



OFFICE SPACE

2216 E Oakland Park Blvd, Oakland Park, FL 33306

EXECUTIVE SUMMARY

Property Type	Office
Lease Rate	\$50/SF
Available Areas	1320 SF
Zoning	B-1
Frontage Street	US-1 & Oakland Park Blvd
Traffic Count	60,000 VPD & 40,000 VPD

SPACE DESCRIPTION

The Coral Shopping Center is situated at the southwest corner of Federal Hwy and East Oakland Park Blvd intersection. Over 100K vehicles travel pass the property daily, making this corner one of Broward County's highest traffic volume intersections. The property is in great shape and has been well-maintained by ownership. This plaza hosts one of the only live music venues in Fort Lauderdale and sits across from the newly constructed live-work-play campus, Oaklyn. Coral Ridge Mall also sits on this intersection with tenants such as Target, Publix, AMC, and more. This is a visually and strategically appealing location for potential customers and tenants.

DEMOGRAPHICS Within 1 mi Radius

- \$79,812 Avg. Household Income
- \$1.4B Consumer Spending
- 117,914 Nighttime Population
- 106,489 Daytime Workforce
- 75 Parking Ample surface parking

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Ft. Lauderdale, FL



HIGHLIGHTS

- Property offers a sophisticated mix of medical office and retail.
- Center is located in busy shopping center across from Coral Ridge Mall.
- Lots of foot traffic (84 Walk Score) from surrounding businesses which include major retailers, restaurants, office buildings, and music venues.
- Unimpeded visibility to Federal Hwy, offering an excellent opportunity for street traffic.
- Owners are allowing for each unit to have painted and tailored branding.



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