

3201 N FEDERAL HIGHWAY
FORT LAUDERDALE X OAKLAND PARK

GROUND FLOOR RETAIL FOR LEASE

\$50/SF
NNN



OAKLAND PARK X FORT LAUDERDALE

1 MILE
TO THE BEACH

100,000
VEHICLES PER DAY - INTERSECTION OF
FEDERAL HIGHWAY & OAKLAND PARK BLVD



FORT LAUDERDALE

CORAL RIDGE

AMC

CORAL RIDGE MALL

TARGET

RIVER MARKET

PURA VIDA
SWEETGREEN
THE SHADE STORE
WHOLE FOODS
SHAKE SHACK
LULULEMON
SOULCYCLE
AKT
DRYBAR
BO CONCEPT
POTTERY BARN
LOVESAC
ORANGETHEORY
GORJANA

OAKLYN

WELLS FARGO

PUBLIX

PARKLYN

OAKLAND PARK

LA FITNESS
HOLY CROSS HOSPITAL
FRESH MARKET
MODANI
CORAL RIDGE COUNTRY CLUB

CITY FURNITURE

JETSET PILATES
REMEMBR
BRAZILIAN MARKET

TESLA
ANGELO ELIA THE BAKERY BAR
BARNES AND NOBLE
DICK'S SPORTING GOODS
BEST BUY
TRADER JOE'S



DEMOGRAPHICS

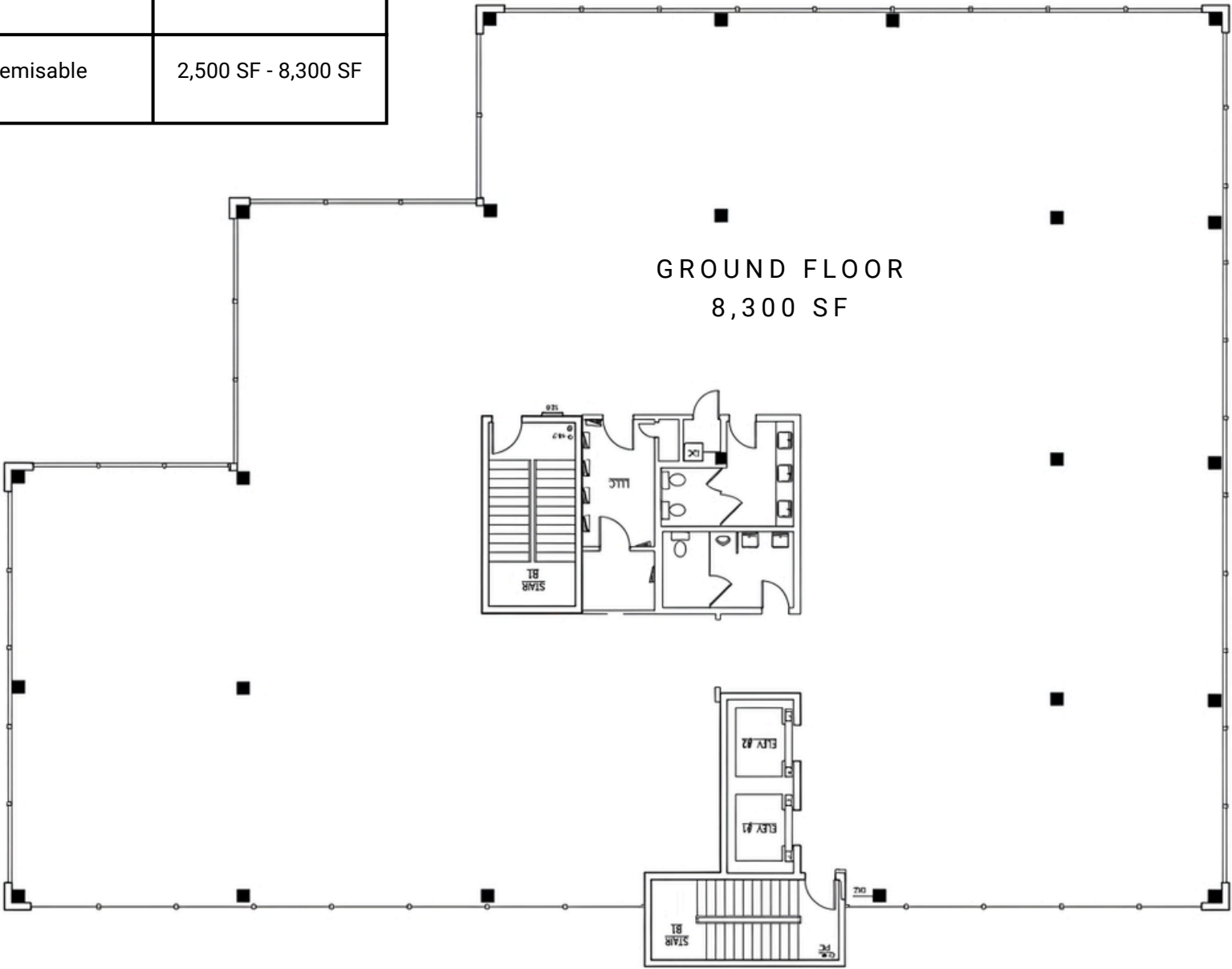
100,000+ VEHICLES PER DAY
 130,000 POPULATION
 \$95K AVERAGE HH INCOME
 9 MILES TO FLL AIRPORT
 1 MILE TO THE BEACH
 2 MILES TO I-95
 4 MILES TO LAS OLAS
 660+ PARKING SPACES



Position your brand at the heart of Oakland Park's premier live-work-play destination. Situated at 3201 North Federal Highway, this three-story property features exceptional ground-floor retail opportunities within the vibrant Oaklyn campus. Designed to attract both steady local foot traffic and passing regional commuters, it delivers maximum visibility alongside a built-in customer base.

Elevate your business in a modern first-floor retail space, strategically located beneath two levels of premium medical and professional office suites. Benefit from exceptional exposure at one of Broward County's busiest intersections, with traffic counts exceeding 100,000 vehicles per day.

Unit	Availability
Demisable	2,500 SF - 8,300 SF



FRONT (EAST SIDE)

OAKLYN

Café





LEVEL Realty is a local real estate brokerage with extensive relationships and specific knowledge of the Fort Lauderdale market and specifically the Oakland Park submarket.

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