

7,100 SF OFFICE / RETAIL- 2 STORY BUILDING FOR SALE

2734 E. OAKLAND PARK BLVD, FORT LAUDERDALE, FL 33306



*Abundance of Free and Metered Parking
& Dedicated Parking Spots in the rear*

THE ROTELLA GROUP, INC.

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PROPERTY HIGHLIGHTS

- **Size:** 7,100 SF / 2 Story
- **Land:** 7,753
- **OPEX:** \$12.15
- **Zoning:** CB Community Business
- **Year Built:** 1971 – remodeled 2021
- **Parking:** 8 dedicated spaces in rear
Abundance of free & metered space in front of the building

	1 st Floor Front	1 st Floor Back	2 nd Floor
Size	2,500 SF*	2,500 SF*	2,000 SF
Ceiling	9' - Tiles	10' - Open	8' - Tiles
Restrooms	2		2
HVAC	1		1
Flooring	Carpet	Tile	Wood
Offices	1	None	7

* 1st Floor space 2,500 - 5,000 contiguous

DEMOGRAPHICS

Source: Esri	1 MILE	3 MILE	5 MILE
Population	16,738	108,963	263,800
Daytime Pop	23,330	125,961	359,586
Avg HH Income	\$183,486	\$145,021	\$131,127
Median Age	59.2	50.8	45.7
Total Business	2,048	10,593	26,732
Total Employees	14,778	73,302	231,857

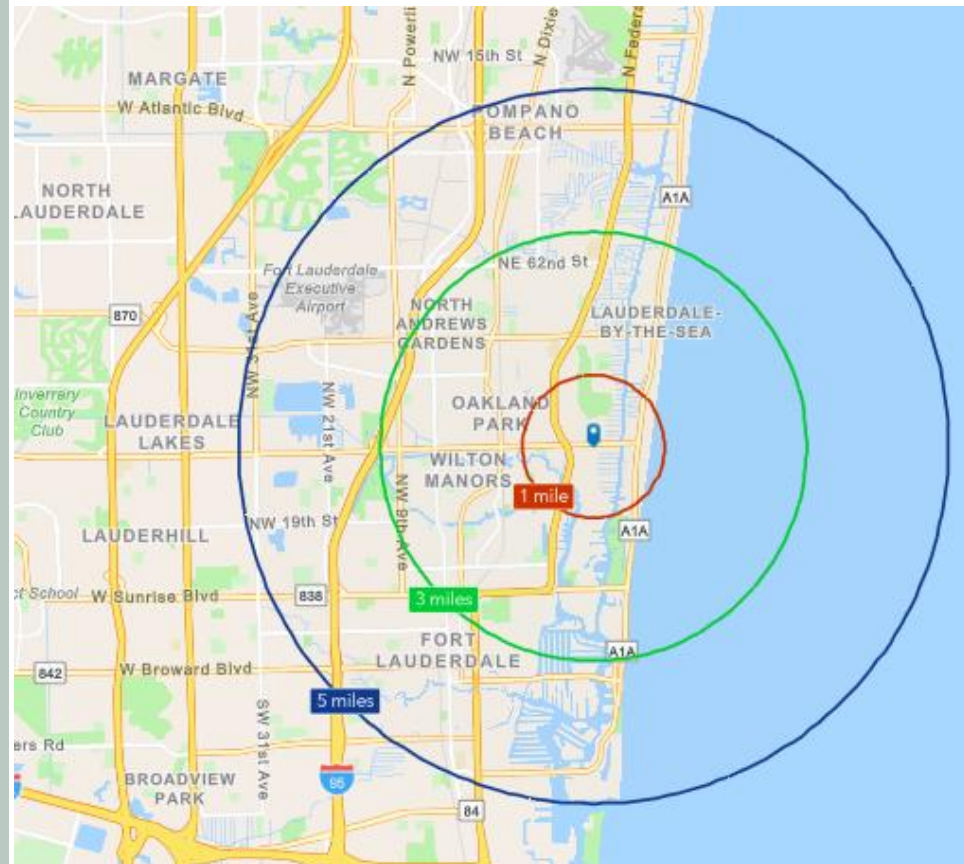
TRAFFIC COUNTS

Source: FDOT

E Oakland Prk. Blvd
27,000 AADT

Located on the highly trafficked **East Oakland Park Boulevard corridor** in the Coral Ridge area of Fort Lauderdale, **this two-story ±7,100 SF building** offers outstanding visibility and accessibility near **US-1, Downtown Fort Lauderdale, Wilton Manors, and the beach.**

Surrounded by a strong mix of retail, office, medical, dining, and residential developments, the property is ideally positioned for office, medical, creative, or service-oriented users seeking a prime East Fort Lauderdale location.





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PHOTOS



At the front entrance, visitors are welcomed by a bright, well-lit hallway with beautiful glass doors and convenient elevator access to the second floor.

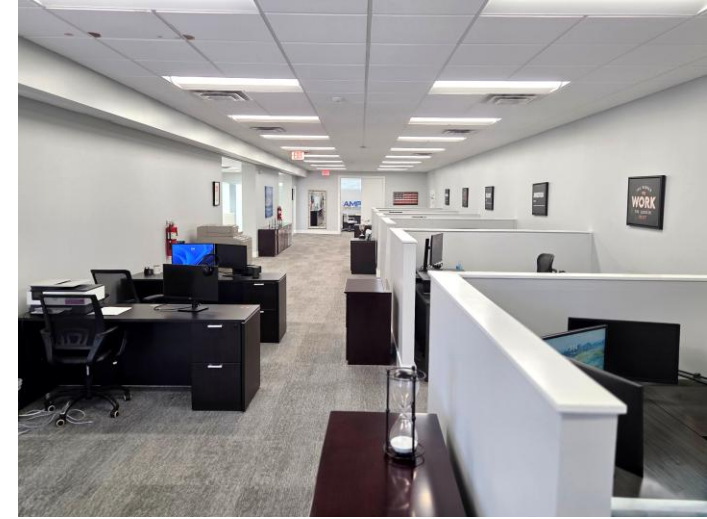
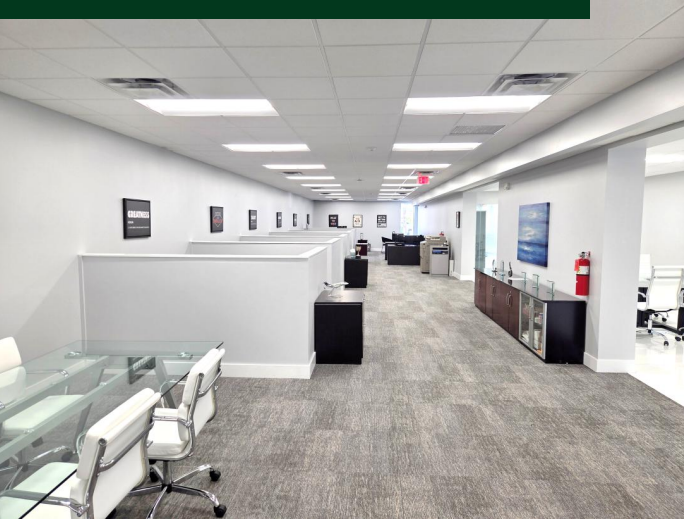
Professional and inviting atmosphere ideal for clients, staff, and visitors



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PHOTOS



- Well-maintained two-story professional building with shared business environment
- Building can be delivered 100% occupied or vacant
- Flexible layout suitable for professional office, medical, creative, or service-oriented users
- Established tenant mix includes a mortgage company, tailor shop, and home builder offices



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REIMAGINED OFFICE LAYOUT

Existing Layout



Proposed Open Workspace



A refreshed open-layout concept designed to maximize functionality and natural flow, with flexible partition walls that can be removed or reconfigured to accommodate a variety of office layouts and business needs.

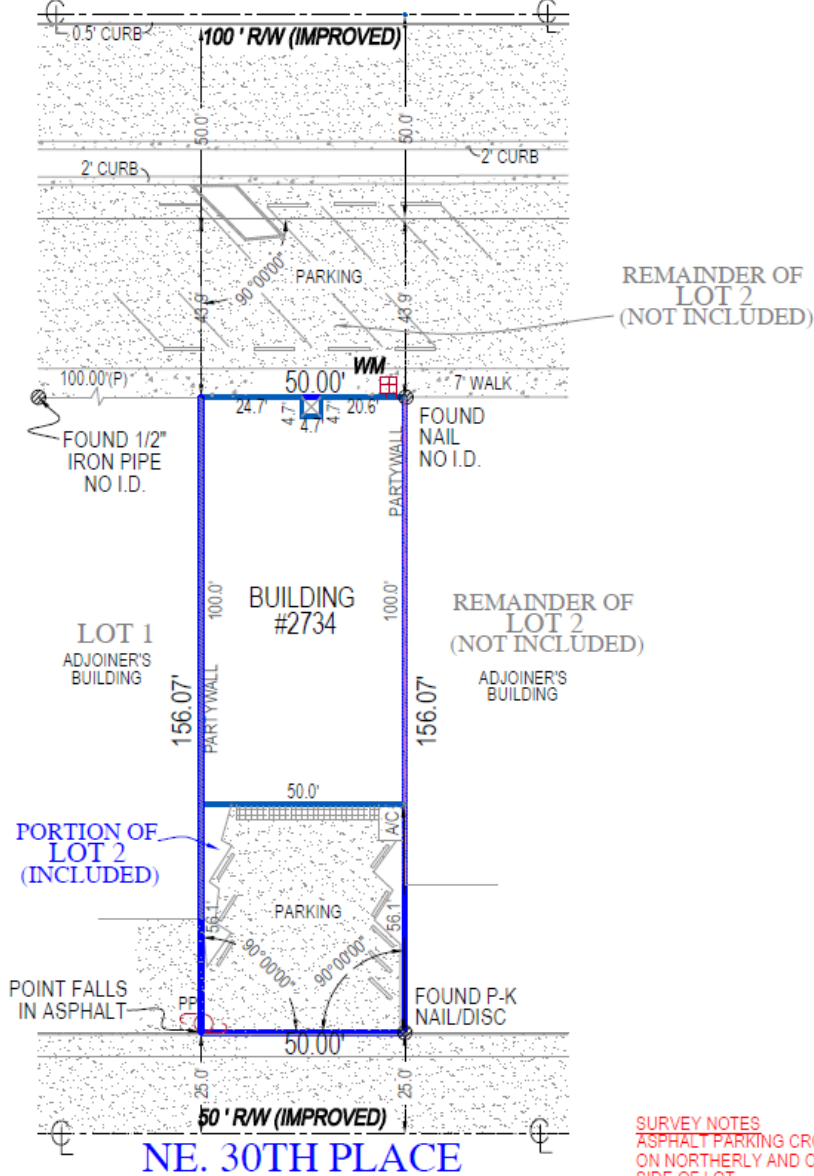


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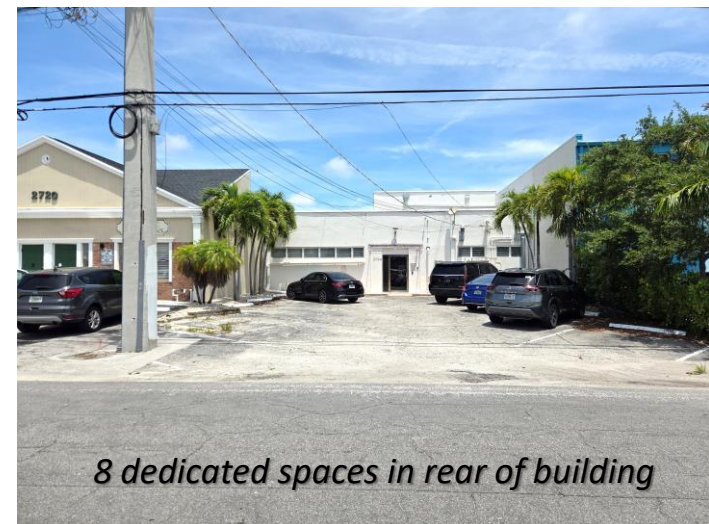
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SURVEY

BOUNDARY SURVEY E. OAKLAND PARK BLVD.



SURVEY NOTES
ASPHALT PARKING CROSSING INTO R/W
ON NORTHERLY AND ON SOUTHERLY
SIDE OF LOT

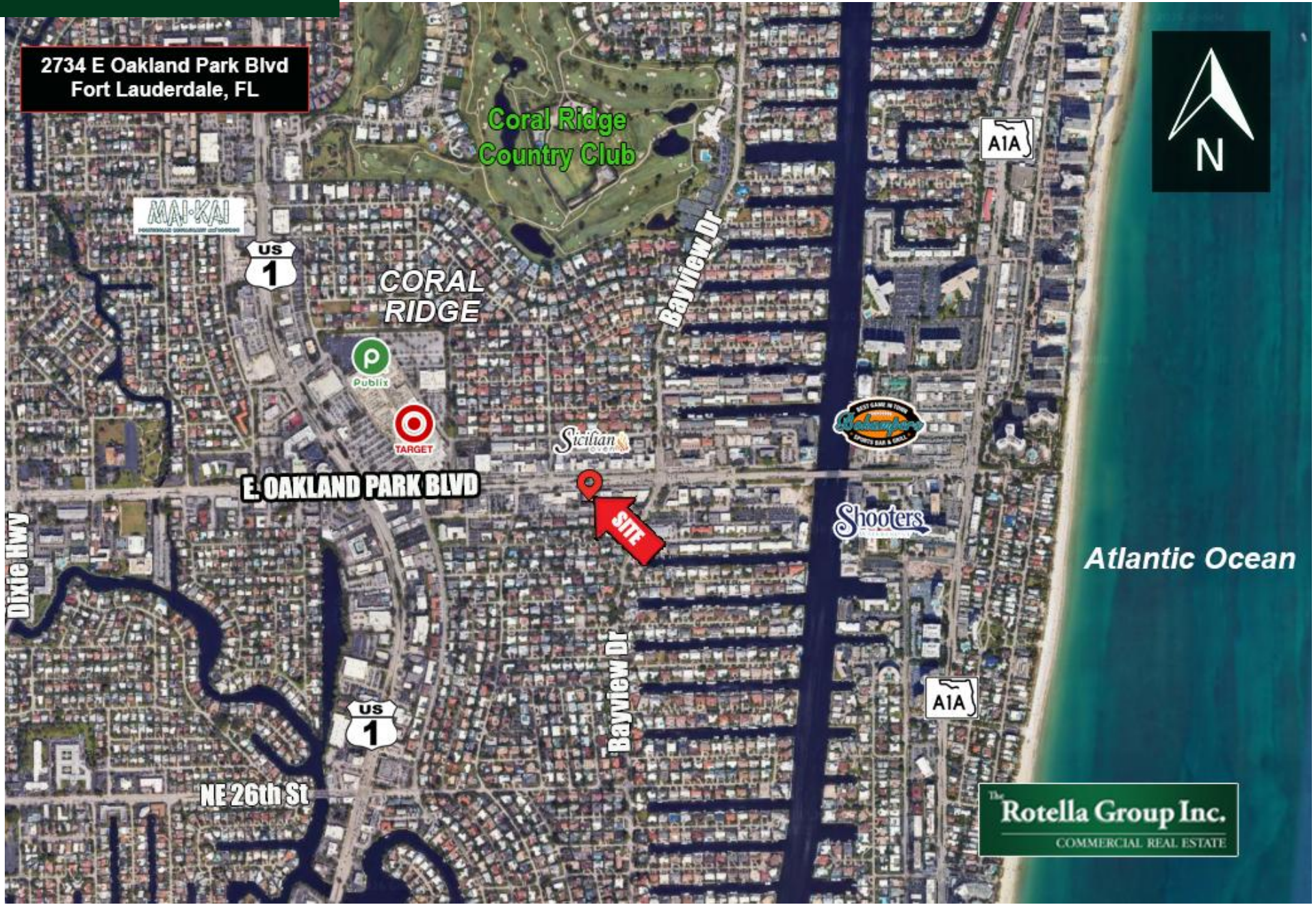




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AERIALS





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