RG

"The Brooklyn of Broward"



# **UP & COMING RETAIL FOR SALE**

3482-3498 NE 12th Avenue, Oakland Park, FL 33334



### 3482-3498 NE 12th Avenue, Oakland Park, FL 33334

## **UP & COMING RETAIL FOR SALE**

- 19,470 SF Retail Center
- 100% Leased \*
- \$414,910 NOI
- Unpriced
- Impact Windows
- 12' to 14' ceilings
- Located in "Culinary Art District of Oakland Park's CRA
- Proposed Train Station nearby
- Abundance of Free City Parking
- 275' Frontage







<sup>\*</sup> Black Flamingo is under market by \$10.00 + and is up for renewal 7/31/26



## **UP & COMING RETAIL FOR SALE**

### **Proposed/Under Construction Projects**

- Sky Building Under Construction. A mixed-use development consisting of a new home for the City Hall, 14,000 SF of retail, 136 apartments and 300 +/space parking garage.
- The Horizon of Oakland Park A mixed-use project to be built once City Hall relocates to the Sky Building. The development will feature 311 apartments and 20,700sf of commercial space on the ground floor.
- American Cell Technologies Just purchased a 11,600 SF building in Oakland Park on Dixie Highway to relocate over twenty-five associates with their cell storage facility from their Sunrise location.







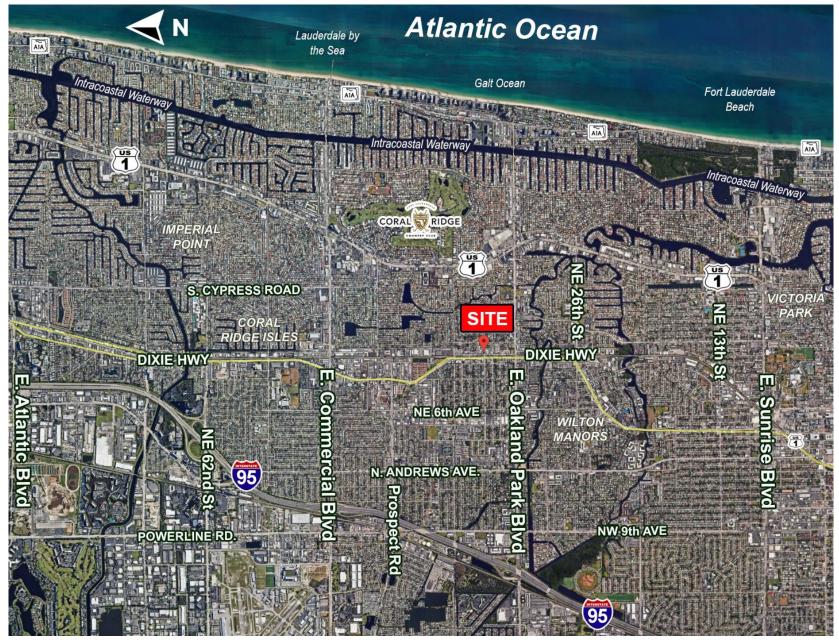


# **Abundant Parking Spaces**





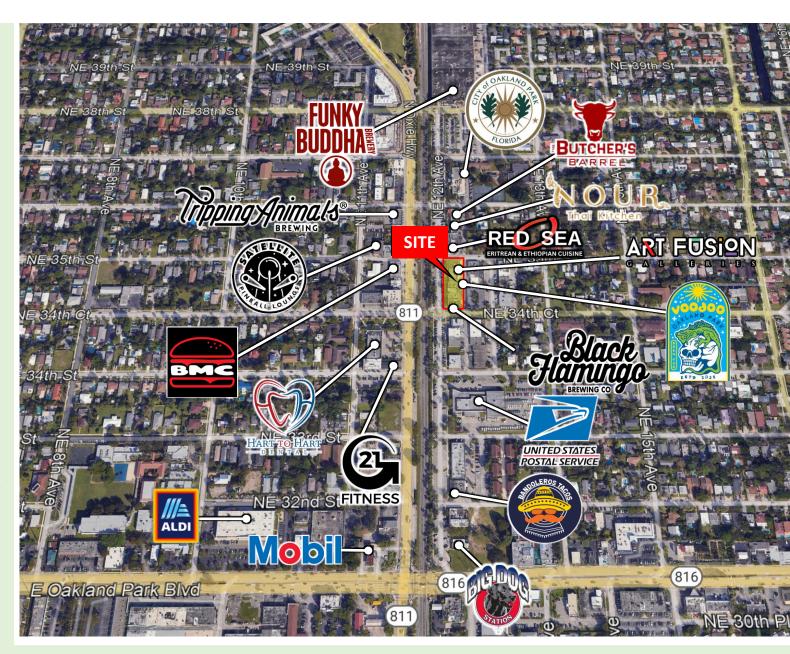
## **UP & COMING RETAIL FOR SALE**





## **UP & COMING RETAIL FOR SALE**

- Zoned commercial in the CRA of the City of Oakland Park Culinary Arts District
- Strong walkability
- Minutes to I-95 and US-1
- 17 Minutes to Fort Lauderdale Airport
- 5 Minutes to Fort Lauderdale Beaches
- Tenants
  - Fusion Art Gallery
  - Voodoo Brew Pub
  - Fuse Appliances
  - Black Flamingo Brewery



### **TRAFFIC COUNTS**

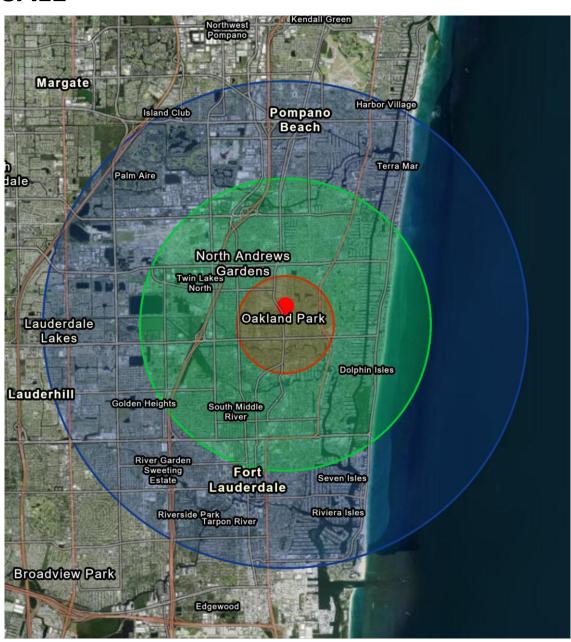
弌

N Dixie Highway

20,000 AADT

	2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>iii</b> ii	EST POPULATION	18,410	135,320	343,105
\$	AVG HH INCOME	\$119,690	\$132,584	\$120,146
<b>ċÅŇ</b> ÷	MEDIAN AGE	47.2	47.5	44.1
	TOTAL BUSINESSES	2,648	14,201	31,128
<b>x</b>	TOTAL DAYTIME POP	23,824	169,554	433,928

Source: esri



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## OFF MARKET RETAIL FOR SALE

# Two time winner of the Pullbar Prior. Cold Name for Public Service.

SUNSENTINEL.COM

SUNDAY, NOVEMBER 9, 2025.

## Leaders sound alarm about property tax cuts

Momentum for drastically reducing proporty tance in Pioxila is sometrigly uninequa-ble. No city, town, village and county officials have stepped up warnings about the jexp-

and quality of life.

Even if every last deblar of what critics
would be cut, they are,

been if every last deblar of what critical
sees wanted or friendson is squeezed out
of local generation of local generation of
ordinate and the last power of the survey

- would after, for you, demanting assurneeded to make up for the kind of cutching contemplated in Tallahassee.

would be est, they say. Even the most politically moved prior-

ances from advocates of slashing property toses than those hadgets would be protected

ida and at the state Capited in Yallahamen. and at mortings of the region's city, town, village and creenty officials.

Note legislators, including those or

Lare do Allares, Page 17



## 'The Brooklyn of Broward'

By Ben Crundell

"The neighborhood is sore a everyone in very friendly. I how that there's a yogs studio that I can walk to, to take a class and teach with seasoned teachers. The walkelolity is anazing in itself."

Begind in an intimute wise but on a rendern wealsday evening. Brit-tury Course is talking about the new nativousding the term downstown resi-dential building that she moved total

days before.

The holding, which hant't even formally spened, has all the evere sometime—including a skyleidge to the parking gasape across the stores—but appealed to her for its previous. ity to a nativey of restaurance, here, horweries, shops, art galleries and a

And the neighborhood is only getting more interesting. Coming nors will be a record shop with some secondhand colobrity glow — the owner knows Makema very well.

But Couter' new home is not in Brukell or Wysessod, Fingler Village or Mismer Park. She's a "Lenkl.," a resident of Oakland Park, where but 150-unit downtown building, The 19ky, is the latest addition to one of

With its Art Walk coming up, here's why Oakland Park should be on your list of night-out destinations



Park Art Wolk in Justice! The mart will return

the rise to small spine of the city's certical to stress district, lined with rest purpos, have offers one of the most underspore coded

from Fundy Buddha Browery and Jaco Pastorius Park, The Sky includes properly these vestal and the new boson of Oakland Purk City Hull, and is scheduled for a ribbos-cutting corenome on Wodnewley Non 12. The old mump on Worknesday, Non, Li. The old City Hell property resetly well become Herizon of Culdland Park, a 201 cent, residential extail/building, with work dated to bugin in December. Among South Pherida vities that

Astering Smith Physical cities that have gained a certain cachet with everyone from else Sugressi appear to nighterswing abor thoses, the sport well-established corridors of coul run west uses, toward the senter. Think Lot Olos Souleward in Fort Loaderdale, Hollywood Boole-vard in Hollywood, Adamic Arrena in Deliver Beach, Louvette and Lake avenues in Lake Worth Spach, and Clements Street in Wast Palm South Downson Oakland Park has gone in a different direction.

in a different direction.
Along sight blocks on citilar side of parallel streets Sorthwart 12th Avenue and Dixio Highwas. from 28th Avenue to Caldard Park Boulevard, the north nearly spine of the rity's resettal business district is listed. with warly 20 unique destinations all within an easy stroll front each other. From asphanicated dissing to

### Swimming Hall of Fame project gets new look

Fort Lauderdale aims to get better deal with developer

The rising cost of a redesigned Inter-national Incinning Hall of Fatne on city-owned hald — new approaching \$210 tellion — has controlsaleners calling for e developer to shoulder more risk to the

or of future economic societainty. Fort Landordale will be required to estribute up to \$11 million a year in lease committee up to Jic. sources of a 50 pears in asset proprietation over the emerse of a 50 pears, sourced the public private project, a total of LIM trillien. Now, the developer waters the rance amount increased to Jill.6 million a read. In lighting the entered payments to 3400 read.

The city would money money the versar-eharing from tenunts. But if the

### Boca Raton voters to weigh redevelopment in 2 elections

By Abiguil Hasebroock

Victory assert to weigh in on Book Kettor's contentiana redroclopment plan can now much an extra date on their calcudars. Enstead of what was originally one slee m early next year, the city is planning two octions — the earliest one set for Jun. 13 and the other held on March 10.

Civic organizated in Boca Rates has urged this year, largely due to a proposal nown as the "government campus rede elequent plan." It called for overhooling city land near the downtown by adding residences, retail and office space. The city argued it would be a boon to the commo salty. But it specked at-out, ity, with a group

## In The News

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