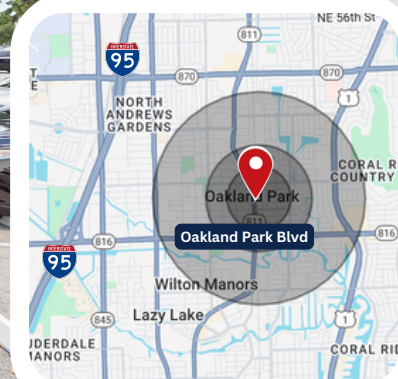


RETAIL FOR LEASE



DOWNTOWN OAKLAND PARK RETAIL

3560 NE 12th Ave, Oakland Park FL 33334

Miles 0.3 0.5 1.0

PROPERTY DESCRIPTION

3560 NE 12th Ave is situated in the vibrant Downtown Oakland Park Art District, this rarely available retail pad on the Avenue features polished concrete floors and large store front glass windows that flood the space with natural light. There is also an ensuite restroom and an additional sink in the rear of the space. Ample parking is available in the front and rear. Surrounded by restaurants, retail, and thriving businesses, it's directly across from the new Sky Building, City Hall and near The Funky Buddha.

HIGHLIGHTS

- **Prime Location:** Situated in the walkable Downtown Oakland Park Art District, surrounded by restaurants, retail shops, and thriving businesses.
- **Versatile Space:** Features polished concrete floors and large store front glass windows with tons of natural light.
- **Ample Parking:** Convenient parking available for clients in front and employee parking in the rear.
- **Proximity to Landmarks:** Directly across from the brand-new Sky Building, near The Funky Buddha Brewery and Oakland Park City Hall.

EXECUTIVE SUMMARY

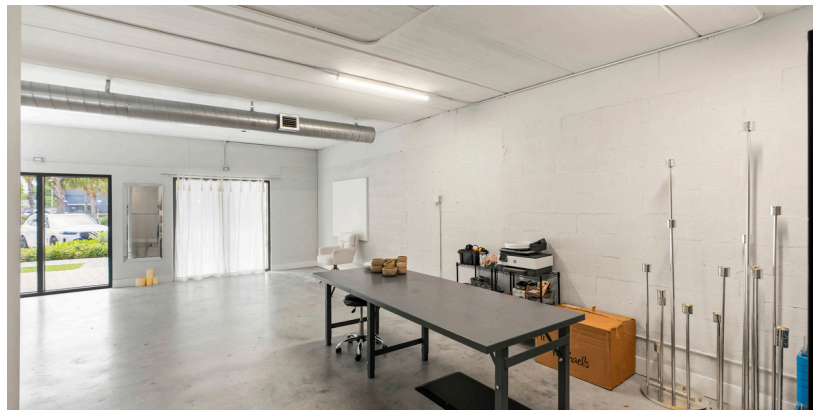
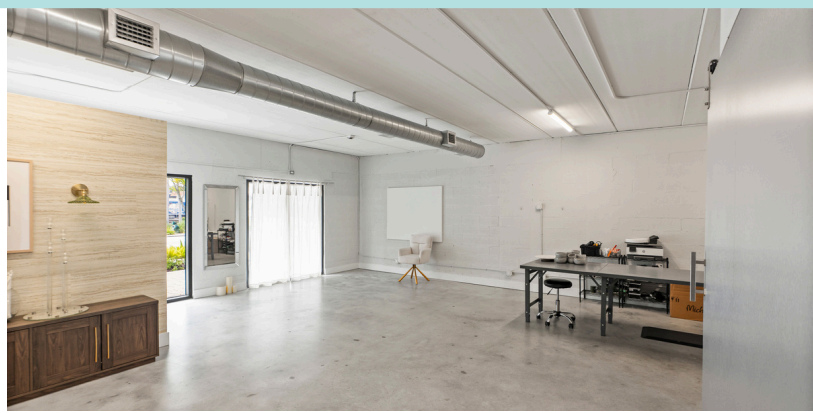
Property Type	Retail
Lease Rate	\$48 PSF + \$12 CAM
Space Available	+/-1000 SF
Parking Spaces	Ample Parking
Zoning	DCE



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3560 NE 12th Ave,
Oakland Park, FL 33334



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3101 N Federal Hwy, Ste 502
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***EACH PARTY SHALL CONDUCT ITS
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Floor Plan



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