

FOR SALE OR LEASE

Restaurant Building Fully Equipped
7000 +/- SF

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



Michael Rotella
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The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995

www.rotellagroup.com o: 954-568-9015






RESTAURANT BUILDING FOR SALE OR LEASE

3496 N Ocean Blvd, Fort Lauderdale, Florida, 33308

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 ADT

N Ocean Blvd 23,500

Source: FDOT



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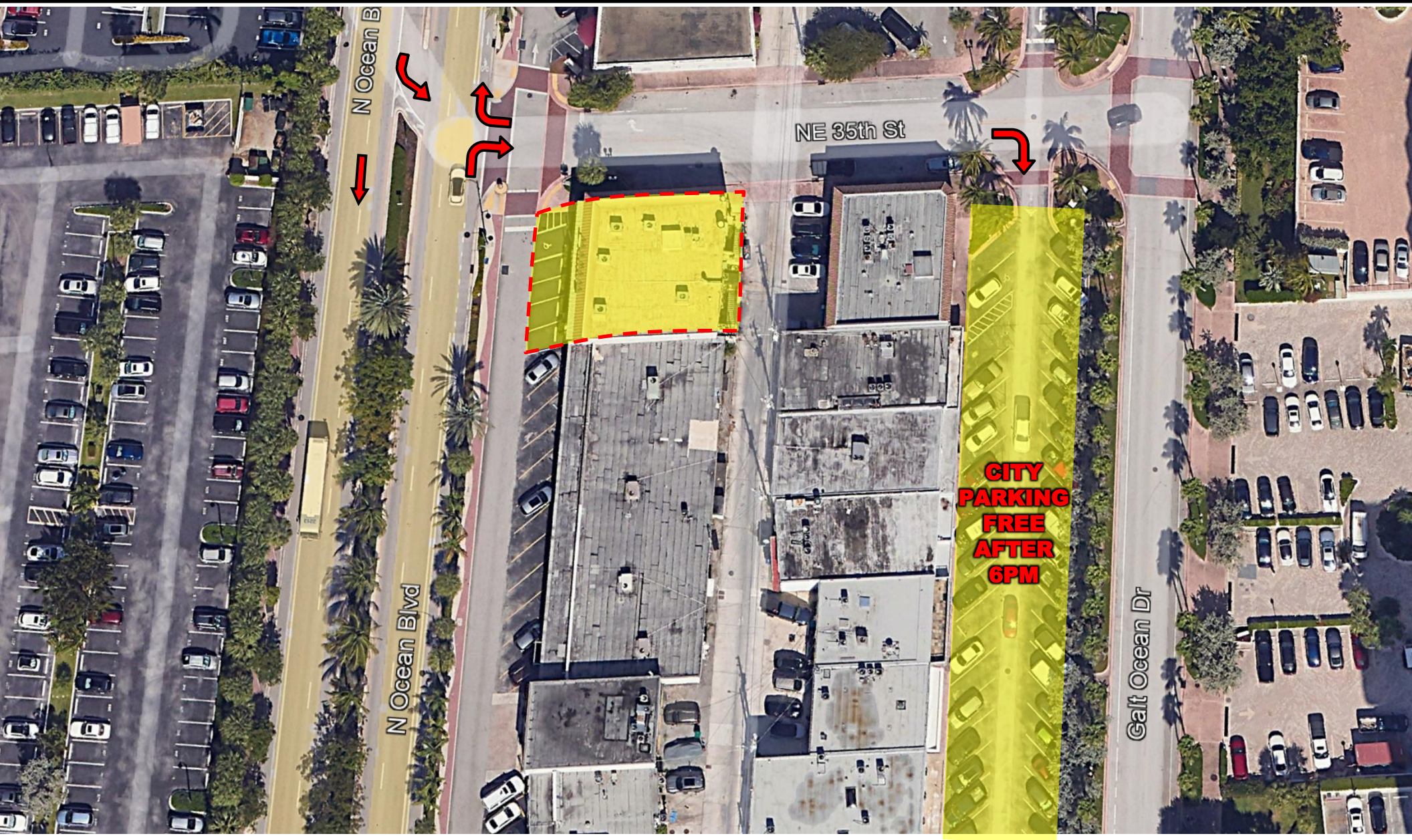
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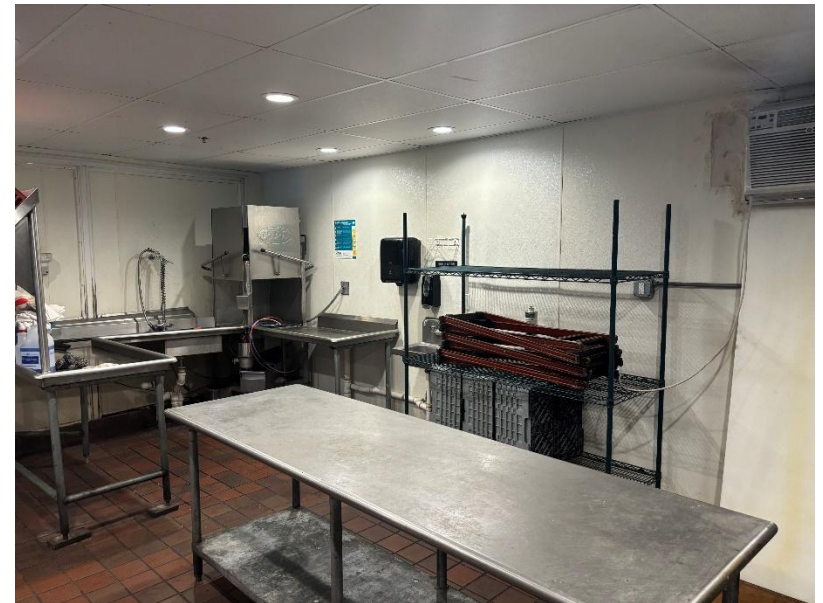
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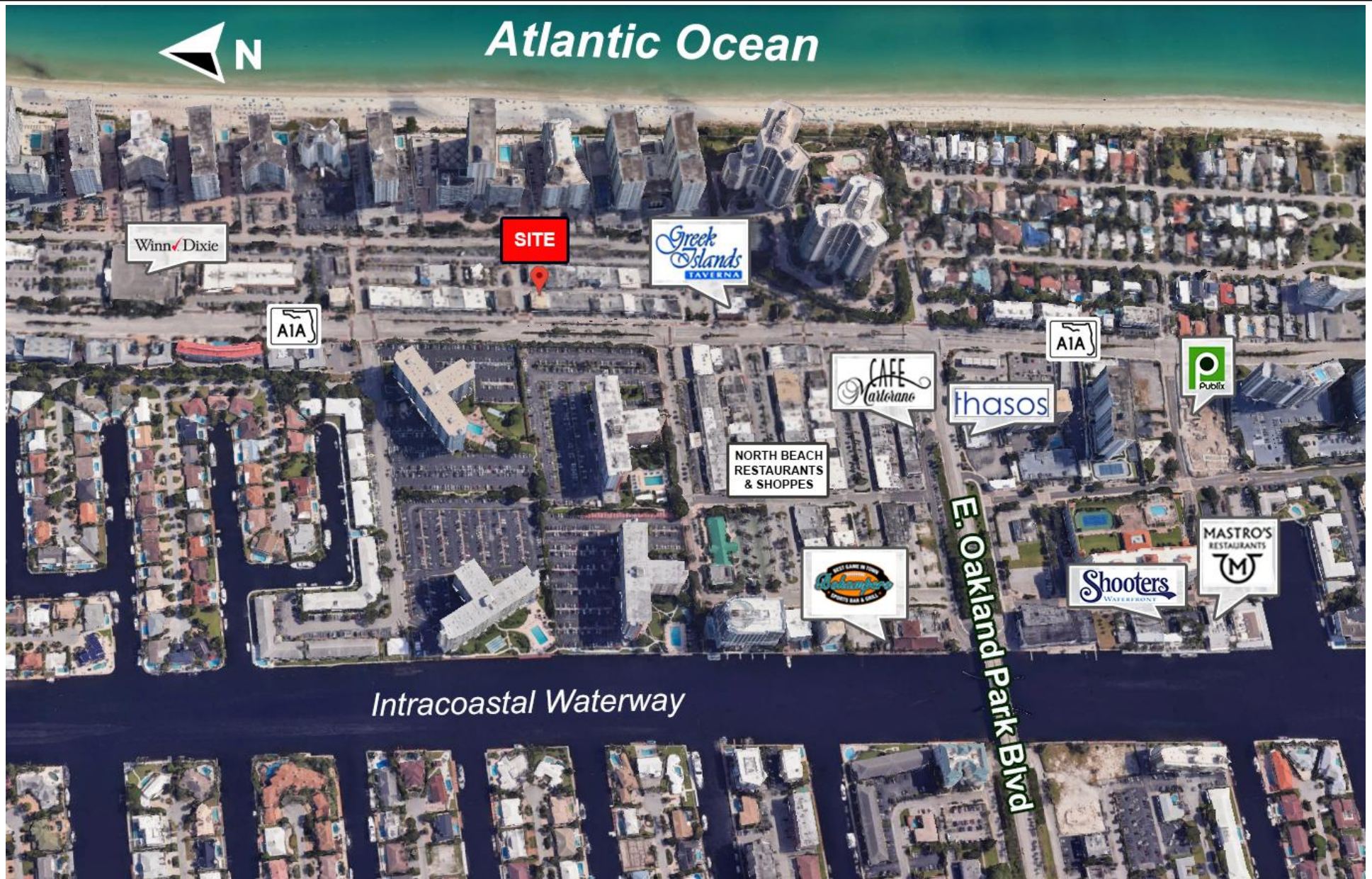
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Lauderdale by
the Sea

Atlantic Ocean

Galt Ocean

GALT OCEAN

Hotel & Accommodations: approx 93

Condominiums: approx 25

Fort Lauderdale
Beach



NORTH BEACH
RESTAURANTS
& SHOPPES



E. Commercial Blvd

Bayview Drive



E. Oakland Park Blvd



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR ROTELLA GROUP AGENT FOR MORE DETAILS.

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