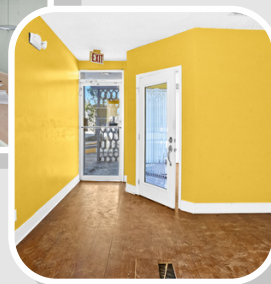


RETAIL/OFFICE FOR LEASE



OAK OCEAN FREE-STANDING

2856 E. OAKLAND PARK BLVD, FT. LAUDERDALE 33308

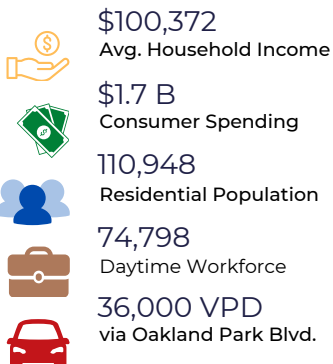
DESCRIPTION

Located on the south side of Oakland Park Blvd. east of Bayview Drive and just west of The Intracoastal bridge. This free-standing building with ample parking ratio is an open opportunity for retail, office, or medical ventures. This location offers prime exposure and potential clientele. Former attorney's office, now available in vanilla shell. Ideal for office/retail. Close to Coral Ridge Shopping Center, A1A, US-1, and adjacent to the new 3000 Waterside mixed-use project.

HIGHLIGHTS

- 2,859 SF free-standing vanilla-shell building
- Free standing office building with ample parking
- Approved for retail, office, or medical uses.
- One block from new mixed-use 3000 Waterside
- 0.25 miles to A1A, 0.75 to US1, and 3.5 to I-95
- Close proximity to beach, mall, golf, and more

DEMOGRAPHICS Within 3 mi Radius



EXECUTIVE SUMMARY

Property Type	Retail/Office/Medical
Lease Rate	\$29 NNN
Available SF	2,859 SF
Lot Size	7,505 SF
Zoning	CB
Frontage Street	Oakland Park Blvd.



PROPERTY LOCATION

2856 E Oakland Park Blvd, Ft. Lauderdale 33308



Located 0.25 miles from beach condos on A1A and 0.75 miles from shoppes on US1, this location is offers prime exposure to visitors and residents.

FEDERAL HWY. RETAIL



OCEAN BLVD. CONDOS



COMMUTE DETAILS	Distance	Minutes
Ocean Blvd / A1A	0.7 mi.	3 min.
Coral Ridge Mall	0.8 mi.	4 min.
Federal Hwy / US1	1 mi.	5 min.
Coral Ridge Country Club	1 mi.	3 min.
Holy Cross Hospital	2.2 mi.	8 min.
I-95	3.4 mi	13 min.



WILLIAM BONOMO

3101 N Federal Hwy, Ste 502
Fort Lauderdale, FL 33306
P: 954.372.7280
info@LEVELrealty.com

*All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.

**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

