BBQ
  38. Ira's Boutique
- Shopping Centers**
  1. Dania Pointe
  2. Oakwood Plaza
  3. Oakwood Business Center
- Lodging**
  1. Comfort Suites
  2. Hyatt House
  3. Hyatt Place
  4. Cambria Suites
  5. Hilton Garden Inn
  6. Best Western Plus
  7. Springhill Suites
  8. Hampton Inn
  9. Comfort Inn
  10. La Quinta Inn
  11. Days Inn
  12. Holiday Inn

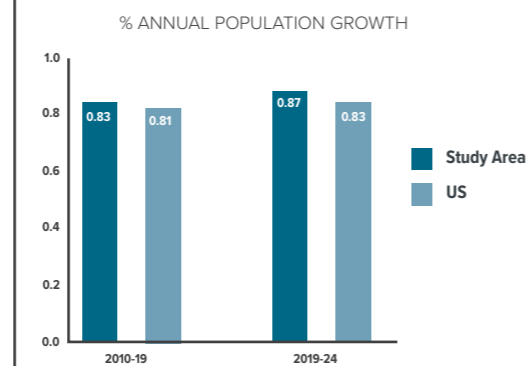
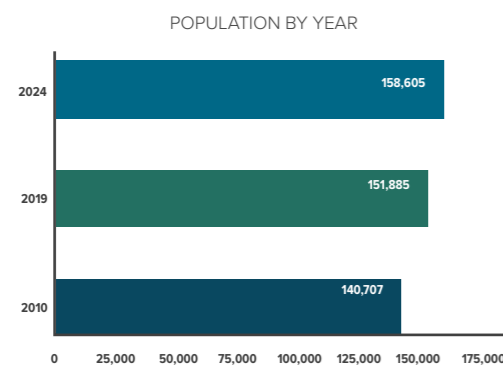
## AREA RETAILERS





# AREA DEMOGRAPHICS

## POPULATION



## EMPLOYMENT

**77,606** EMPLOYEES  
**10,344** BUSINESSES  
**4.8%** RESIDENTIAL UNEMPLOYMENT RATE

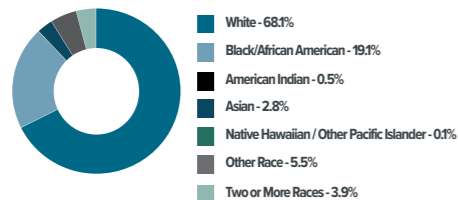
## INCOME

**\$52,872**  
 MEDIAN HOUSEHOLD INCOME  
**\$31,640**  
 PER CAPITA INCOME

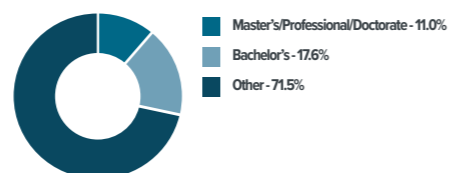
## HOME OWNERSHIP

**54.7%**  
 OWNER-OCCUPIED UNITS

## RACE & ETHNICITY



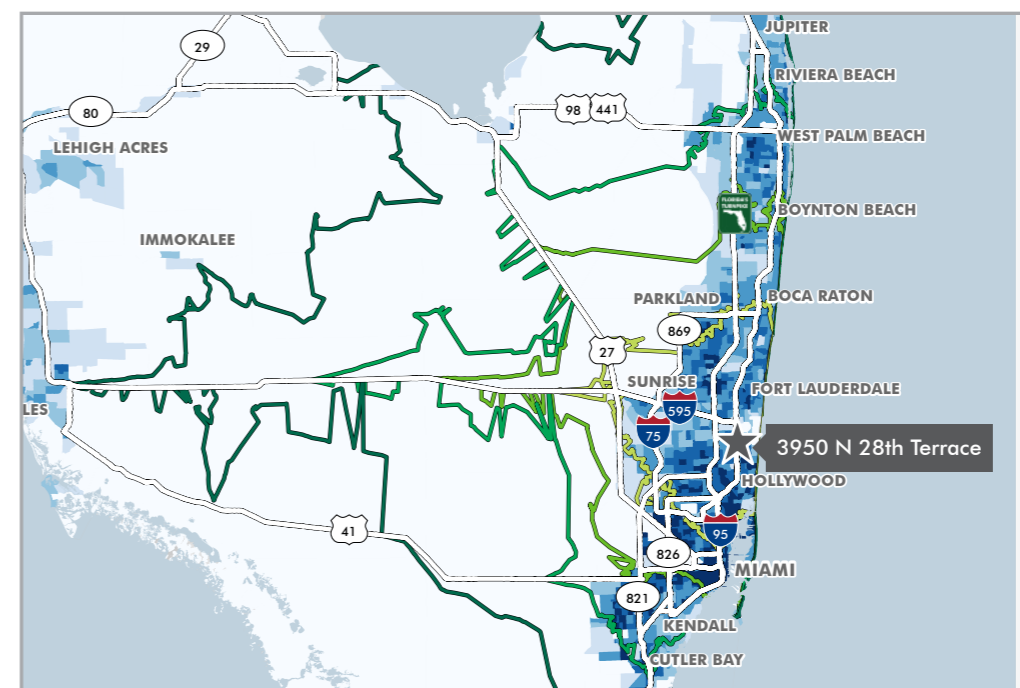
## EDUCATION



# ACCESS



# DRIVE TIME



Drive Times	Population Within
30 Minutes	2,258,012
45 Minutes	3,932,707
60 Minutes	5,300,912
90 Minutes	6,217,236

## Population Density

People per Square Mile

Less than 500
500 - 1,500
1,500 - 3,000
3,000 - 6,000
6,000 - 9,000
9,000 or Greater

## Drive Times to Cities

Hollywood	7 min
Davie	12 min
Fort Lauderdale	13 min
Aventura	15 min
Sunny Isles	22 min
North Miami	25 min
Tamarac	27 min
Deerfield Beach	29 min
Boca Raton	32 min
Miami	35 min
Miami Beach	40 min
Doral	41 min
Delray Beach	41 min
Kendall	57 min
West Palm Beach	58 min
Homestead	72 min

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