

Centre Line

SEQ of Cypress
Creek Rd &
Andrews Ave,
Oakland Park,
FL 33334

FOR LEASE



CYPRESS CROSSING

LINDSEY PANKEY
786.302.1070
lp@centre-line.com

BRIAN GELLEY
561.542.5406
bg@centre-line.com

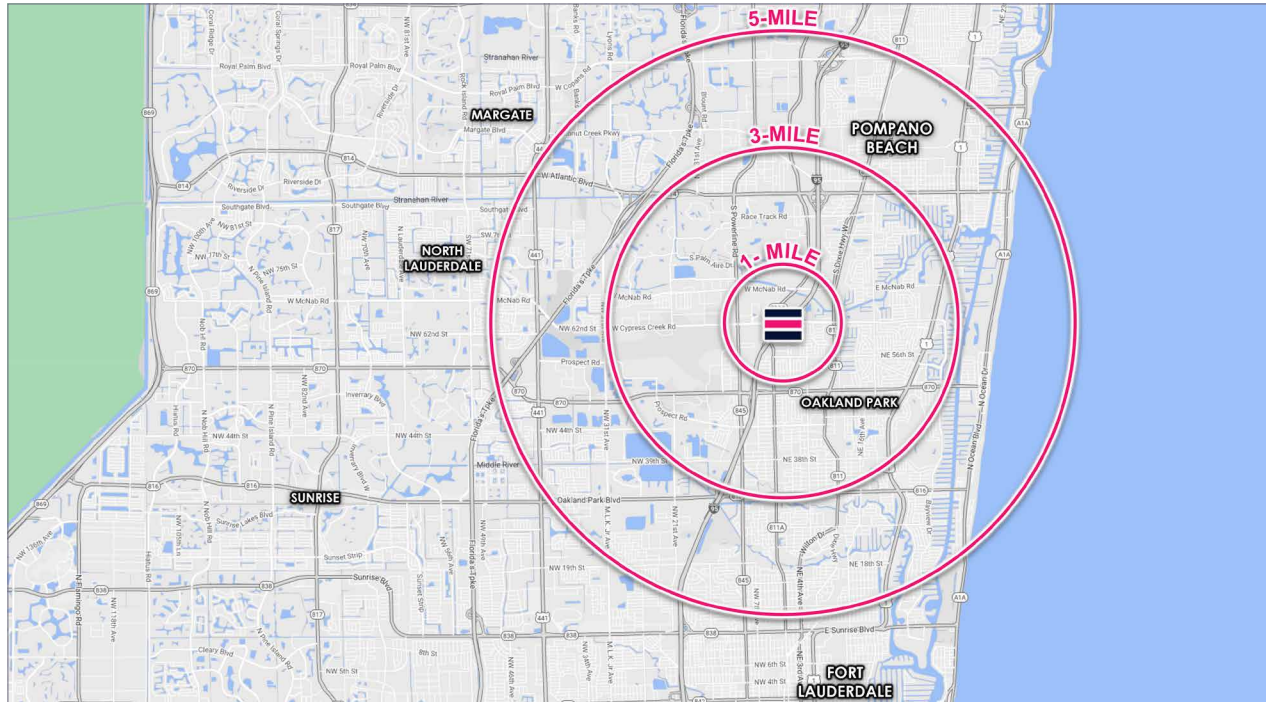
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2665 S. Bayshore Dr, #1207
Miami, FL 33133

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LOCATION

**SEC of Cypress Creek Rd & Andrews Ave
Oakland Park, Florida 33334**

AVAILABLE

±7,500 SF BUILDING

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RATES

Available Upon Request

TRAFFIC COUNTS (FDOT)

56,000 VPD
Cypress Creek Rd

251,000 VPD
I-95

PROPERTY HIGHLIGHTS

- Easy access to I-95
- Located on high-volume traffic road
- Just over a mile away from Fort Lauderdale Executive Airport
- 2.4M SF of office & medical space within 2 miles
- One mile from Inter Miami CF stadium

AREA RETAILERS



2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	12,384	130,944	371,446
Daytime Population	29,813	168,941	409,368
2028 Population	13,787	136,828	379,116
Average HH Income	\$75,542	\$92,216	\$91,184

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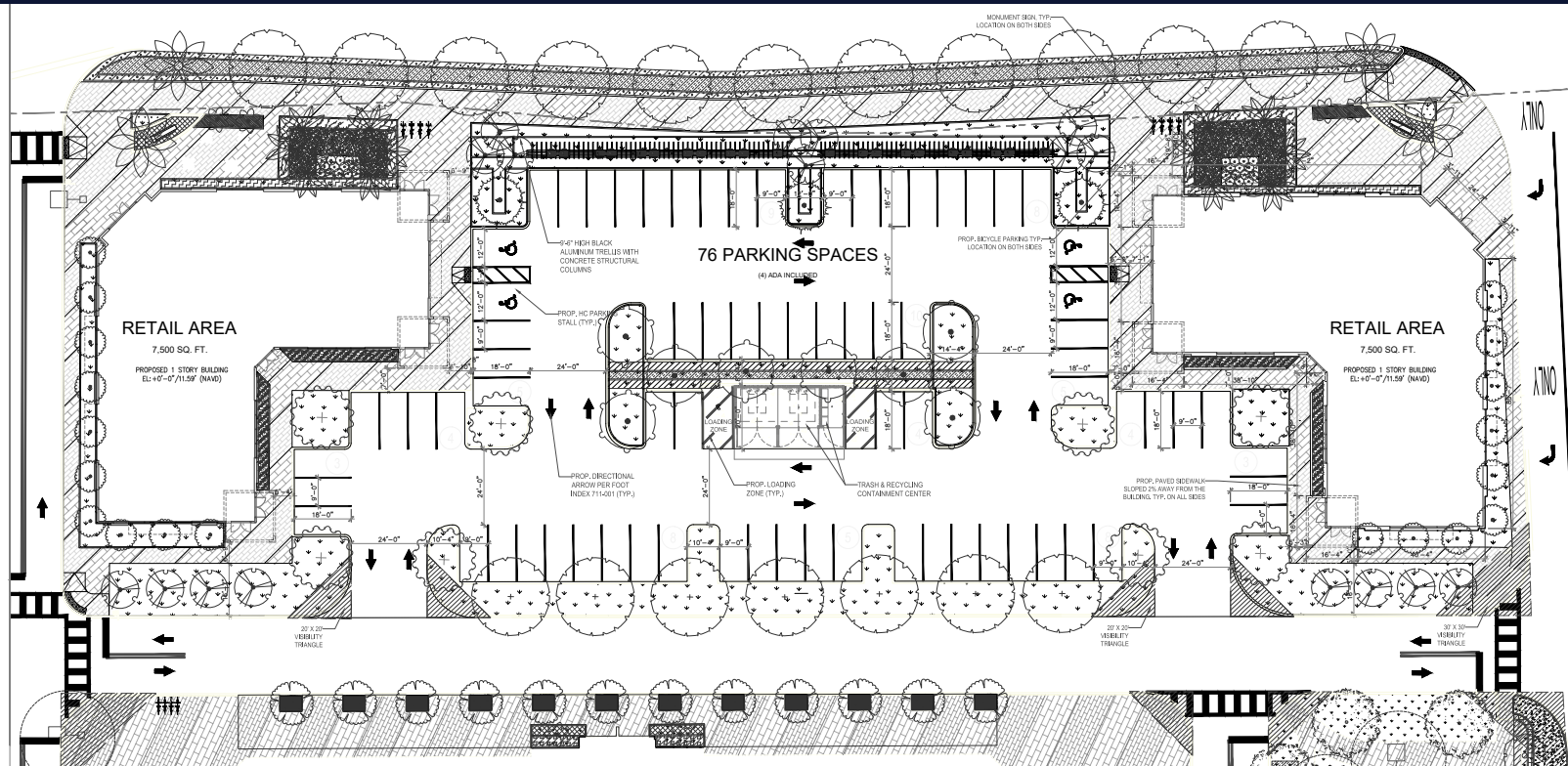
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OVERALL SITE		
FUTURE LAND USE		
C	COMMERCIAL	
ZONING		
PCC-2	PLANNED BUSINESS CENTER	
SITE AREA (NET)	6.95 AC / 302,844 SQFT**	
SITE AREA (GROSS)	8.49 AC / 370,160 SQFT	
GROSS DENSITY	33.7 UNITS/AC	
PARKING CATEGORY INFORMATION		
COMMERCIAL OUTPARCEL		
	REQUIRED	PROVIDED
REST. - 6,000 SF GROSS (3,000 SF CSA)	(RESTAURANT @ 1 SPACE / 50 SF OF CUSTOMER AREA)	76 (INCLUDES 4 ADA)
NO. OF PARKING STALLS	60 (INCLUDES 4 ADA)	
RETAIL - 9,000 SF	(RETAIL @ 1 SPACE / 300 SF)	
NO. OF PARKING STALLS	30 (INCLUDES 2 ADA)	

SET BACK		
	REQUIRED (FT)	PROVIDED (FT)
COMMERCIAL OUTPARCEL		
EAST BUILDING		
NORTH	25	19.6*
WEST	15	446.9
SOUTH	15	148.3
EAST	15	103.0
WEST BUILDING		
NORTH	25	21.5*
SOUTH	15	433.3
WEST	15	58.1
EAST	N/A	N/A

FLOOR AREA	
COMMERCIAL OUTPARCEL (SF)	15,000.00

AREA BREAKDOWN			
COMMERCIAL OUTPARCEL			
AREA TYPE	ACRES	SQ. FEET	PERCENTAGE
PERVIOUS	0.38	16,273	22.63%
IMPERVIOUS	1.27	55,652	77.40%
BUILDING	0.34	15,000	20.86%
CONCRETE	0.25	11,022	15.32%
ASPHALT	0.68	29,630	41.20%
TOTAL	1.65	71,925	100.0%

GENERAL SITE PLAN
SCALE: 1/16"=1'-0"

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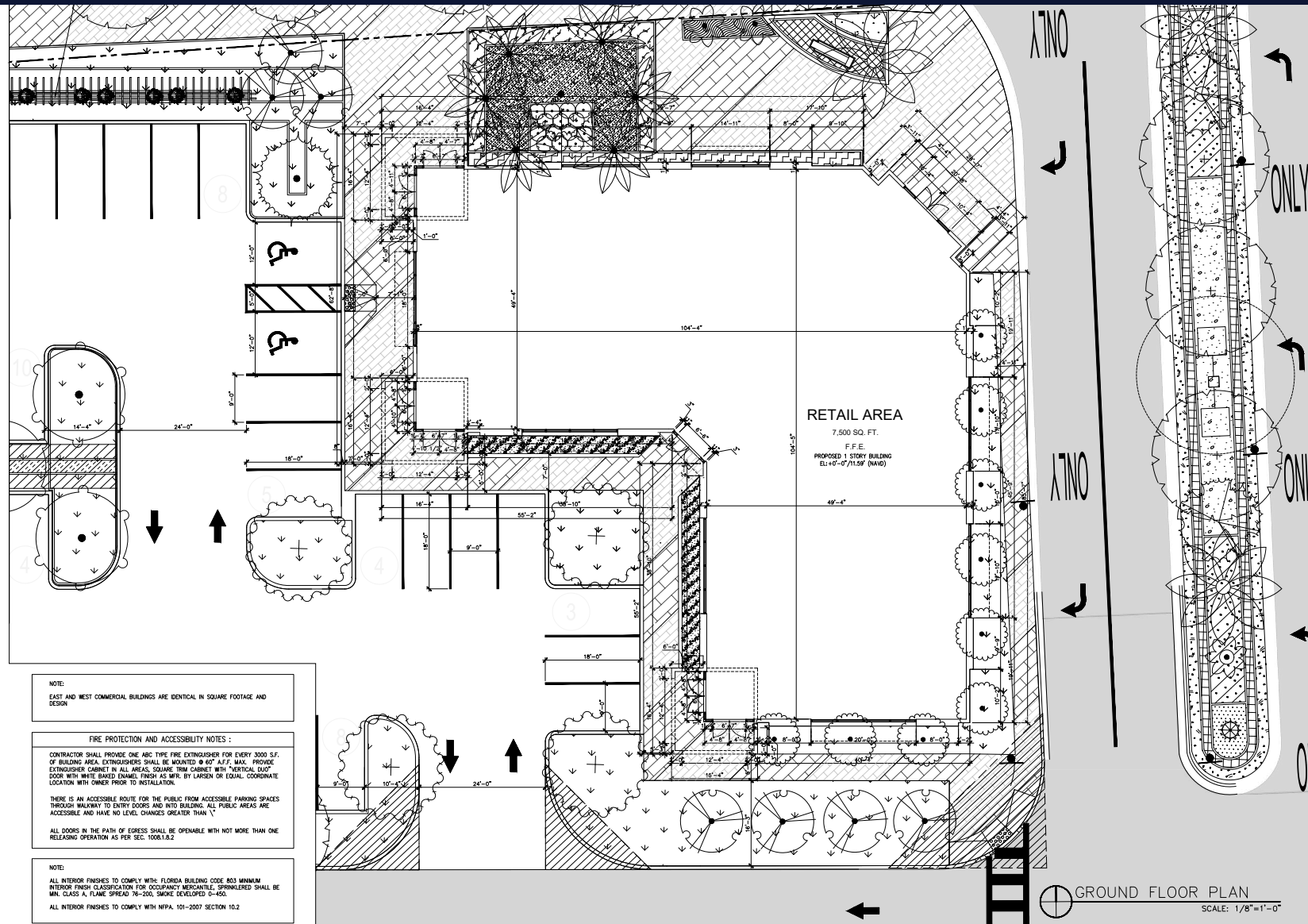
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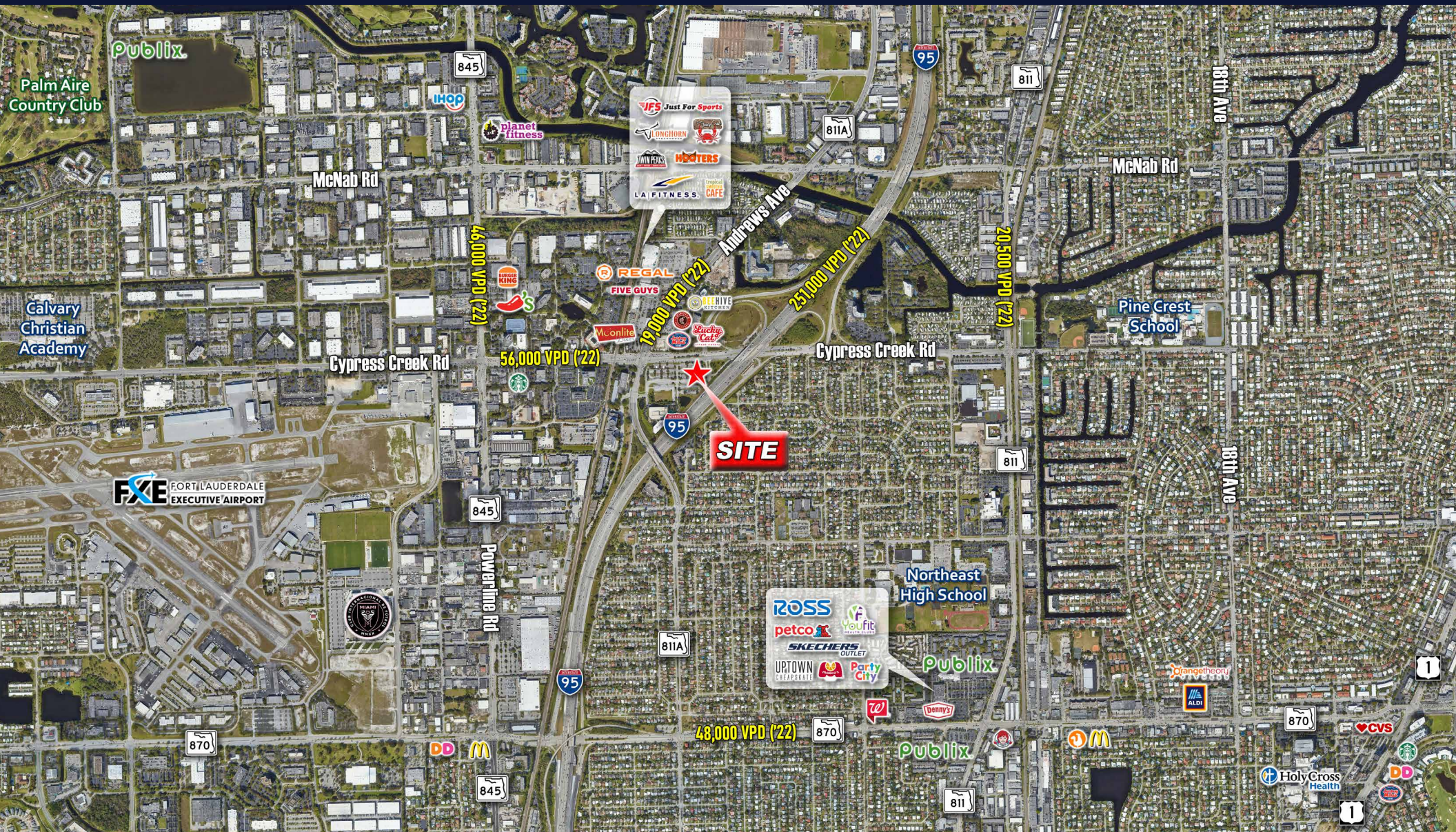
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