

FREESTANDING RETAIL FOR LEASE

**321 NE 44TH STREET
OAKLAND PARK, FL
33334**



SPACE DESCRIPTION

Amazing opportunity to lease a 916 SF free standing building with incredible visibility and signage opportunity directly on Prospect Rd. This property is ideal for a wide range of retail or office users and features a 6.5/1000 parking ratio. Situated in Oakland Park's B-2 zoning, it's nestled within close proximity to I-95 and tons of shops and restaurant in Downtown Oakland Park.

Visit Our Website!

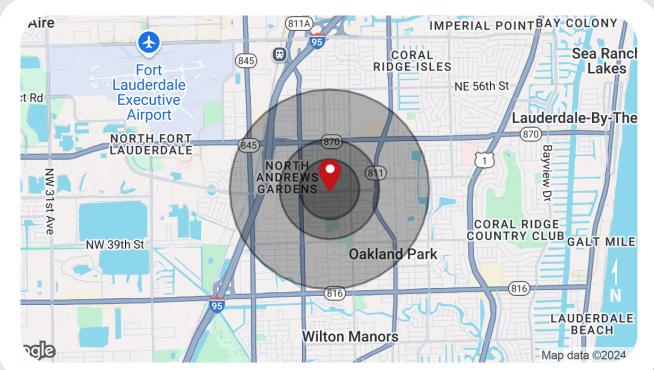


SPACE HIGHLIGHTS

- Free-Standing Building
- Incredible visibility and signage opportunity on Prospect Rd
- Ample parking
- Close proximity to I-95 and Downtown Oakland Park
- Ideal for Retail or Office Users
- Storage area on property
- Beautiful mural artwork on building facing traffic on Prospect Rd.

DEMOGRAPHICS Within 1.5 mi Radius

- \$413,879**
Avg. Household Income
- \$1.87 B**
Consumer Spending
- 19,803**
Residential Population
- 117,194**
Daytime Workforce
- 22,500 VPD**
On Prospect Road

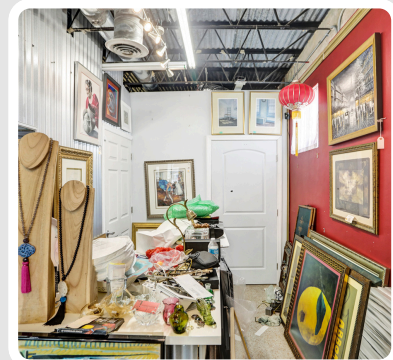
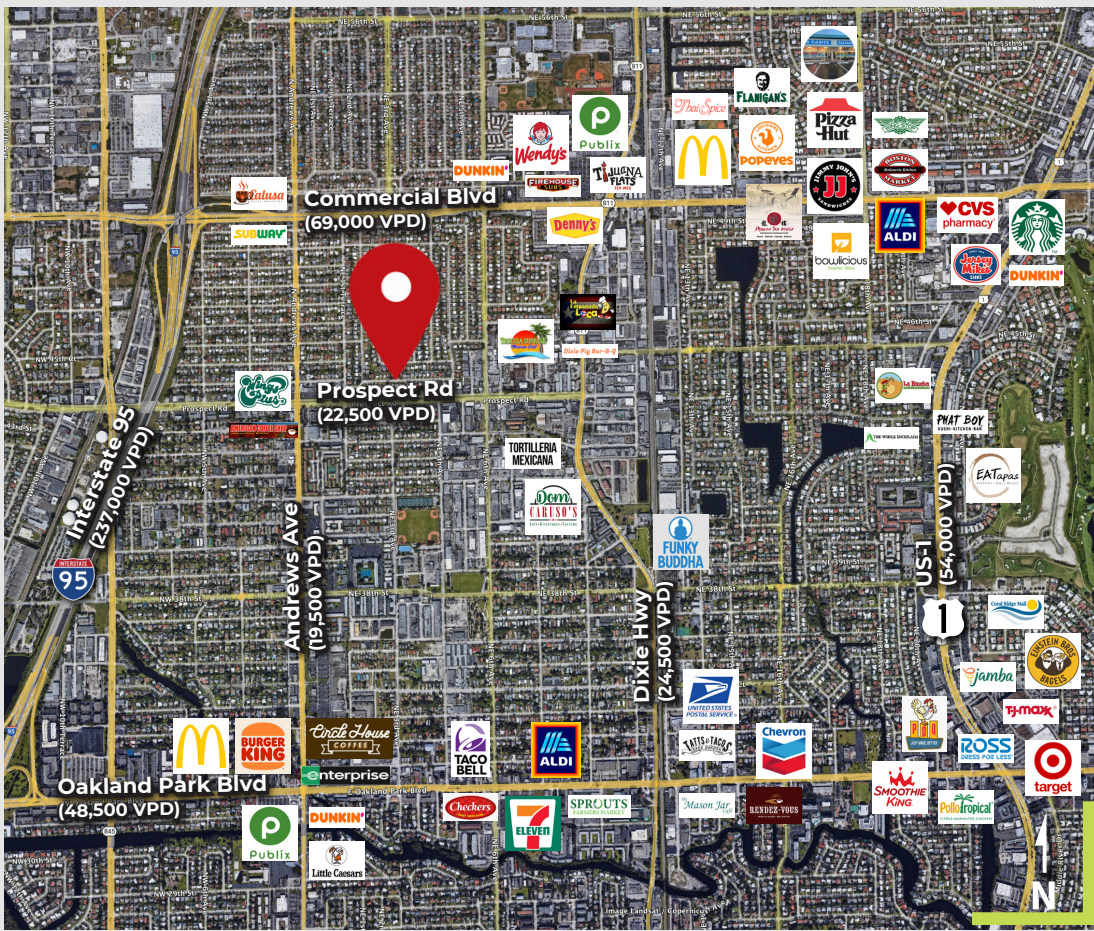


EXECUTIVE SUMMARY

Pricing Guidance	± \$3,500 P/M
Lease Type	MOD GROSS
Space Available	± 916 SF
Unit Type	Retail
Parking Spaces	8
Zoning	B-2



321 NE 44TH STREET
Oakland Park, FL 33334



LOCATION DESCRIPTION

This property is situated with great visibility on Prospect Rd just East of I-95, South of Commercial Blvd and West of Downtown Oakland Park. Close proximity to Oakland Park Downtown corridor including Oakland Park Town Hall, Funky Buddha, and Sky Project.

