

# FOR SALE OR LEASE

Restaurant Building Fully Equipped

**7000 +/- SF**

3496 N. OCEAN BLVD., FORT LAUDERDALE, FL 33308



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**R**  
The  
**Rotella Group Inc.**  
COMMERCIAL REAL ESTATE  
Est. 1995

[www.rotellagroup.com](http://www.rotellagroup.com) o: 954-568-9015

**The Rotella Group is the exclusive agent on the Sale or Lease of 3496 N Ocean Blvd, Fort Lauderdale, Florida Broward County in the Northeast Florida Market.**

- 7,000 +/- SF freestanding building with outdoor seating
- Alcohol & Beverage- 4COP in place
- Fully equipped restaurant with bar and lounge
- Recently renovated in 2020
- Licensed for 180 seats
- Excellent signage and visibility on A1A in east Fort Lauderdale
- Great frontage, access and visibility from major corridor in East Fort Lauderdale
- Close to Greek Island Taverna, Cafe Martorano, Thasos, Bokampers Sports Bar & Grill, Shooters Waterfront, Mastro's Restaurant
- Ideal for owner/user, restaurant, bar, cafe



2025 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
EST POPULATION	12,734	35,445	87,046
AVG HH INCOME	\$188,578	\$172,535	\$150,731
MEDIAN AGE	62.7	58.5	52.8
TOTAL BUSINESSES	1,258	4,337	9,225
TOTAL DAYTIME POP	16,359	50,197	106,455

Source: Esri

TRAFFIC COUNTS 2025 AADT		
	N Ocean Blvd	23,500

Source: FDOT

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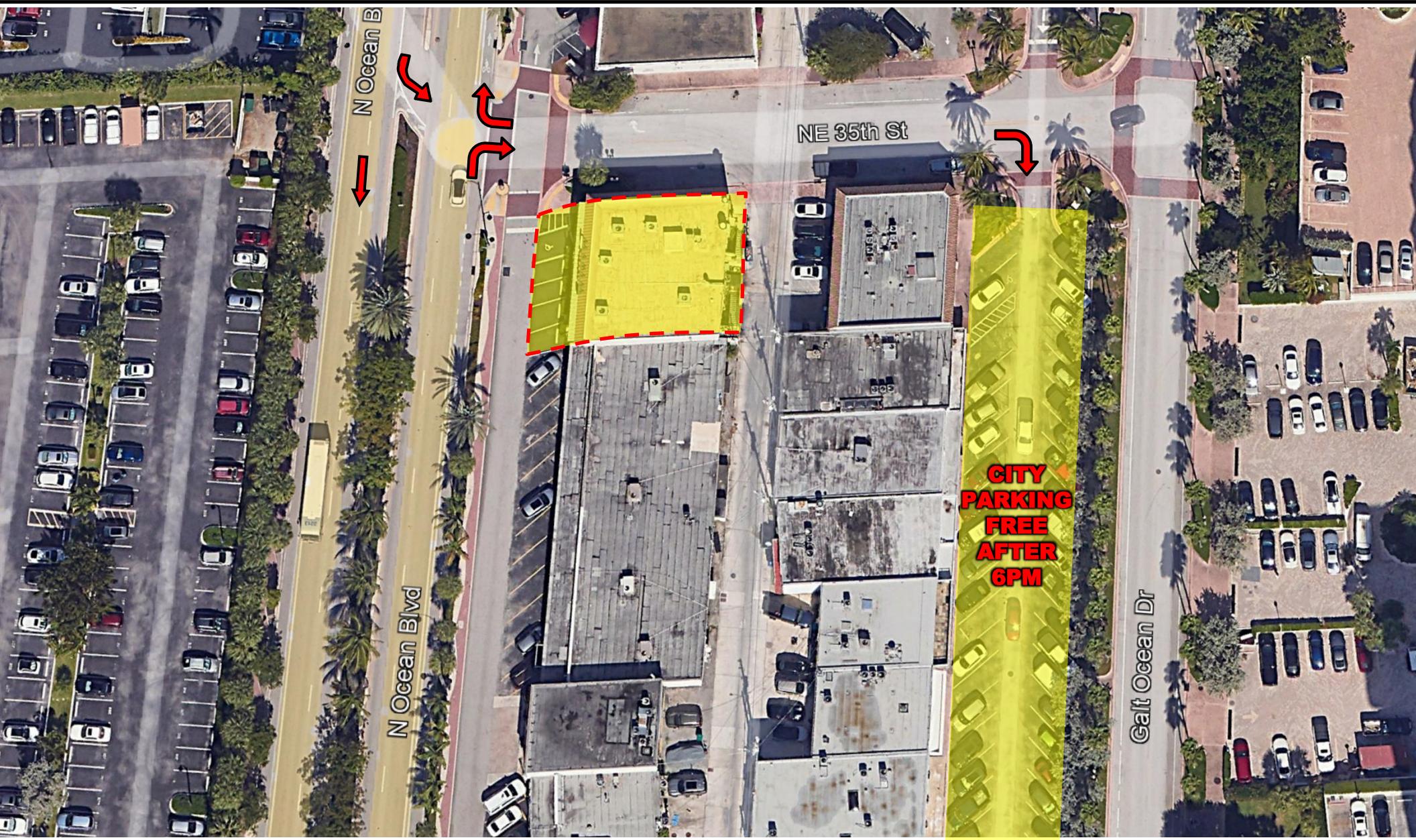
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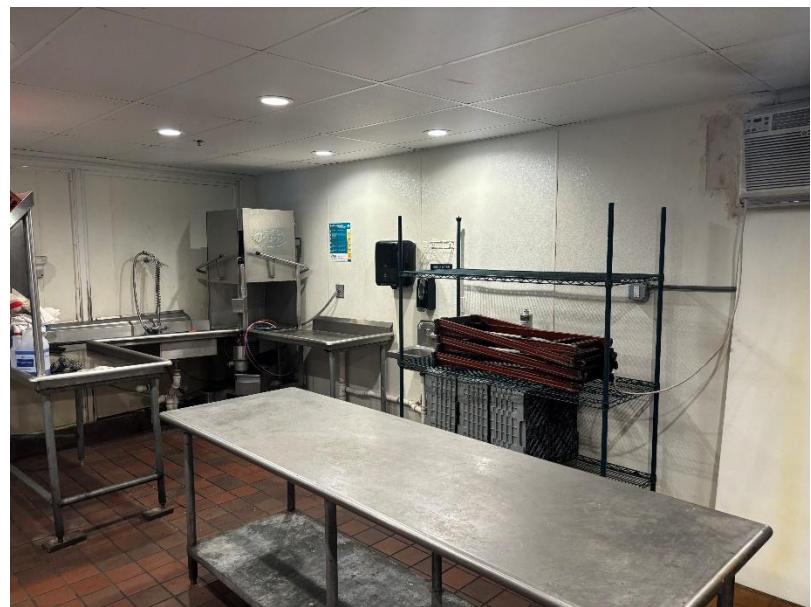
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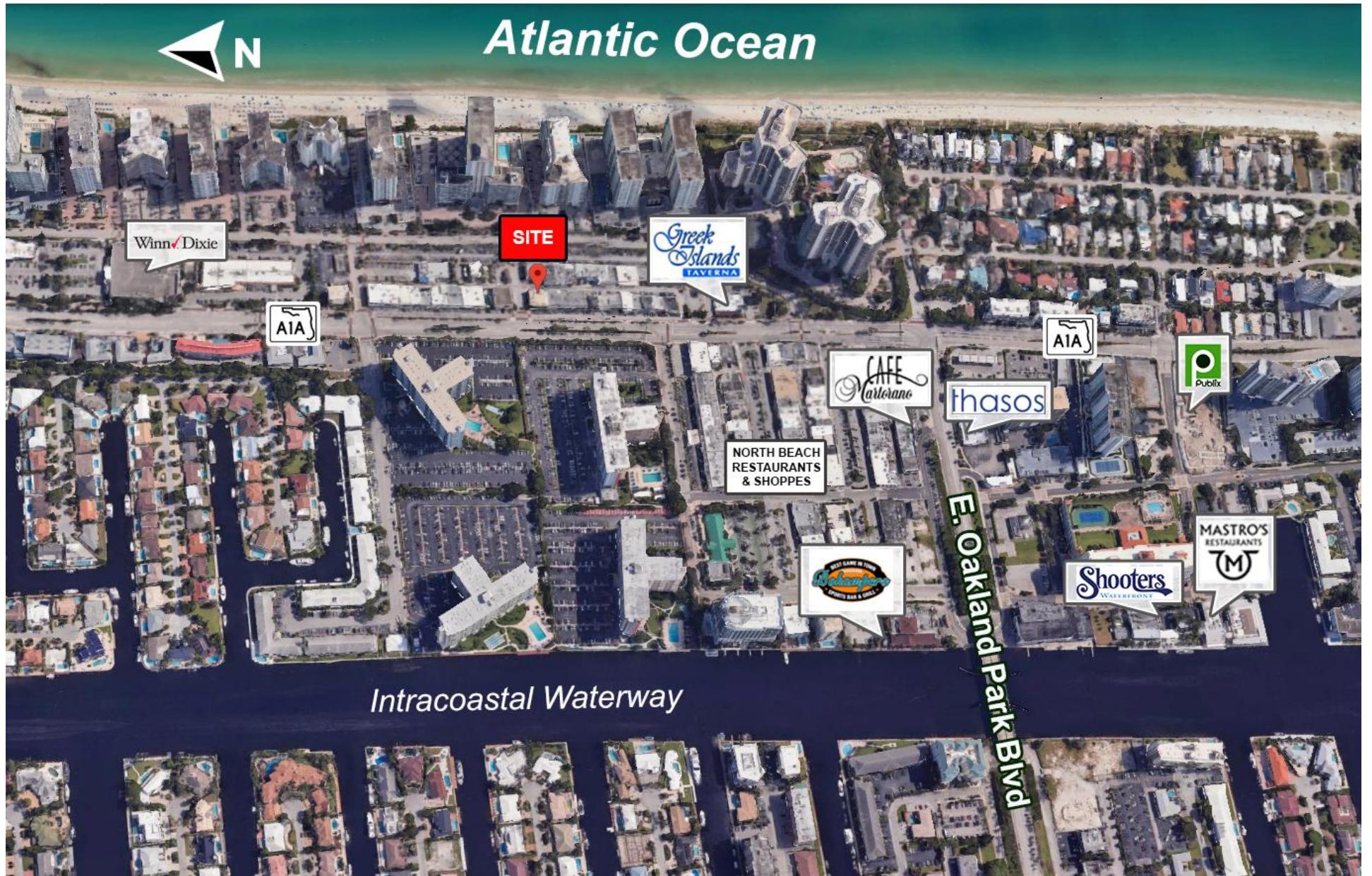
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