FOR SALE - RETAIL/OFFICE BUILDING | =







EXECUTIVE SUMMARY

Property Type

Retail/Office Building

Sale Price

\$1,199,000

Building SF

2.531 SF

Zoning

R-1

Frontage Street

US-1 & Oakland Park Blvd

PLAZA 3000

🤗 3000 N Federal Highway, Ft. Lauderdale, FL 33306

LOCATION DESCRIPTION

Located on east side of Federal Highway just south of Oakland Park Blvd, this property sits along the 2nd busiest intersection in Broward. 1.5 miles to the beach and 2.5 miles to I-95, the site offers easy access to all of South FL and great visibility.

SPACE DESCRIPTION

Prime 2,531 SF property at 3000 N Federal Hwy. The 2nd floor (1,231 SF) is leased to Black Honey Tattoo with ~8 years left, generating strong income. The 1st floor (1,231 SF) is vacant, perfect for office lease or owner user. Located at a busy intersection with excellent visibility, this property allows backlit signage, offering unbeatable exposure in a high-traffic area. Ideal investment or owner-user!

DEMOGRAPHICS Within 5 mi Radius



\$88.548

88.000

Avg. Household Income



\$1.09 T **Consumer Spending**



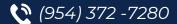
266,397 **Daytime Population**



VPD at US1 & Oakland Park Blvd



100 Parking Ample surface parking

















HIGHLIGHTS

- Unimpeded visibility to Federal Hwy, offering an excellent opportunity for street traffic.
- Located on US-1/Federal Hwy with High Traffic Counts
- One of only two storefronts in diversified retail/office
 plaza with frontage and signage on US-1/Federal Hwy
- Recently remodeled with new Impact Glass Windows,
 New Roof, New Electrical Systems, New A/C.



WILLIAM BONOMO

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

