



OAK OCEAN FREE-STANDING

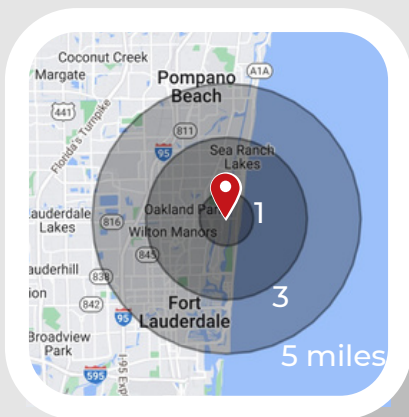
2876 E. OAKLAND PARK BLVD, FT. LAUDERDALE 33308

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, available for sale or lease, boasts 23 parking spaces. With a parking ratio of 6.68:1,000, this is an open opportunity for retail, office, or medical ventures. This location offers prime exposure and potential clientele. Enjoy the advantage of close proximity to the beach, the bustling Coral Ridge Shopping Center, and the 3000 Waterside mixed-use multi-family project.

HIGHLIGHTS

- 3,433 SF free-standing gray-shell building
- Owners willing to deliver vanilla shell condition
- Retail, office, or medical with ample parking
- A block from new mixed-use 3000 Waterside
- 1/3 mile to A1A & 2/3 mile to US1
- Close proximity to beach, mall, golf, and more



DEMOGRAPHICS Within 3 mi Radius

	\$100,372
	Avg. Household Income
	\$1.7 B
	Consumer Spending
	110,948
	Residential Population
	74,798
	Daytime Workforce
	6.68:1,000
	Ample surface parking

EXECUTIVE SUMMARY

Property Type	Retail/Office/Medical
Lease Rate	\$29 NNN
Available SF	3,443
Lot Size	0.28 AC
Zoning	CB
Frontage Street	Oakland Park Blvd.
Traffic Count	36,000 VPD

PROPERTY LOCATION

 2876 E Oakland Park Blvd, Ft. Lauderdale 33308



Located 1/3 mile from beach condos on A1A and 2/3 mile from shoppes on US1, this location is offers prime exposure to visitors and residents.

FEDERAL HWY. RETAIL



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.

OCEAN BLVD. CONDOS



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