

# FREESTANDING RETAIL FOR LEASE

**321 NE 44TH STREET  
OAKLAND PARK, FL  
33334**



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## EXECUTIVE SUMMARY

Pricing Guidance	± \$3,000 P/M
Lease Type	MOD GROSS
Space Available	± 916 SF
Unit Type	Retail
Parking Spaces	8
Zoning	B-2

## SPACE DESCRIPTION

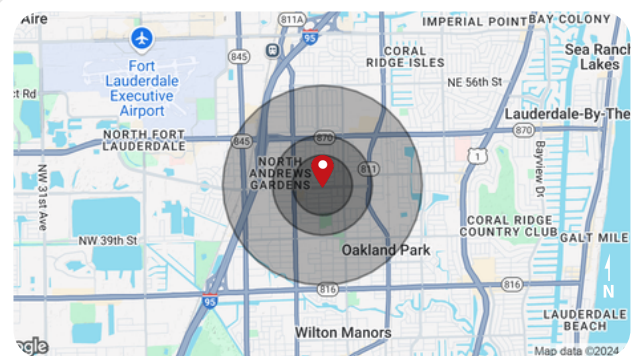
Amazing opportunity to lease a 916 SF free standing building with incredible visibility and signage opportunity directly on Prospect Rd. This property is ideal for a wide range of retail or office users and features a 6.5/1000 parking ratio. Situated in Oakland Park's B-2 zoning, it's nestled within close proximity to I-95 and tons of shops and restaurant in Downtown Oakland Park.

## SPACE HIGHLIGHTS

- Free-Standing Building
- Incredible visibility and signage opportunity on Prospect Rd
- Ample parking
- Close proximity to I-95 and Downtown Oakland Park
- Ideal for Retail or Office Users
- Beautiful mural artwork on building facing traffic on Prospect Rd.

### DEMOGRAPHICS Within 1.5 mi Radius

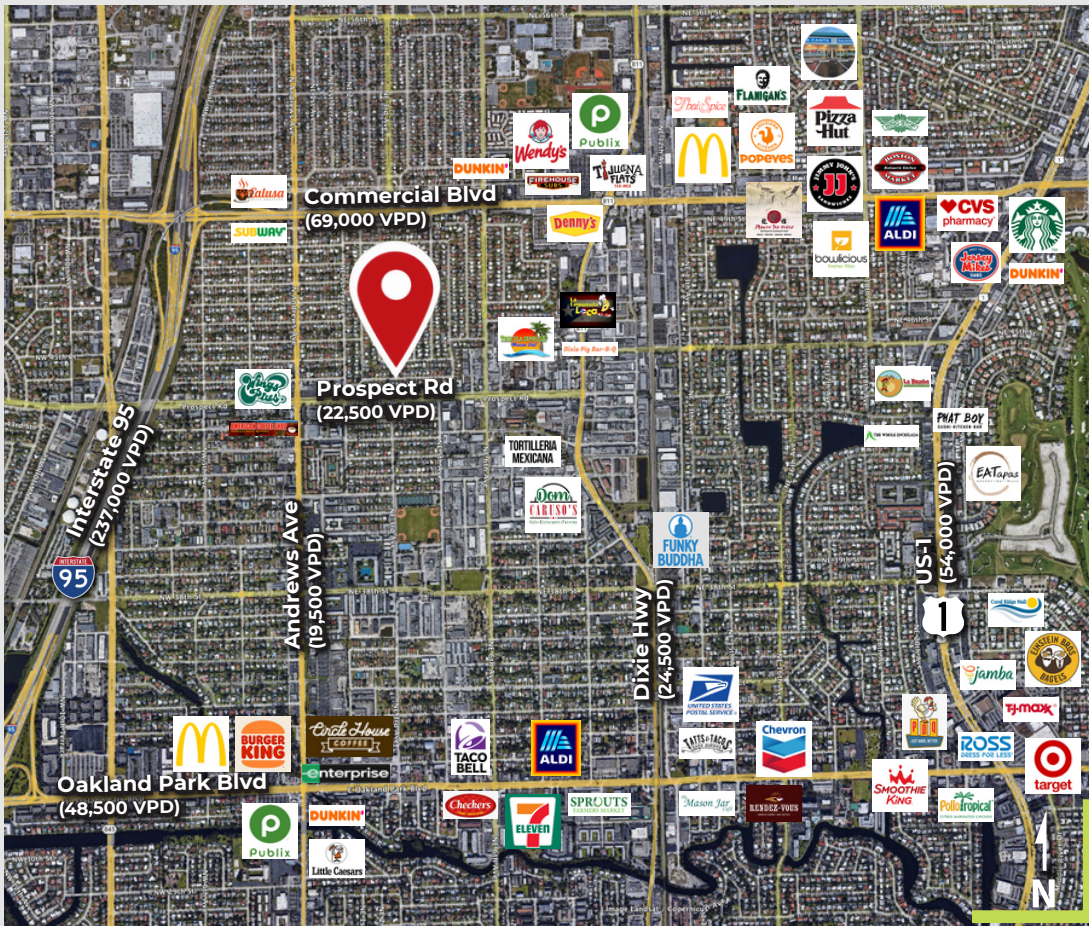
	<b>\$413,879</b> Avg. Household Income
	<b>\$1.87 B</b> Consumer Spending
	<b>19,803</b> Residential Population
	<b>117,194</b> Daytime Workforce
	<b>22,500 VPD</b> On Prospect Road







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Oakland Park, FL 33334



## LOCATION DESCRIPTION

This property is situated with great visibility on Prospect Rd just East of I-95, South of Commercial Blvd and West of Downtown Oakland Park. Close proximity to Oakland Park Downtown corridor including Oakland Park Town Hall, Funky Buddha, and Sky Project.



FLOOR PLAN



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