



**SINGLE TENANT
CORPORATE OFFICES
FOR SALE OR LEASE**



**11,000 ± SF FREESTANDING / OFFICE BUILDING
AVAILABLE FOR SALE OR LEASE**

10251 W Oakland Park Blvd, Sunrise, FL 33351

Steve Miller | steve@rotellagroup.com
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The
RG Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995



10251 W Oakland Park Blvd, Sunrise, FL 33351

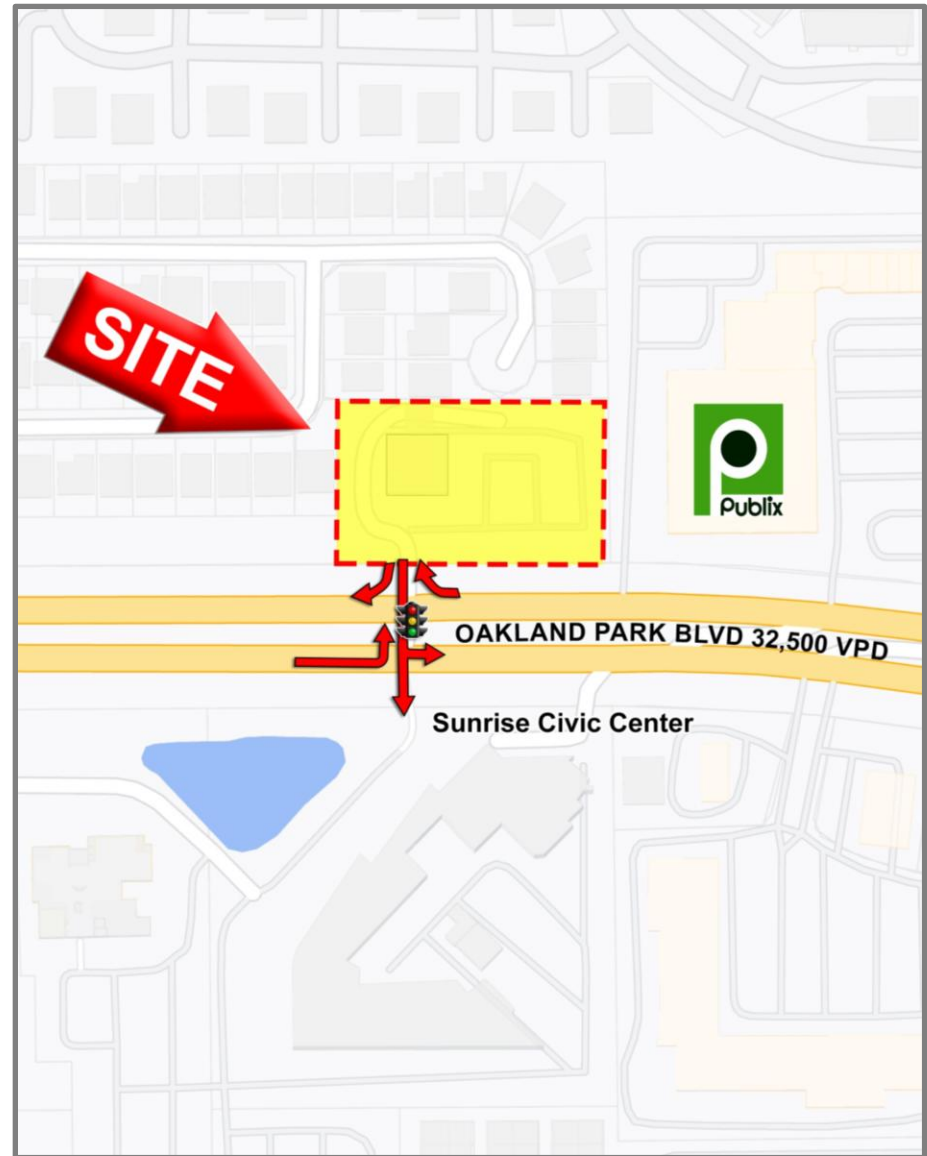
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TRAFFIC COUNTS

Oakland Park Blvd

32,500 AADT

2025 Demographics	1 Mile	2 Miles	3 Miles
Total Population	23,204	72,048	137,634
Total Daytime Population	19,139	54,257	114,926
Average Household Income	\$86,439	\$97,534	\$99,287
Median Age	44.6	43.8	44.6
Total Businesses	1,231	3,019	6,276



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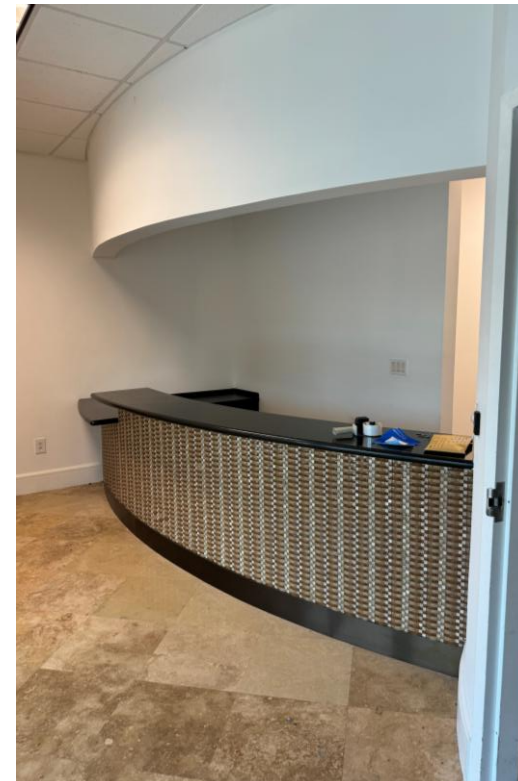


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The Rotella Group has been retained as the exclusive agent for the SALE or LEASE of 10251 W Oakland Park Blvd. A building located in Sunrise, Florida Broward County in the Southeast Florida Market.

- Oakland Park Boulevard exposure with over 32,500 vehicles per day
- Signalized intersection
- Drive thru lanes
- Abundant parking
- 2.0 ± acres
- 11,000 ± SF building
- Zoning B-2
- Pylon signage

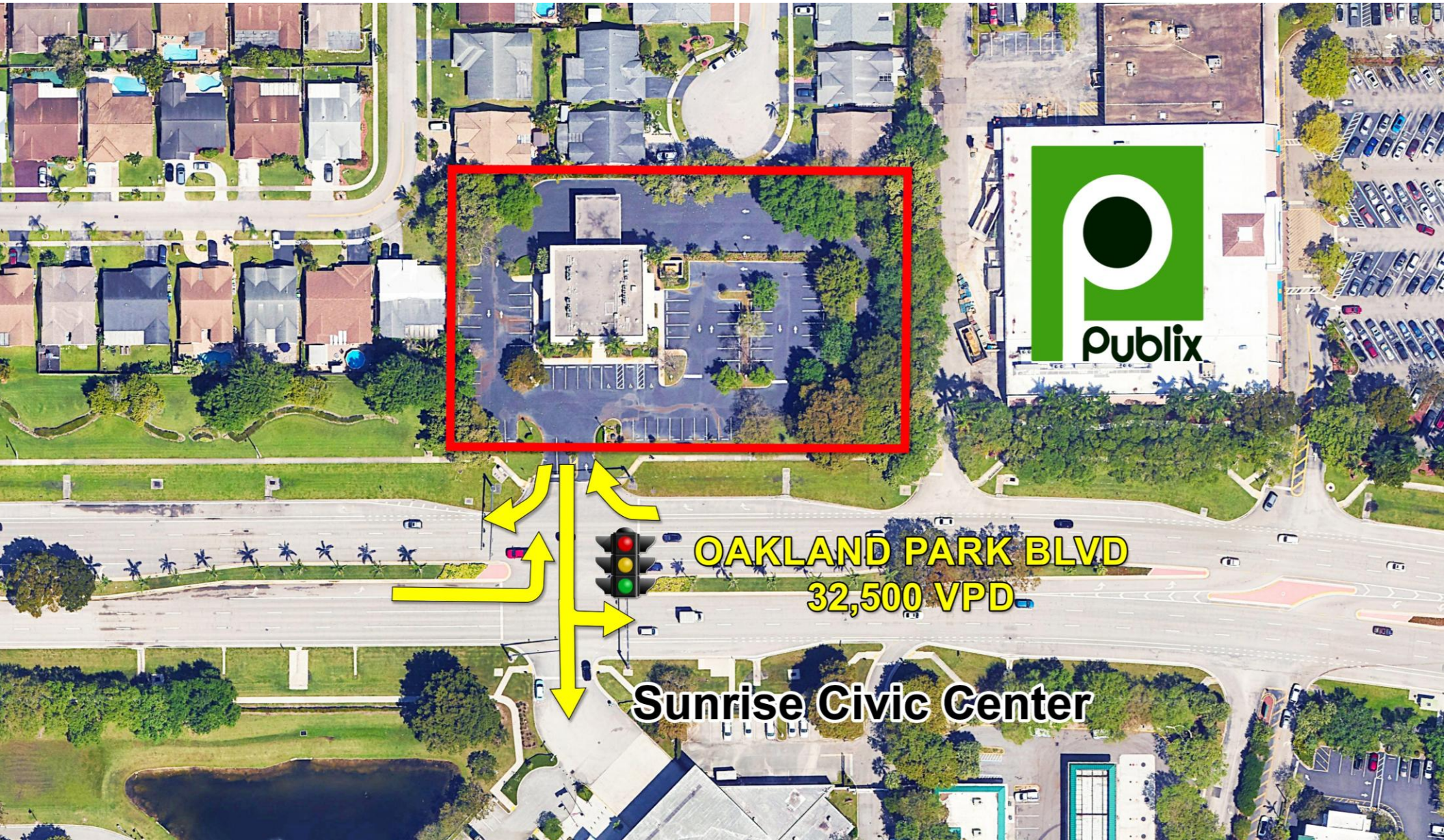


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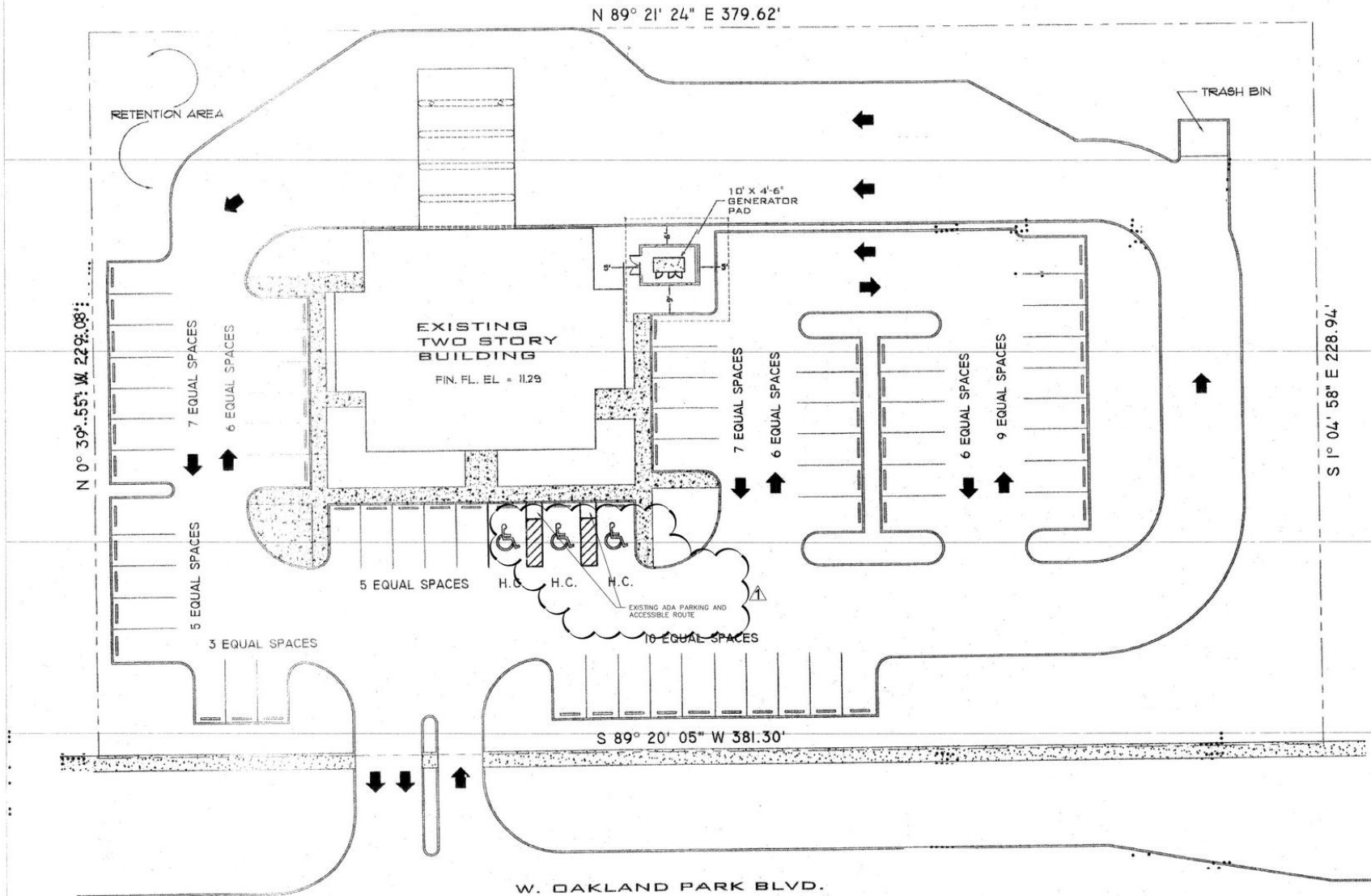


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SITE PLAN



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR ROTELLA GROUP AGENT FOR MORE DETAILS.

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The Rotella Group, Inc.

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