



GROUND FLOOR RETAIL FOR LEASE

3333 N FEDERAL HIGHWAY
FORT LAUDERDALE X OAKLAND PARK
\$55/SF NNN

OAKLAND PARK X FORT LAUDERDALE

1 MILE
TO THE BEACH

100,000

VEHICLES PER DAY - INTERSECTION OF
FEDERAL HIGHWAY & OAKLAND PARK BLVD

FORT LAUDERDALE

CORAL RIDGE

AMC

CORAL RIDGE MALL

TARGET

WELLS FARGO

PUBLIX

OAKLYN

RIVER MARKET

PURA VIDA
SWEETGREEN
THE SHADE STORE
WHOLE FOODS
SHAKE SHACK
LULULEMON
SOULCYCLE
AKT
DRYBAR
BO CONCEPT
POTTERY BARN
LOVESAC
ORANGETHEORY
GORJANA

LA FITNESS
HOLY CROSS HOSPITAL
FRESH MARKET
MODANI
CORAL RIDGE COUNTRY CLUB

PARKLYN

JETSET PILATES

REMEMBR
BRAZILIAN MARKET

CITY FURNITURE

OAKLAND PARK

TESLA
ANGELO ELIA THE BAKERY BAR
BARNES AND NOBLE
DICK'S SPORTING GOODS
BEST BUY
TRADER JOE'S



The Campus



Unit	Available
Space 1	1,302 sf

DEMOGRAPHICS

100,000+ VEHICLES PER DAY
130,000 POPULATION
\$95K AVERAGE HH INCOME
9 MILES TO FLL AIRPORT
1 MILE TO THE BEACH
2 MILES TO I-95
4 MILES TO LAS OLAS
660+ PARKING SPACES

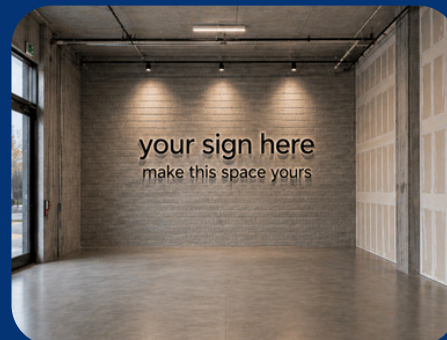
Oakland Park's premier live-work-play destination, 3333 N Federal Hwy, is located at the second-busiest intersection in Broward County with over 100,000 vehicles per day.

Designed to capture both local foot traffic and regional commuters, this is where high-end visibility meets a built-in customer base.

Unleash your business potential in a modern, first-floor retail space situated directly beneath 274 apartments while being surrounded by premium medical and professional office suites.

Experience immediate access to the apartment residents and professionals occupying 130,000sf of office, medical and retail space within the campus.

Featuring 660+ parking spaces with a brand-new parking garage and surface-level lots.





LEVEL Realty is a local real estate brokerage with extensive relationships and specific knowledge of the Fort Lauderdale market and specifically the Oakland Park submarket.

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