

FLEX RETAIL FOR LEASE

1101 NE 34TH COURT, OAKLAND PARK, 33334 



FOR LEASE



DESCRIPTION

Discover 1101 NE 34th Ct, prime flex retail unit in Downtown Oakland Park. Prime Downtown Oakland Park location! This flex retail space features storefront glass windows, a modern facade, full A/C, high ceilings and a roll-up grade level door. Ideal for your business needs.

HIGHLIGHTS

- In the heart of Downtown Oakland Park
- Flex Retail
- Storefront Glass Windows
- Fully A/C
- Roll up grade level door



EXECUTIVE SUMMARY

Property Type	<i>Flex / Retail</i>
Lease Rate	<i>+/- \$33 Gross</i>
Unit Size	<i>1,200 SF</i>
Ceiling Height	<i>14 FT</i>
Zoning	<i>DCW (Downtown Core)</i>
Frontage	<i>100 FT visible from Dixie Hwy.</i>
Traffic Count	<i>25,500 VPD</i>

PROPERTY LOCATION

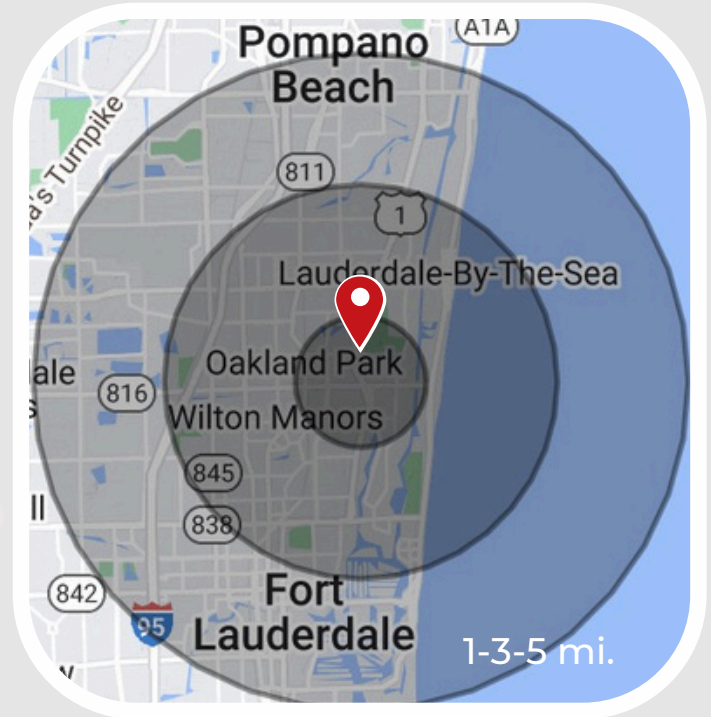


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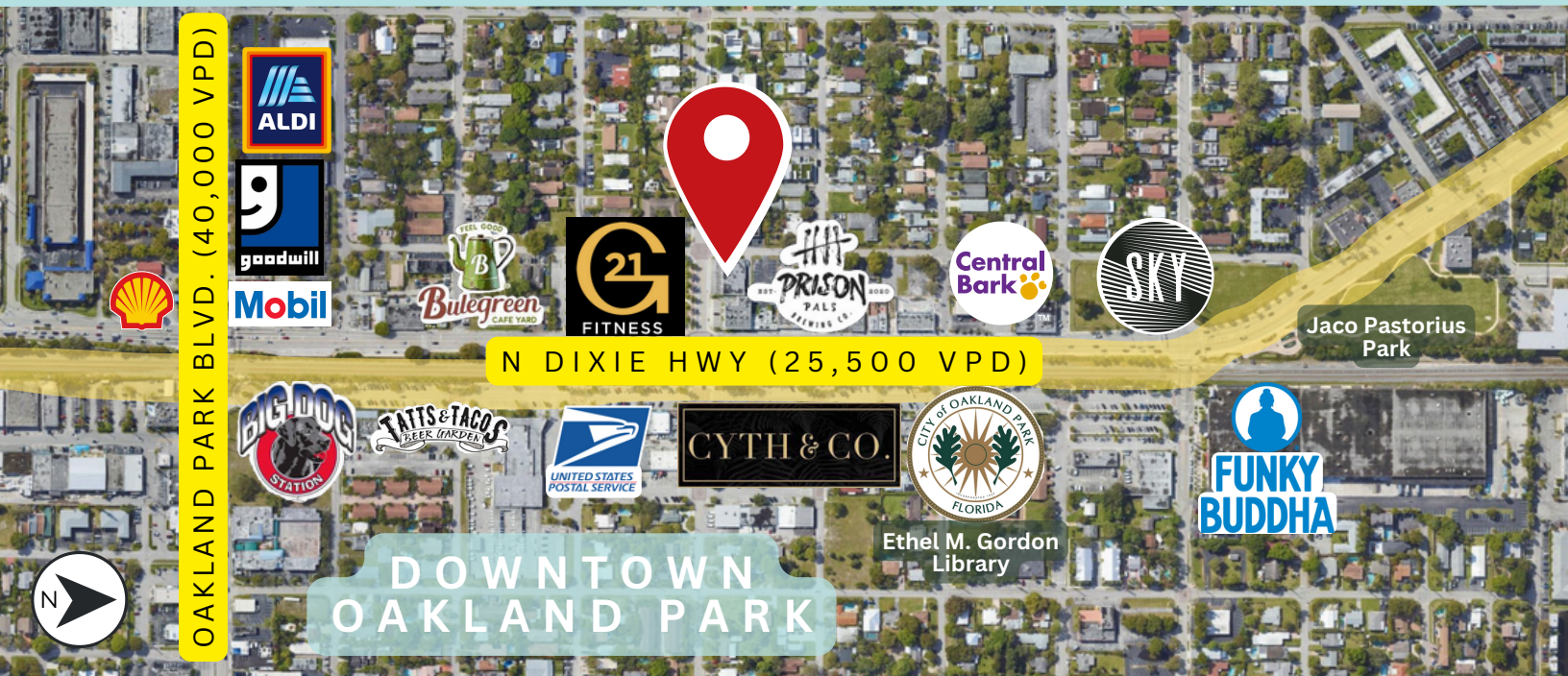
LOCATION

Nestled in the vibrant Oakland Park downtown district, just blocks from the renowned Funky Buddha Brewery and the iconic Sky Building home of the new Oakland Park Town Hall.

Approximately 6 min. (2.1 mi) to the I-95 and 7 min. (2.4 mi) to the beach, this property is accessible to areas from Aventura to Delray Beach, within a 30-minute drive.



COMMUTE DETAILS	Distance	Minutes
Oakland Park Blvd.	0.5 miles	2 min.
US1 / Federal Hwy	0.9 miles	3 min.
I-95 @ Oakland Pk. Blvd.	2.1 miles	6 min.
A1A / Ocean Blvd.	2.4 miles	7 min.
Las Olas Blvd.	4.5 miles	15 min.
International Airport	12.8 miles	23 min.



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