



"The Brooklyn of Broward"

**RETAIL SPACE
FOR SALE**



UP & COMING RETAIL FOR SALE

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

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The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995



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



* Black Flamingo is under market by \$10.00 ± and is up for renewal 7/31/26

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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.



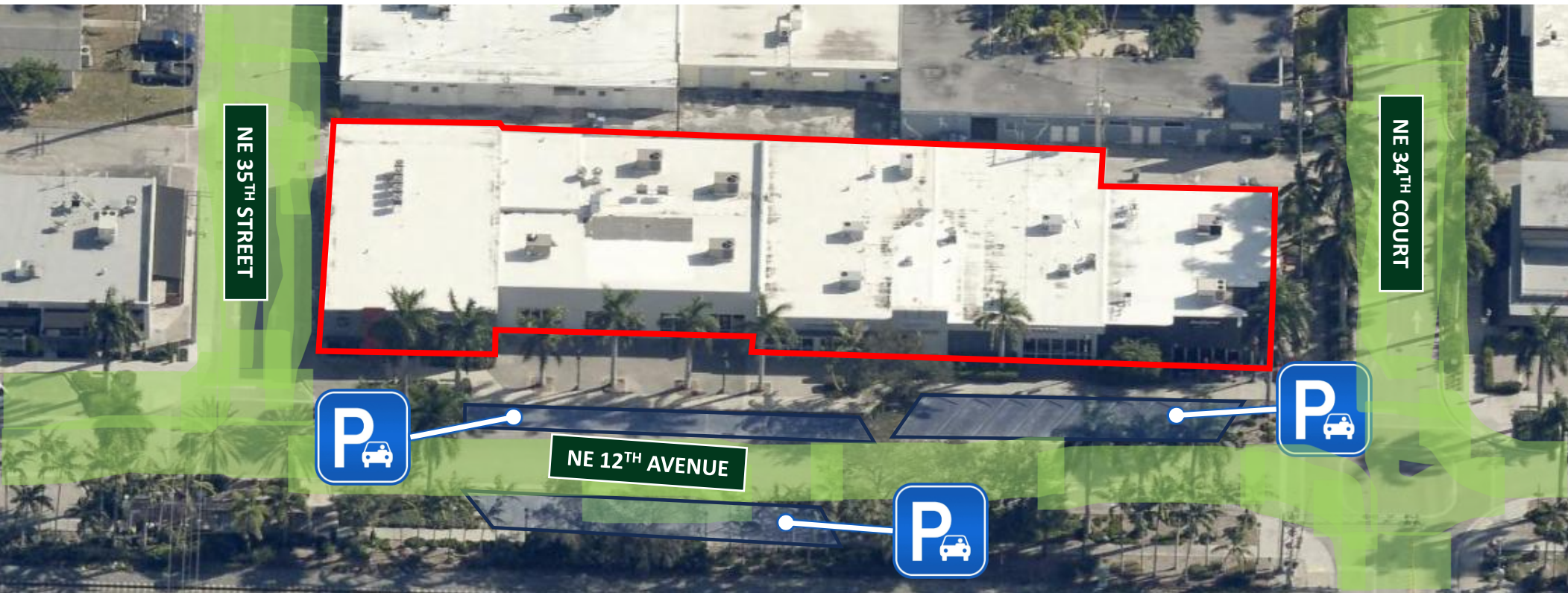
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OFF MARKET RETAIL FOR SALE

Abundant Parking Spaces

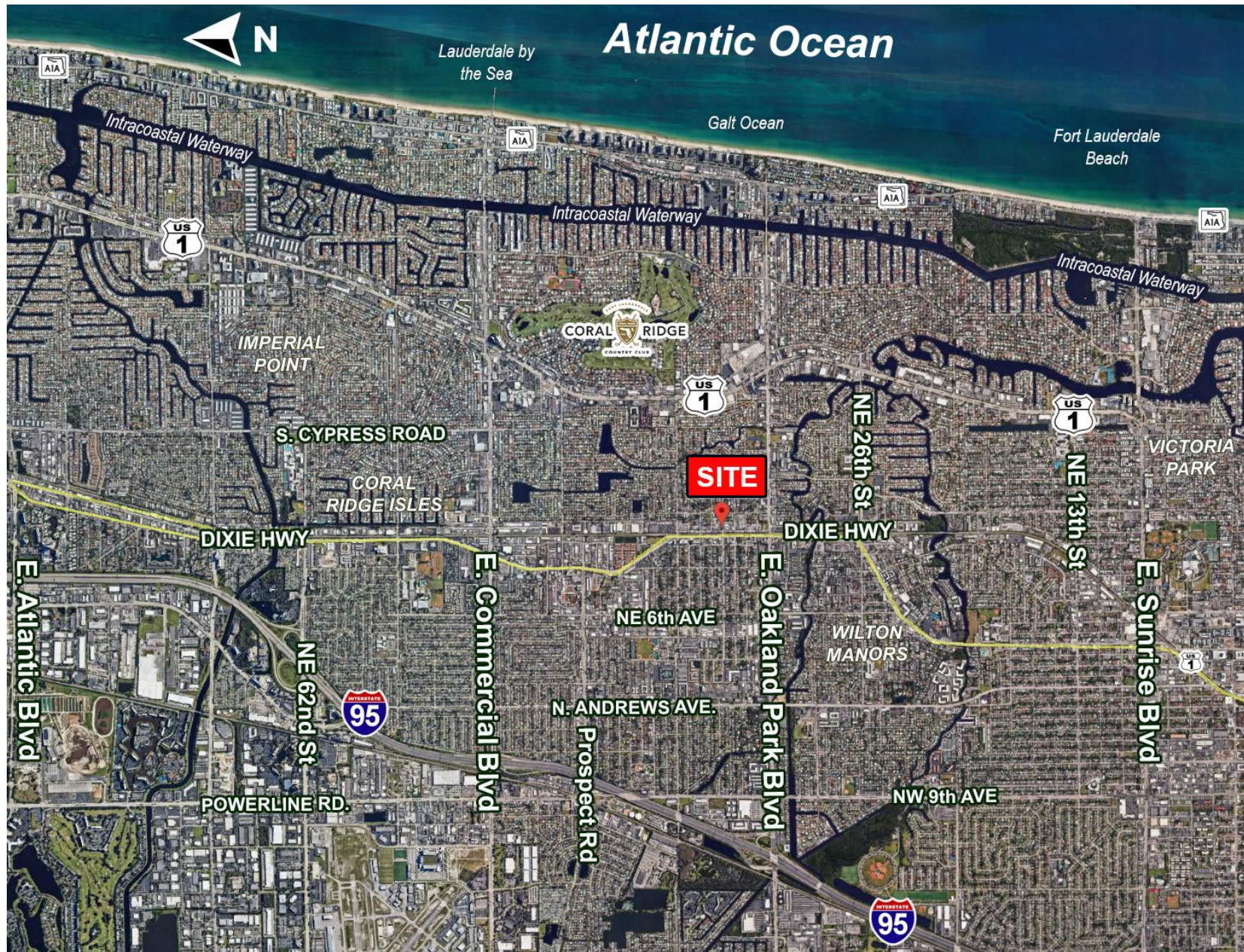


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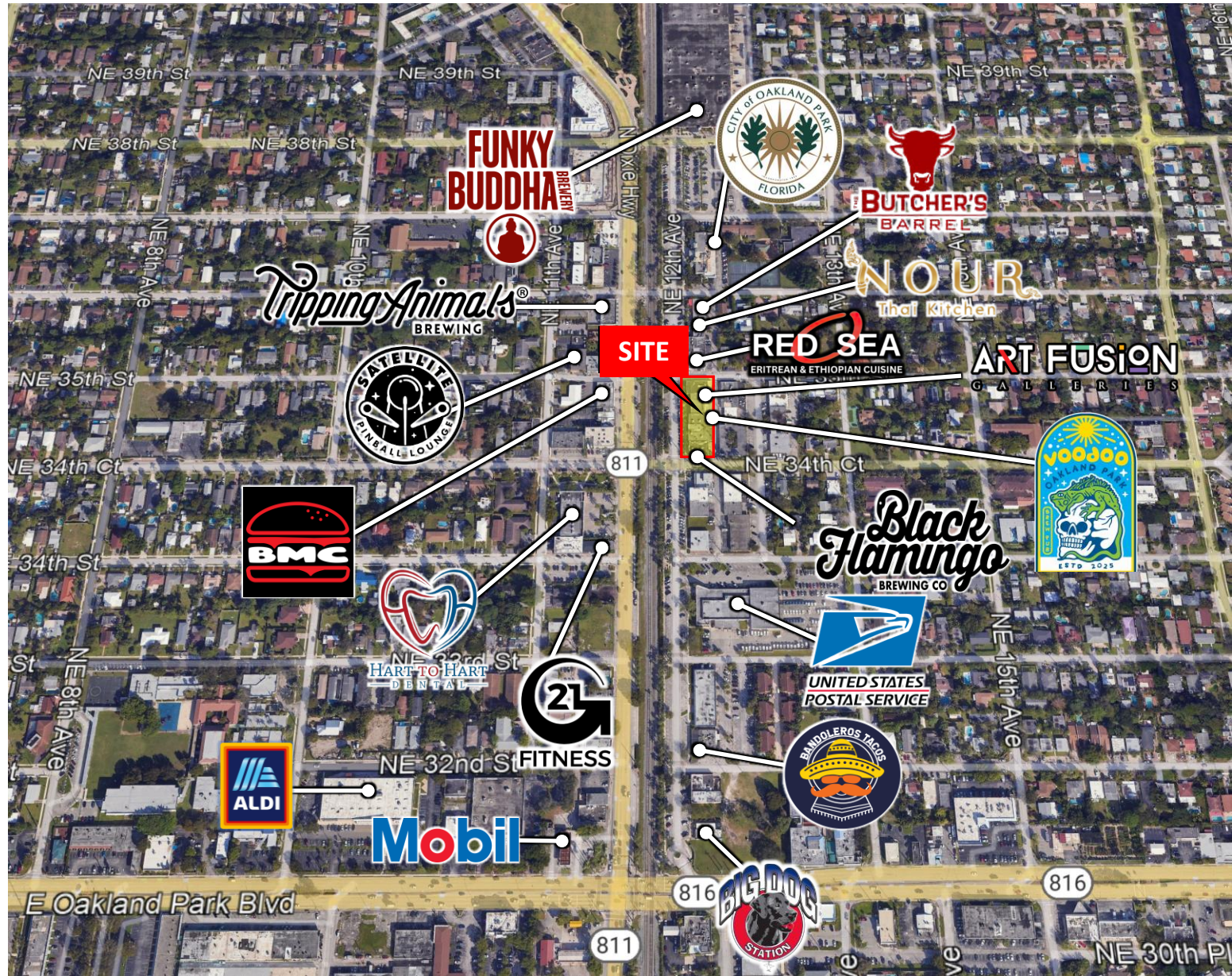
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- Zoned commercial in the CRA of the City of Oakland Park Culinary Arts District
- Strong walkability
- Minutes to I-95 and US-1
- 17 Minutes to Fort Lauderdale Airport
- 5 Minutes to Fort Lauderdale Beaches
- Tenants
 - Fusion Art Gallery
 - Voodoo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



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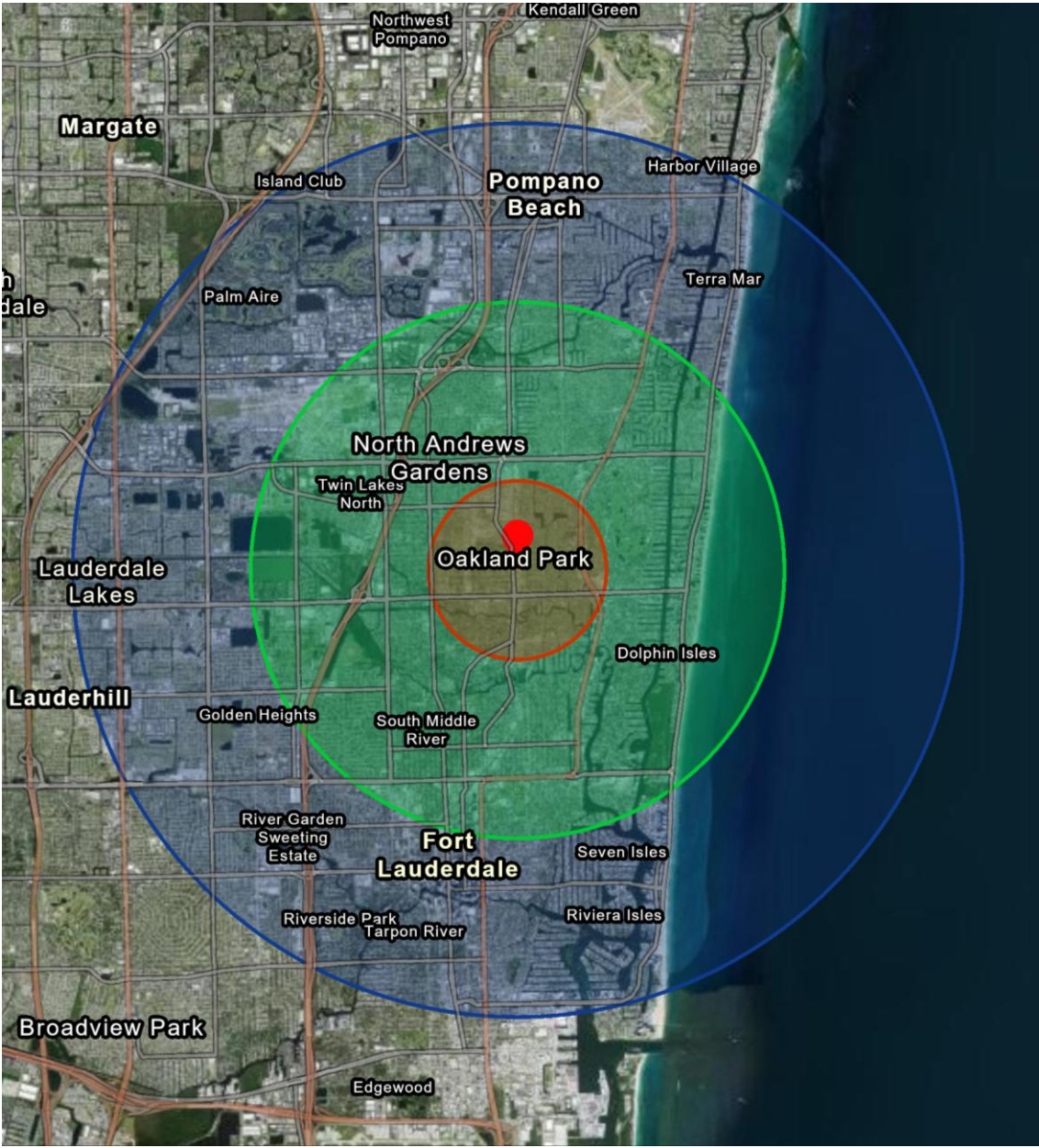
TRAFFIC COUNTS

N Dixie Highway

20,000 AADT

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

Source: esri



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