

VAN BUREN FLATS

2202-2204 Van Buren St
Hollywood FL 33020

**40 UNITS
PLANS
APPROVED**

.....
Prime Location
in Hollywood
Downtown

THE
OPES
GROUP | COMPASS



LOCATION !!
LOCATION !!
LOCATION !!

Hollywood Blvd.



ArtsPark at Young Circle.



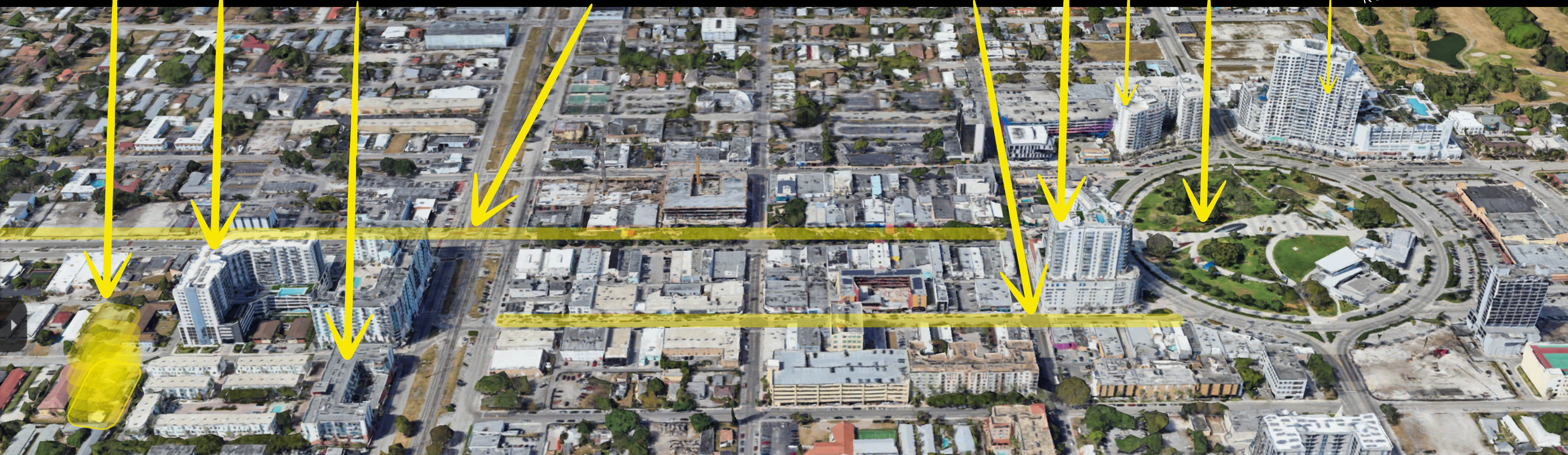
SUBJECT PROPERTY

2202-2204 Van Buren St.

Hollywood East. Rent: \$2,300-\$4,500.
Hollywood Station Lofts.
Rent: \$2,000-\$4,000.

HOLLYWOOD BOULEVARD
Downtown Shops and Dinning

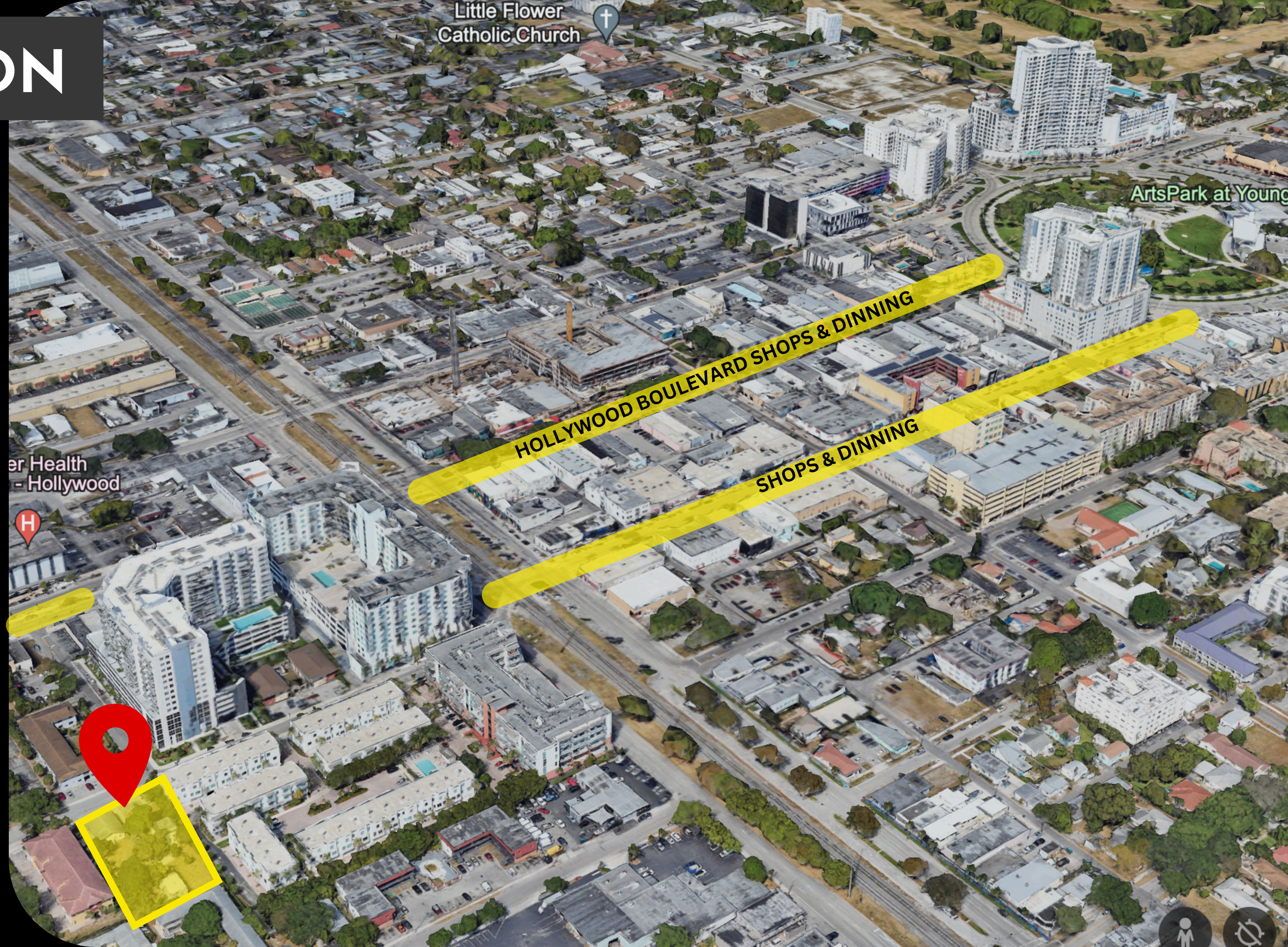
1818 Park. Rent: \$1,750 - \$6,700.
Radius. Rent: \$2,000 - \$3,500.
ArtsPark at Young Circle.
Circ Residences.
Rent: \$2,200 - \$4,000.



LOCATION

2202-2204 Van Buren St

- Located in the growing Hollywood Downtown
- One street south of Hollywood Blvd Shops and Dining
- 10 minutes driving to the Hollywood Beach Boardwalk
- 5 minutes driving to highway I-95
- 10 Minutes to Fort Lauderdale - Hollywood Airport
- 30 Minutes to Miami International Airport



CITY PLANS

\$1.48 BILLION

Recently Completed, Ongoing
and Planned Development

12 Million SqFt

In retail, dinning and entertainment
space

Broward County's Job Report 2023

Labor force was 1,070,273
(up 16,786 (+1.6%) over the year.)

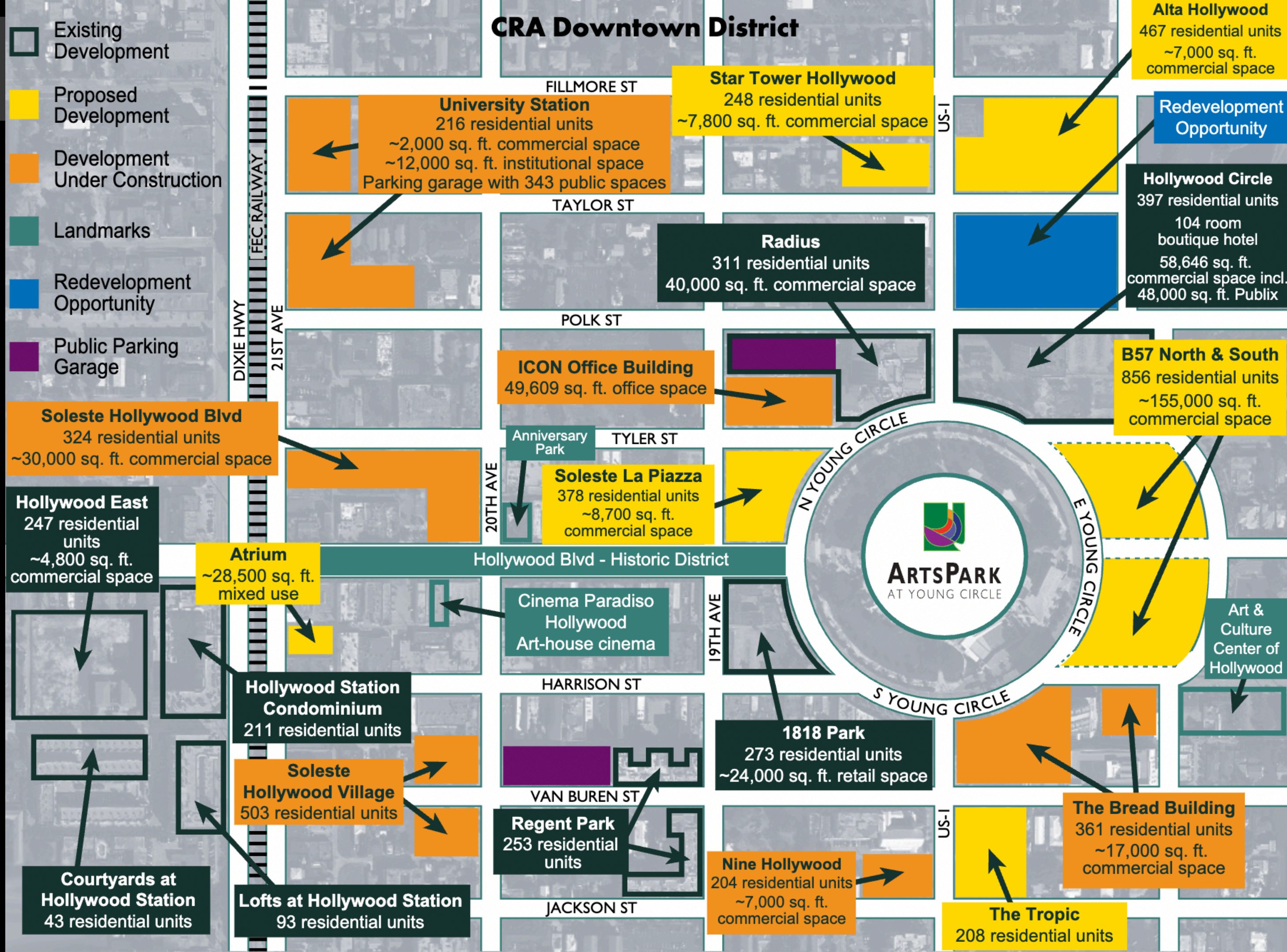
Only 2.5% unemployment rate.

116,000+ Employees in Education &
Health Services

113,000+ IT Workers

60,000+ Aviation Workers

16,000 Life Science Workers



FLOORPLANS

40 UNITS TOTAL

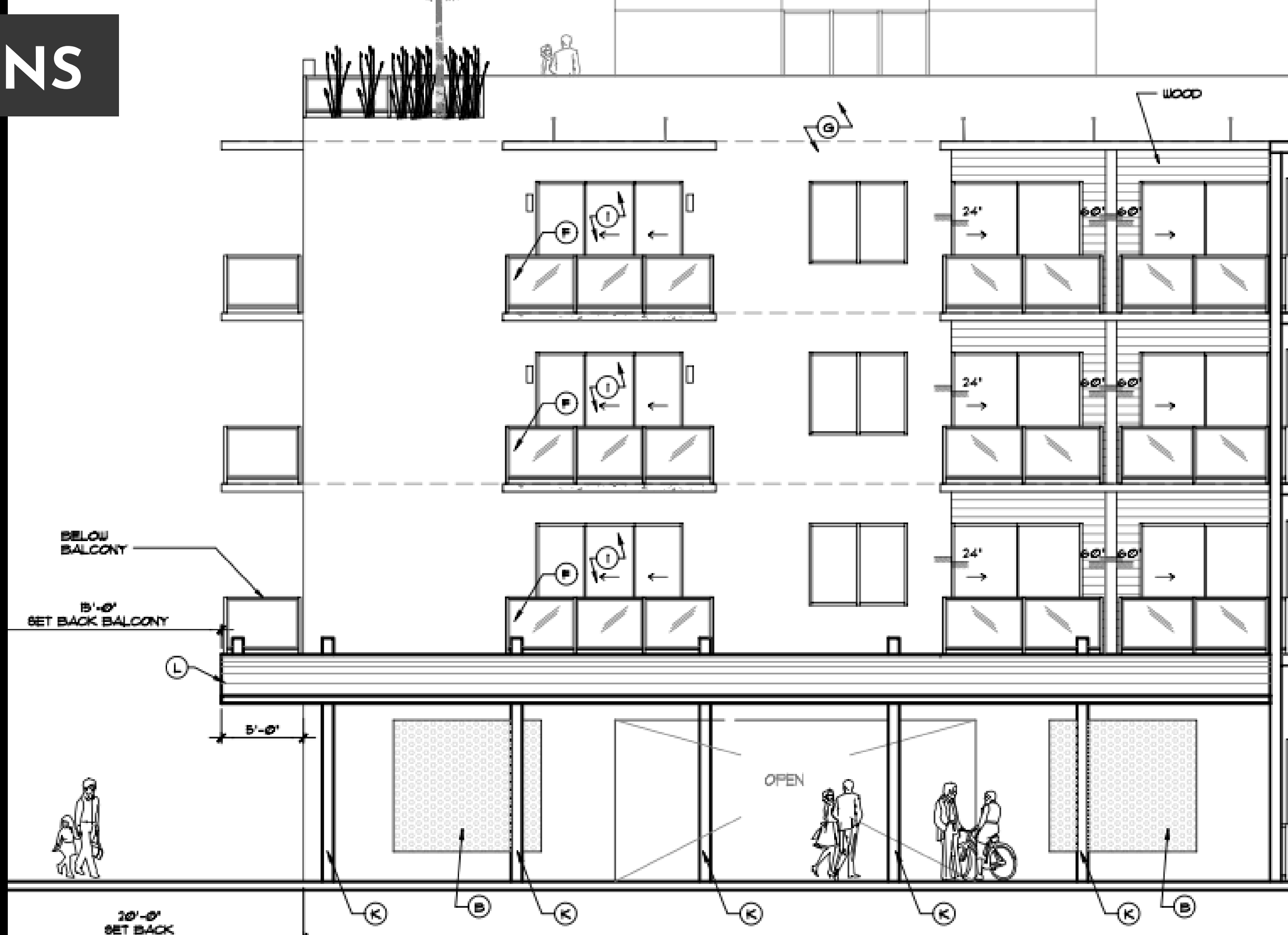
- Plans Approved
- Architect Design Included
- 26 x 1 Bedrooms
- 14 x 2 Bedrooms
- 6 Different Floorplans
- 58 Parking Spaces

ROOFTOP

- Fitness Center
- Yoga Hall
- Seating / Lounge Area
- Storage Room

BUILDING GROSS AREA:

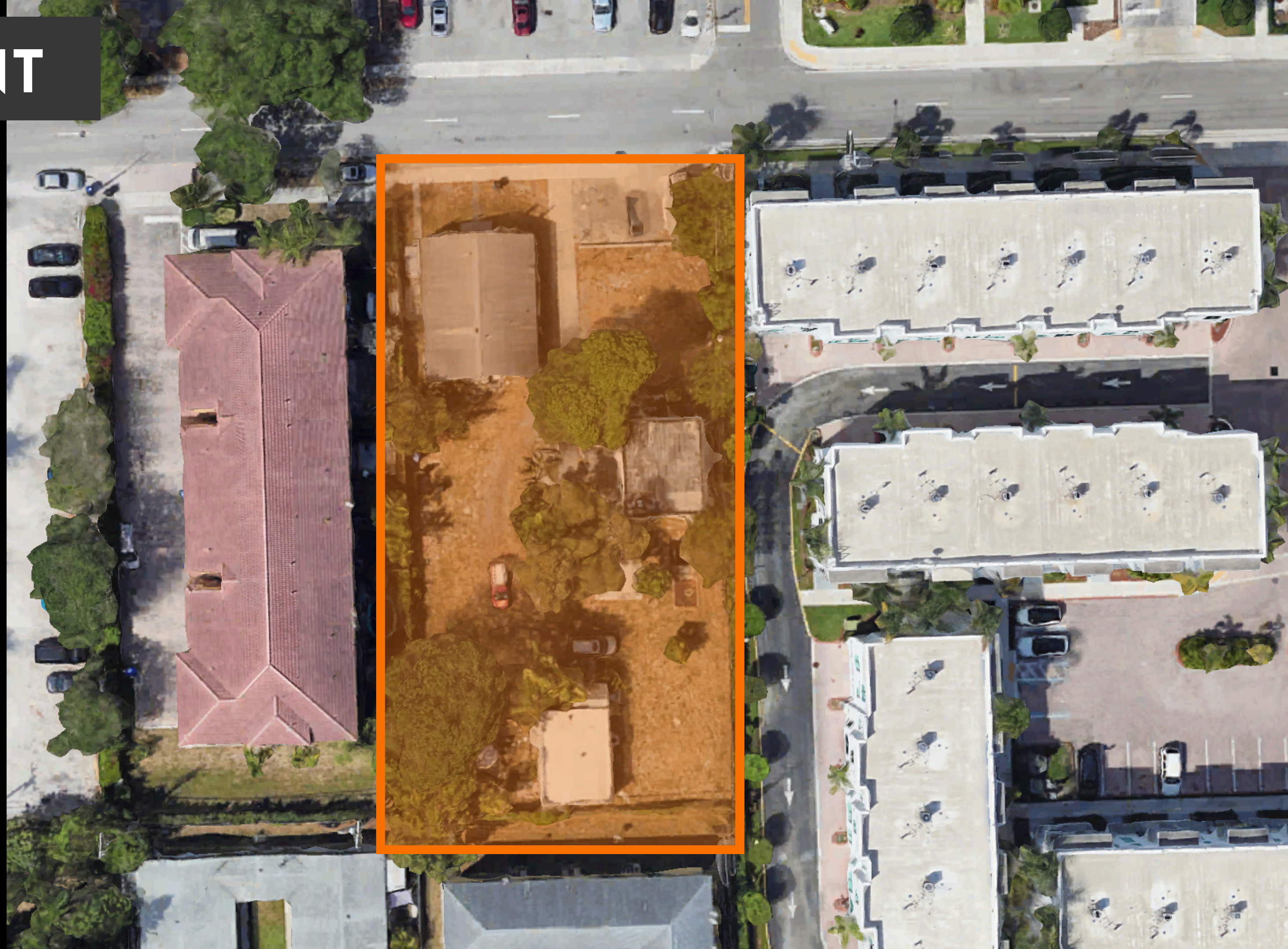
50,947 SQFT



CURRENT

2202-2204 Van Buren St

- LOT: 20,501 SQFT
- Zoned DH-2 - Max allowed density
- Currently 5 units within 3 buildings (2 duplex and 1 cottage)
- All units are rented avg \$1,200 - \$1,900 /mo
- All month to month tenants
- Ready to Demolish







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