

# RETAIL FOR LEASE

3701 N Dixie Hwy, Oakland Park, FL 33334





# PROPERTY overview

- New mixed-use destination featuring 18,000 RSF of ground floor retail with outdoor seating and 136 residential units, ranging from studios to 2-bedroom apartments
- 690 feet of frontage on N Dixie Highway (26,000 Vehicles per Day)
- Garage with 318 parking spaces and on-street parking spaces
- The site comprises two buildings connected via a sky bridge and is home to the new Oakland Park City Hall
- Sky is situated just North of Downtown Oakland Park and across the street from Funky Buddha Brewery, Jaco Pastorius Park, and the mixed-use development by the Falcone Group and Kaufman Lynn Construction featuring townhomes and retail







# AREA

DEMOGRAPHICS  
3 MILES

134,004  
Population

173,187  
Daytime Population

63,308  
Households

\$119,313  
Average HHI



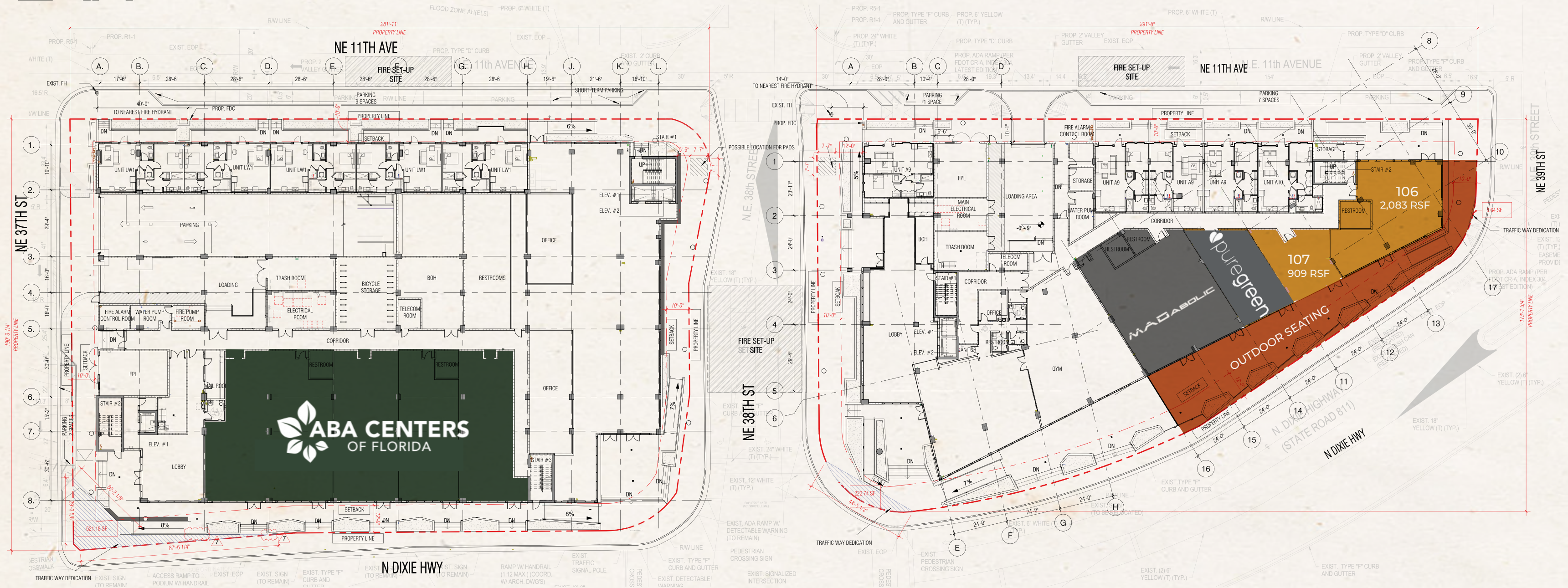
# SITEPLAN

#	Tenant
	<b>ABA Therapy</b> 10,933 RSF
	<b>Madabolic</b>
	<b>Puregreen</b>

Available

107	Available 909 RSF
106	Available 2,083 RSF

Conceptual divisions  
& spaces can be  
reconfigured



## PROPERTY DETAILS

- 20' ceilings
- All glass storefronts
- Grease traps in place
- On-site parking garage
- Ideal for restaurants, coffee/café, fitness, medical, beauty/salon, services, and more
- New Oakland Park City Hall Office On-Site
- Delivered May 2025



# AREA RETAIL



The Sky Building





# INTERIOR GALLERY

Lobby and common areas





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