



VALUE-ADD RETAIL/OFFICE BUILDING

3740 W. BROWARD BLVD
FORT LAUDERDALE, FL 33312

FOR SALE

THE ALPHA
COMMERCIAL



THE ALPHA COMMERCIAL ADVISORS™

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.

THE LISTING TEAM

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THE ALPHA COMMERCIAL ADVISORS™ PRESENTS A UNIQUE & VERSATILE FREESTANDING BUILDING POSITIONED AT THE HIGHLY VISIBLE, SIGNALIZED INTERSECTION OF W. BROWARD BLVD AND N. STATE RD 7...

Situated at an extremely high-traffic location, this property offers unmatched exposure at nearly 100,000 AADT, surrounded by a hybrid mix of national retailers, local businesses, and municipal buildings. The property combines convenience with functionality, featuring on-site and shared parking for 12 vehicles, a security system, a newer HVAC system, and a recently updated roof.

Zoned B-HC (Gateway Hybrid Commercial District), the building supports a wide variety of retail, office, and service-oriented uses — making it the perfect fit for an ambitious end-user or small business owner. With strong fundamentals already in place and a full value-add opportunity for customization, this asset offers both immediate usability and long-term upside.

OFFERING SUMMARY

3740 W. BROWARD BLVD
FORT LAUDERDALE, FL 33312

Neighborhood: Fort Lauderdale

Existing Use: Office

Lot Area: 5,178 SF (0.12 acres)

Bldg. Area 2,165 SF

Zoning: B-HC
(Gateway Hybrid Commercial District)

Allowable Uses: Retail, Office, Educational,
Medical, Religious,
Veterinary Clinic and more

Traffic Count: 48,500 AADT

Seller Financing Available: Yes

Asking Price: \$795,000



PROPERTY HIGHLIGHTS

National Retailer Corridor: Highly visible freestanding building at the signalized hard corner intersection of W. Broward Boulevard and N. State Road 7.

Turnkey Functionality: Equipped with a security system, newer roof and HVAC system installed within the last two years.

Value-Add Potential: Fully-customizable for buyer to upgrade facade and build-out to suit their vision or use, or to seek tenancy at premium rents.

Private Parking: Convenient on-site parking with 4 dedicated spaces, plus access to 8 additional parking spaces via shared agreement w/ adjacent lot.

Ideal for End-User: Newly vacant, this building is perfect for a satellite or flagship location for any type of business. Plus, the seller-financing option will make things quick and easy to get a deal closed!!!

EXTERIOR PHOTOS



5 MILES TO
DOWNTOWN FORT LAUDERDALE



W. BROWARD BLVD
48,500 AADT



SUBJECT SITE

Bank of America.



NORTHEAST VIEW



CENTRAL BROWARD PARK & BROWARD COUNTY STADIUM



SUNRISE BLVD

60,000 AADT



dd's
DISCOUNTS



Walgreens

Badcock
HOME FURNITURE
& more



BROWARD ESTATES ELEMENTARY SCHOOL
& PARKWAY MIDDLE SCHOOL

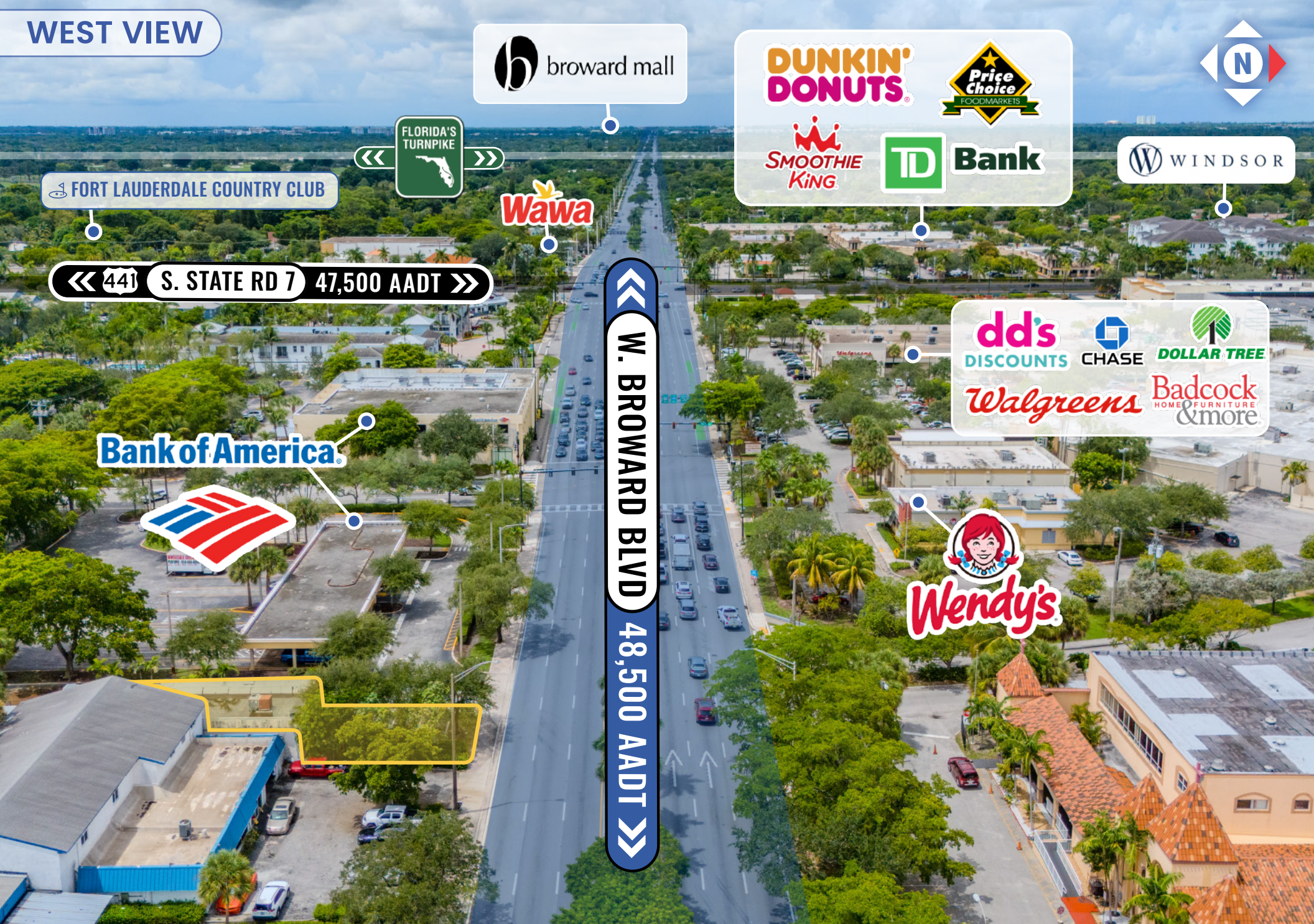
W. BROWARD BLVD 48,500 AADT

Bank of America



SUBJECT SITE

WEST VIEW



SOUTH VIEW

FORT LAUDERDALE-HOLLYWOOD
INTERNATIONAL AIRPORT
BROWARD COUNTY, FLORIDA



Winn-Dixie



CVS

DAVIE BLVD

29,000 AADT

FORT LAUDERDALE COUNTY CLUB

441

S. STATE RD 7

47,500 AADT



Bank of America



W. BROWARD BLVD

48,500 AADT

W. BROWARD BLVD



W. BROWARD BLVD

48,500 AADT



35'

150'

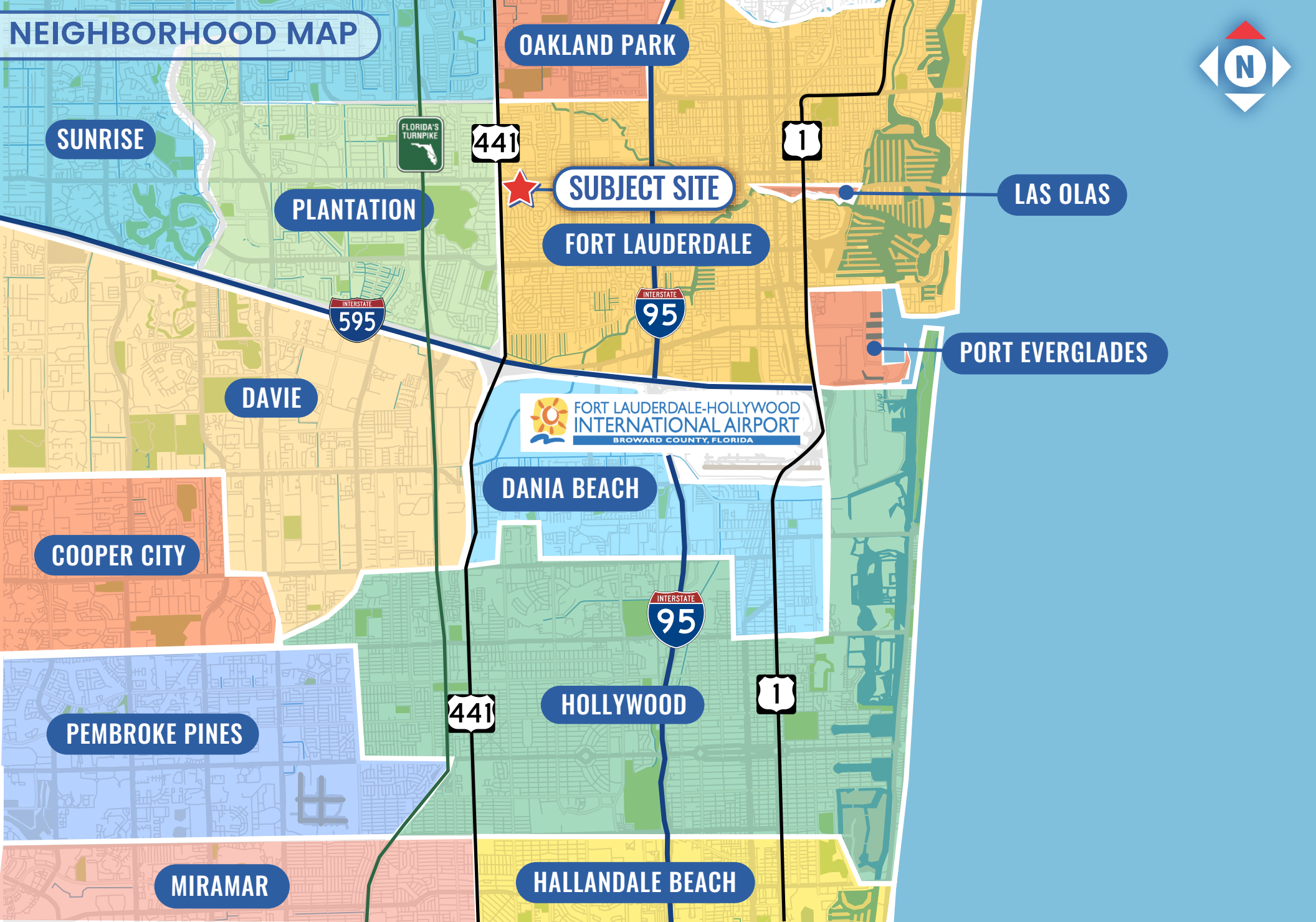
36'

SHARED
PARKING AREA

BANK OF AMERICA



NEIGHBORHOOD MAP





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