



**PRIME TWO-PARCEL  
OPPORTUNITY ON  
N ANDREWS AVE**

RETAIL FOR SALE

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**3419 & 3451 - 3481 N ANDREWS AVE**

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*Oakland Park, FL 33309*

For Sale By

**NATIVE**  
REALTY



## PROPERTY DESCRIPTION

Native Realty is proud to present this rare two-parcel investment opportunity located along the high-traffic corridor of N Andrews Avenue in the heart of Oakland Park's emerging culinary and retail district.

The property features a freestanding restaurant building, fully equipped with a walk-in fridge and freezer, bar cooler, grease trap, and full-service bar with ample seating. The layout includes a small private office, monument signage, and excellent visibility along one of Broward's most traveled thoroughfares ideal for a user seeking a turnkey restaurant setup or a value-add repositioning opportunity.

Adjacent to the restaurant, the second building consists of a four-unit retail spaces, currently fully leased. Three spaces are becoming available soon, offering flexible upside potential for both owner-users and investors.

Together, these parcels provide a strong mix of income-producing retail and operational restaurant use, benefiting from steady foot traffic, surrounding residential growth, and proximity to Downtown Oakland Park and Wilton Manors.

## PROPERTY HIGHLIGHTS

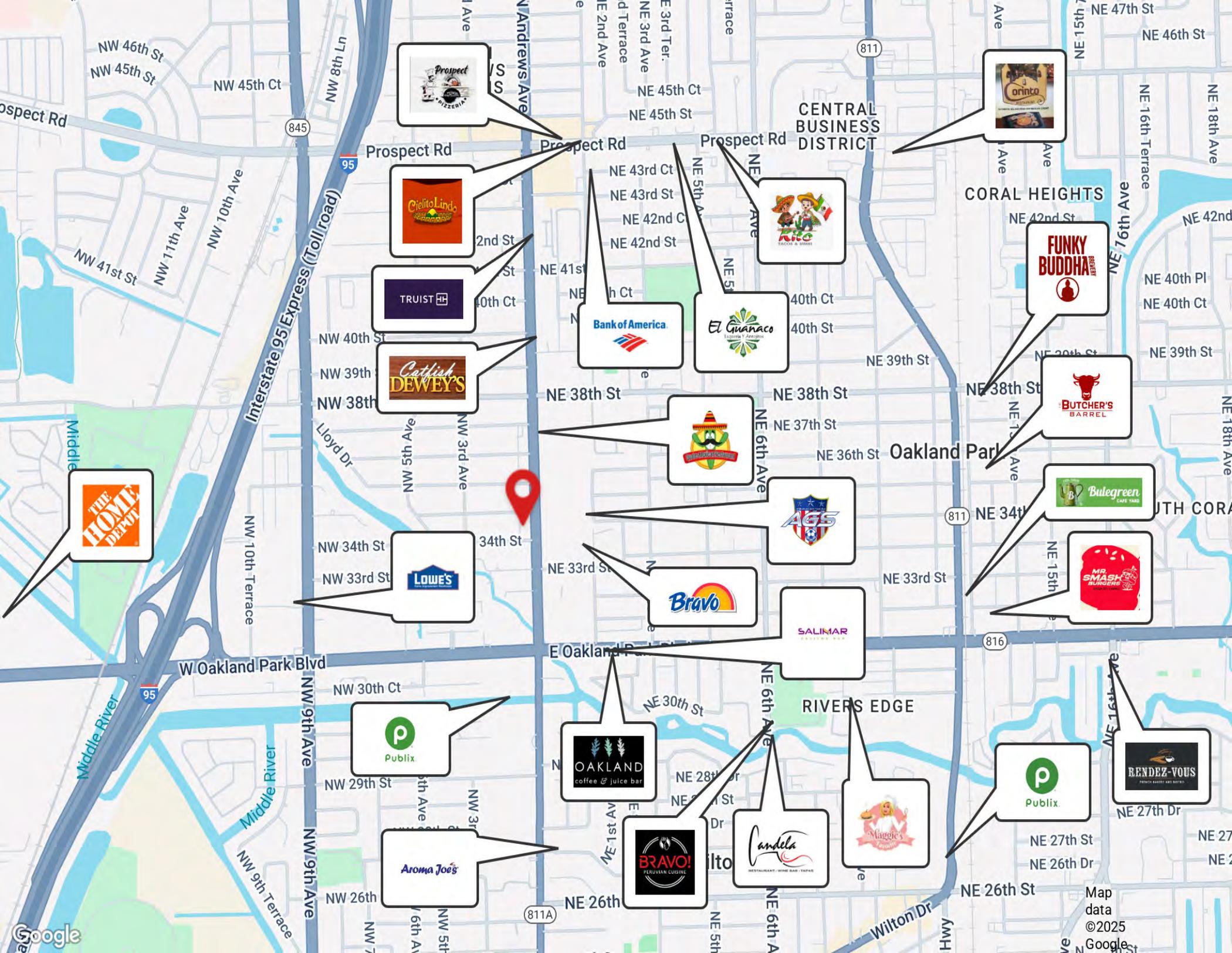
- Two contiguous parcels totaling prime Andrews Ave frontage
- Freestanding restaurant with full bar, kitchen, and equipment
- Retail strip with 4 units
- Monument signage and strong daily traffic counts
- Ideal for user or investor seeking stable income with value-add upside

## OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	29,286 SF
Building Size:	9,641 SF

## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	65,822	180,710	276,267
Total Population	148,630	415,664	661,300
Average HH Income	\$95,262	\$91,459	\$89,399



W.Oakland Park Blvd



RIVERS EDGE





**ANDREWS AVE**  
VPD 23,500 FDOT

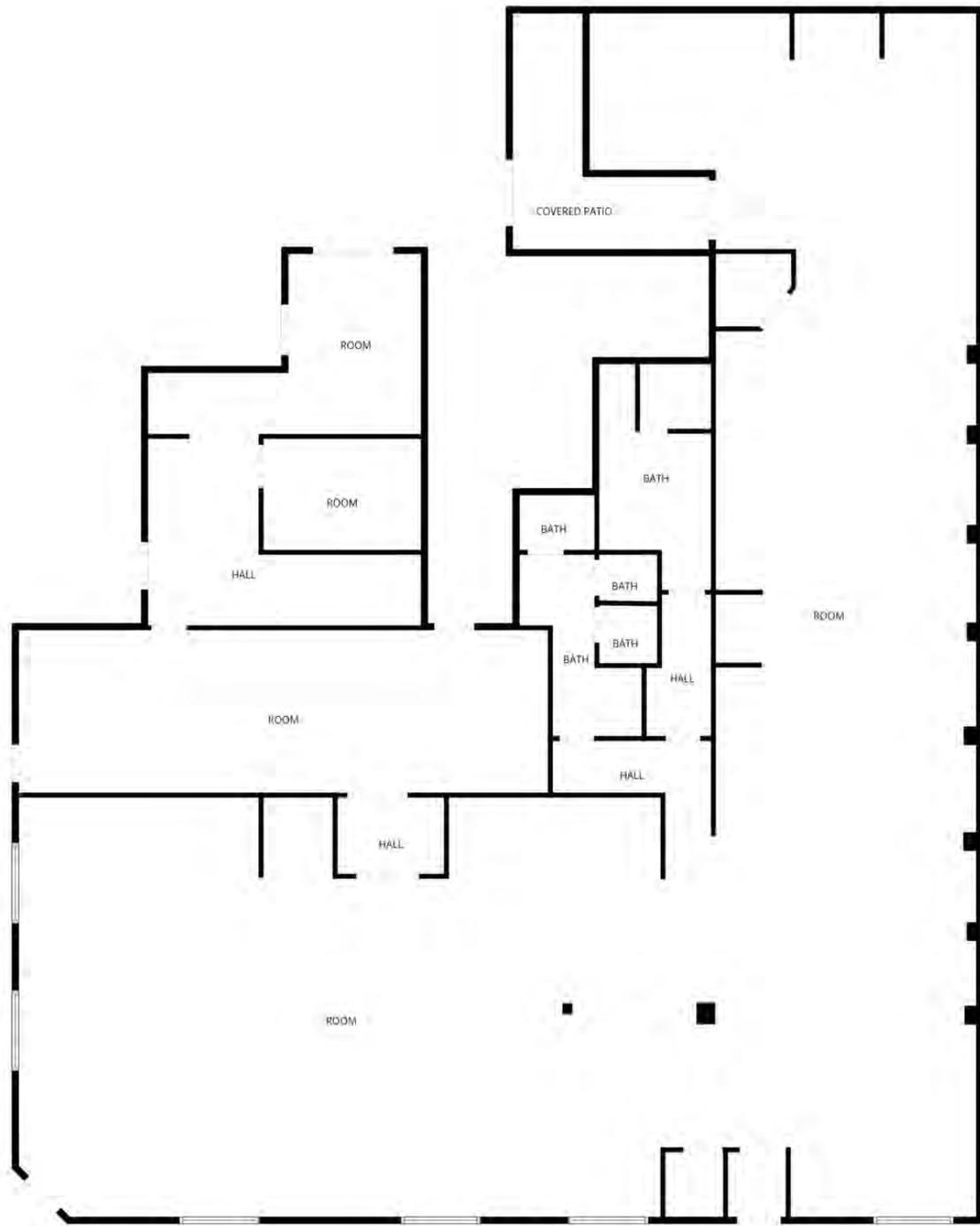
**OAKLAND PARK BLVD**  
VPD 58,500 FDOT

**OAKLAND PARK  
FESTIVAL CENTER**

**SUBJECT  
PROPERTIES**







FLOOR PLAN COPIED FROM THE ARCHITECT'S DRAWINGS. MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. NOT TO SCALE.









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# NATIVE REALTY®

JAIME STURGIS KALEY TUNING

[NativeRealty.com](http://NativeRealty.com)

954.595.2999

[Info@NativeRealty.com](mailto:Info@NativeRealty.com)

1926 East Sunrise Blvd, Fort Lauderdale, FL 33304