

# 7,000± SF & 1,650 SF FULLY EQUIPPED RESTAURANT FOR LEASE

3485 N Federal Highway, Oakland Park, FL 33306

3471 N Federal Highway, Oakland Park, Florida 33306



Contact:

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**The Rotella Group Inc.**

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PROPERTY  
AERIAL

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## 3485 N. Federal Highway Details

- 7,000± SF (70' x 100') restaurant **FOR LEASE AT \$45.00 NNN**
- Fully equipped / outdoor seating available.
- Adjacent to Roselli office building, City Furniture and The 02, a 165-unit luxury residential project.
- Pylon and Building Signage / Abundant Parking.
- Surrounded by the affluent neighborhood of Coral Ridge, Enclave and Coral Shores.
- Excellent visibility and frontage on US HWY 1 in Fort Lauderdale's premier retail corridor.
- New HVAC units, new porte-cochere lit, adjacent to two long term successful restaurants.
- New equipment and electrical panels throughout the restaurant.

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3485 N. Federal Highway Photos



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3485 N.  
Federal  
Highway  
Photos



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Patio Seating



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## 3471 N Federal Highway Details

- Former Café Italia.
- Fully equipped / outdoor seating available.
- In Business for over 30 years.
- Great opportunity for an Experienced Operator.
- Ample Parking.
- Great location on North Federal Highway in East Fort Lauderdale / Oakland park.

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**3471 N Federal Hwy Photos**

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MARKET  
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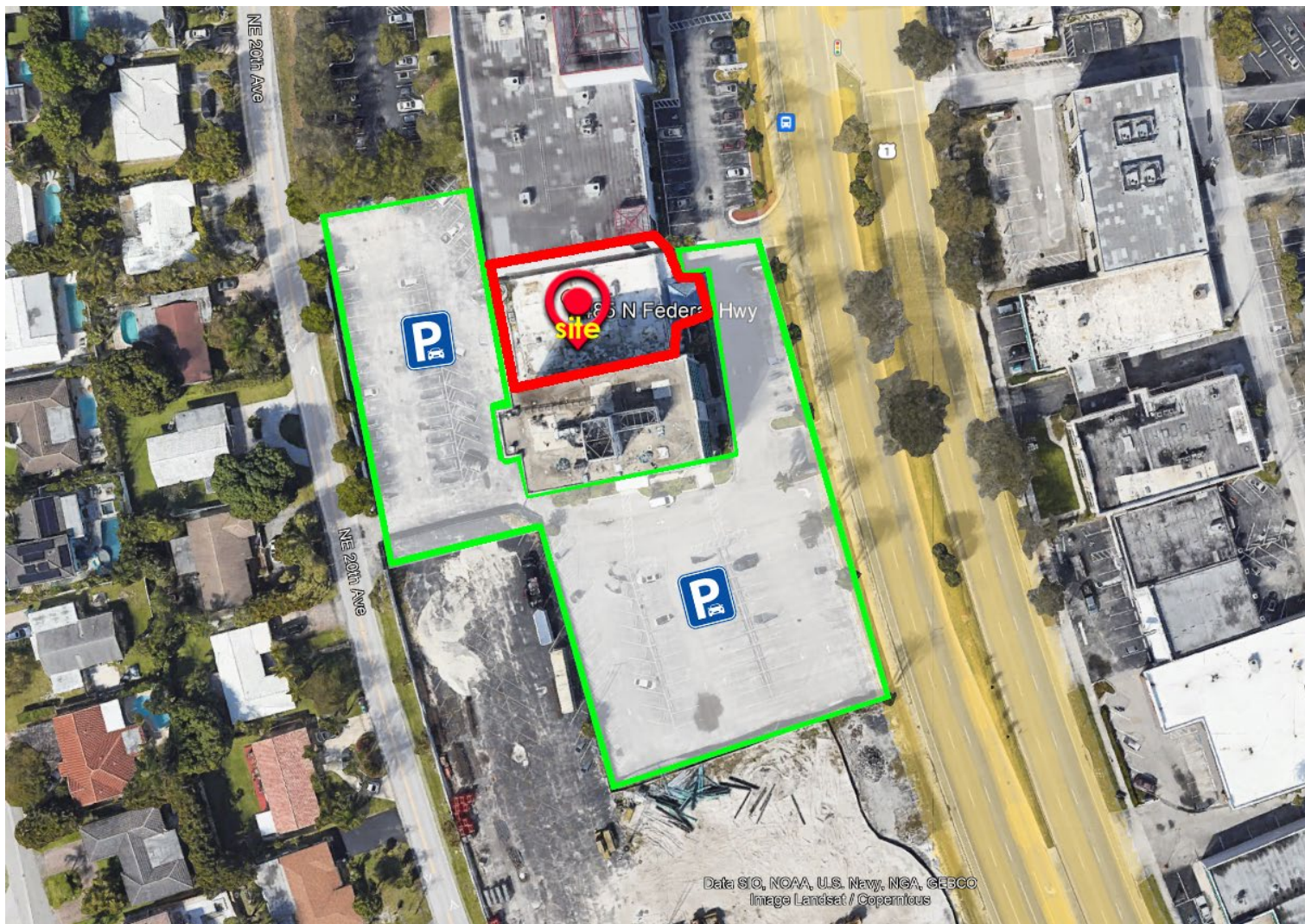


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## Parking Availability



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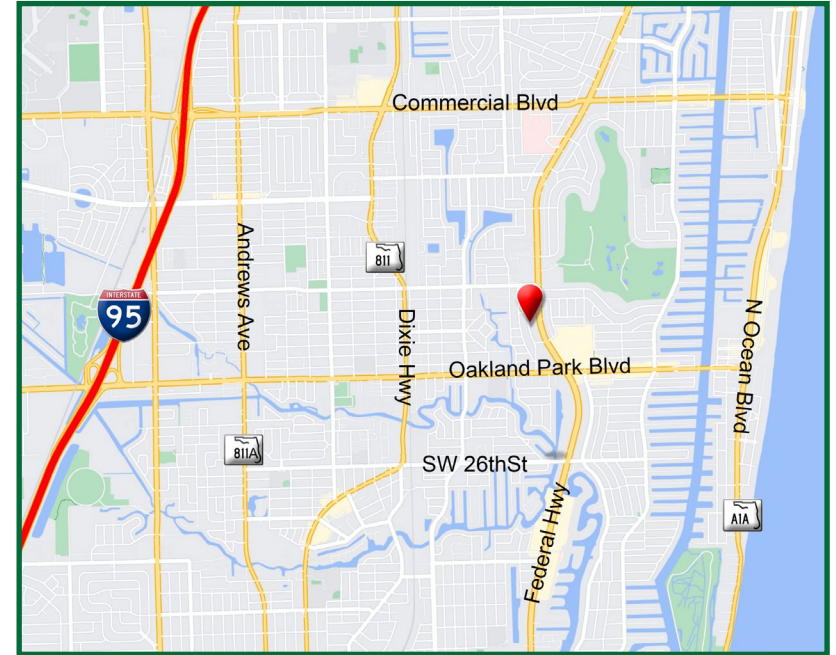
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**PROPERTY  
DEMOGRAPHICS**

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TRAFFIC COUNTS 2022 AADT	
US Hwy 1	45,000

Source: FDOT

2022 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
EST POPULATION	15,197	67,687	126,449
AVG HH INCOME	\$110,511	\$109,242	\$102,450
MEDIAN AGE	48.8	49.4	47.3
TOTAL BUSINESSES	2,242	8,252	14,605
TOTAL DAYTIME POP	20,681	86,540	163,767

Source: Experian

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## The Rotella Group, Inc.

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Commercial Real Estate Brokers

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