



\*AI rendering for visualization purposes only

# 4378 & 4390 N Dixie Highway Oakland Park, FL 33334

## FOR SALE

4378 N Dixie Hwy: 12,388 SF (two adjacent 6,194 SF parcels each)  
4390 N Dixie Hwy: 13,358 SF  
Total Land Area: ± 25,746 SF (0.59 Acres)  
Combined total  
Dixie Hwy frontage: ± 199 FT  
Asking Price: \$4,800,000.00

Additional offering available with the execution of an NDA

For more listings visit: [naimia-ftl.com/properties](http://naimia-ftl.com/properties)

## For More Information

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# 4378 & 4390 N Dixie Highway

Oakland Park, FL 33334



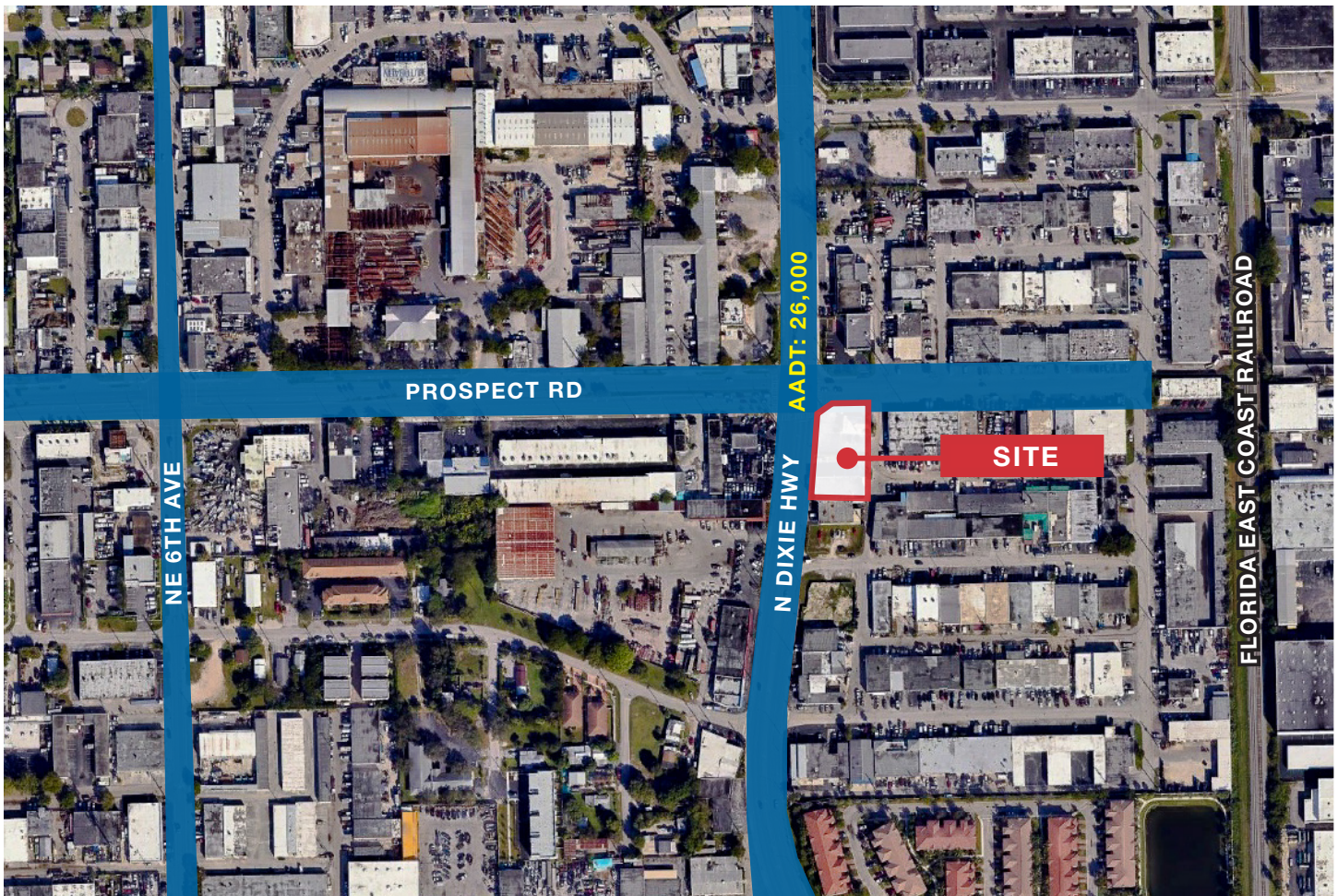
## Property Features

- Rare infill assemblage with scale for vertical or mixed-use development
- Three existing buildings provide immediate income or interim use
- Development Possibilities (Highest & Best Use)
  - » Located within the MU-A6 Downtown Mixed-Use Overlay District
  - » Zoning allows by-right 3 stories, with potential height bonus up to 90 feet
  - » Positioned on a high-visibility corner in Oakland Park's walkable urban core
  - » Ideal for a 5 – 6 story midrise mixed-use development
- Potential Program
  - » 80–90 multifamily units (studio to 2BR mix)
  - » 6,000–8,000 SF of ground-floor retail or restaurant space
  - » Structured parking podium or shared parking strategy
  - » Amenities: Rooftop deck, fitness center, resident lounge, coworking
  - » Leverage potential CRA incentives, fast-track permitting, and density bonuses
- This site offers strong absorption potential and long-term value in a fast-growing corridor adjacent to Wilton Manors and Fort Lauderdale



# Location Overview

4378 & 4390 N Dixie Highway | Oakland Park, FL 33334



## Location Features

- Less than 1 mile to I-95 (Exits 31 & 32) – ideal for logistics, customer access, and QSR traffic
- 10–12 minutes to Fort Lauderdale-Hollywood International Airport (FLL)
- Within Oakland Park’s revitalization zone – potential for grants, tax incentives, and added density
- Close to Wilton Manors, Downtown Fort Lauderdale & Flagler Village – rising demand and land value
- High daily traffic on N Dixie Highway – strong visibility and built-in customer base

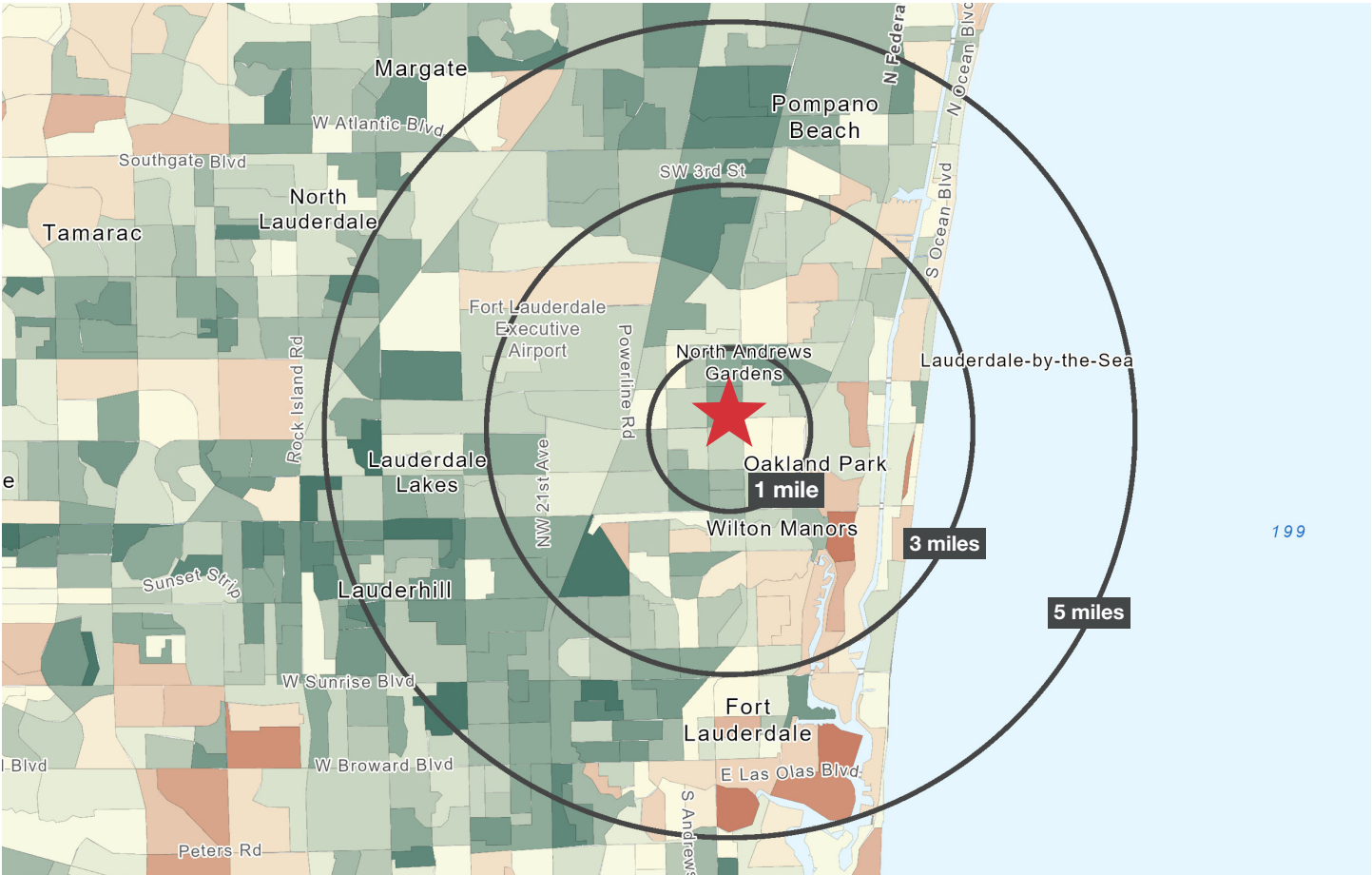
## Traffic Counts



**26,000 VPD**  
via N Dixie Highway

# Demographics

4378 & 4390 N Dixie Highway | Oakland Park, FL 33334



## Demographic Summary



RADIUS

	1 Mile	3 Miles	5 Miles
Population	20,468	135,908	348,104
Households	9,221	65,983	157,808
Average Household Income	\$107,432	\$128,915	\$118,537

2025 Median Household Income by Block Groups



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