

FOR SALE

2 BUILDING PORTFOLIO

PRICING UPON REQUEST*



Dixie Hwy.

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THE PORTFOLIO CAN BE PURCHASED TOGETHER OR SEPARATELY



±1,241 SF

FREE STANDING RESTAURANT

4390 N DIXIE HWY | OAKLAND PARK, FL 33334

±0.31 AC | AADT: ±26,000



±7,965 SF

FREE STANDING WAREHOUSE

4378 N DIXIE HWY | OAKLAND PARK, FL 33334

50% OFFICE | 21' CLEAR | DOCK & RAMP LOADING

PROJECT HIGHLIGHTS

Prime Signalized Hard Corner: Exceptional visibility and frontage at the intersection of Prospect Road (AADT: 22,500) & Dixie Highway (AADT: 26,000)

Purchase Individually or as a Portfolio: Flexible acquisition opportunity for investors, owner-users, and developers.

Industrial & Retail Exposure: Rare combination of warehouse and freestanding retail/restaurant assets in one offering.

Strategic South Florida Location: Minutes from I-95, Florida's Turnpike, Fort Lauderdale Executive Airport, Port Everglades, and Fort Lauderdale-Hollywood International Airport.

Value-Add & Redevelopment Potential: Immediate occupancy with long-term upside through repositioning, redevelopment, or continued income-producing use.

PROJECT SUMMARY

Berger Commercial Realty Corp., as the exclusive representative, is pleased to present the opportunity to acquire a unique two-property commercial portfolio strategically located at the signalized hard corner of Prospect Road and Dixie Highway in the heart of Broward County. Offering exceptional flexibility, the assets may be acquired individually or as a combined portfolio, providing investors and owner-users with multiple value-add and redevelopment opportunities in one of South Florida's most established commercial corridors.

The portfolio consists of a ±1,241-square-foot freestanding restaurant situated on ±13,358 square feet of land and a ±7,695-square-foot warehouse positioned on an adjacent ±12,388-square-foot parcel. Together, the properties encompass approximately ±25,746 square feet (±0.59 acres) of prime commercial land with outstanding frontage and visibility along two heavily traveled thoroughfares.

Free Standing Restaurant: Originally constructed in 1969, the restaurant occupies a highly visible corner location, making it ideally suited for continued restaurant use, retail, medical, professional services, or future redevelopment. Its exceptional exposure, accessibility, and traffic counts create a rare opportunity for users seeking a prominent South Florida location.

Free Standing Warehouse: The adjacent industrial building, constructed in 1991, contains ±7,695 square feet of functional warehouse space featuring approximately ±2,500 square feet of office space, an additional ±1,700-square-foot mezzanine, 21-foot clear ceiling heights, two dock-high loading doors, one ramp door and an existing paint booth. The efficient layout accommodates a wide range of distribution, light manufacturing, contractor, showroom, and service-related operations while providing flexibility for future repositioning or expansion.

Positioned just minutes from Interstate 95, Florida's Turnpike, Interstate 595, Fort Lauderdale-Hollywood International Airport, Port Everglades, and the area's major population centers, the portfolio offers outstanding connectivity throughout the South Florida market. Whether purchased individually or assembled as a combined holding, these assets provide a compelling opportunity to acquire well-located commercial real estate with immediate functionality, long-term appreciation potential, and significant redevelopment optionality in one of Broward County's most desirable infill locations.

FREE STANDING RESTAURANT



4390 N DIXIE HWY | OAKLAND PARK, FL 33334

Total Square Footage ±1,241 SF

Land Square Footage ±13,358 SF

Land Acreage ±0.31 AC

Year Built 1969

Parking Spaces 15

Zoning B3 | Fort Lauderdale

Frontage Signaled Intersection

Dixie Hwy. AADT ±26,000

Folio # 494223220010



FREE STANDING WAREHOUSE



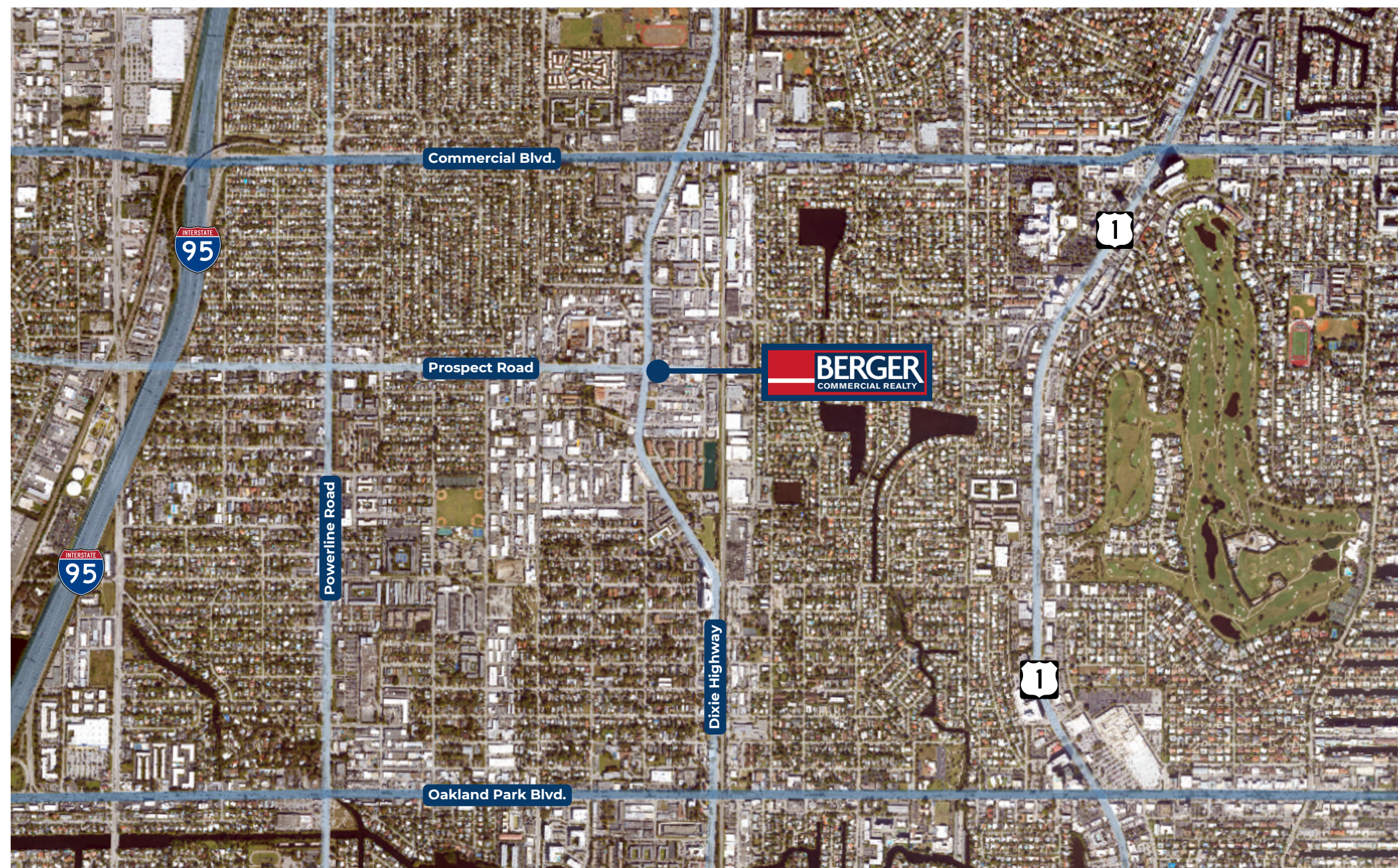
4378 N DIXIE HWY | OAKLAND PARK, FL 33334

Total Square Footage	±7,695 SF
Land Square Footage	±12,388 SF
Land Acreage	±0.28 AC
Year Built	1991
Office %	30%
Upstairs Mezzanine	±1,700 SF
Upstars Mezzanine Capacity	95lbs. PSF
Clear Height	21'
Dock High Doors	2
Ramp Doors	1
Paint Booth	Yes
Power Specs	3-phase 120/240V
Parking Spaces	7
Roof Condition	Good Operating Condition
HVAC Age(s)	2011 & 2024
40-Year Recertification	Completed in 2023
Zoning	B-3 Fort Lauderdale
Dixie Hwy. AADT	±26,000
Folio #	494223220040 & 494223220030

WAREHOUSE PHOTOS



ACCESSIBILITY MAP



CONTACT INFORMATION



DISCLAIMER

The information contained herein has been obtained from sources believed to be reliable; however, Berger Commercial Realty Corp. ("BCR") and the Owner make no representations or warranties, express or implied, as to the accuracy or completeness of the information. All property information, including but not limited to square footage, acreage, zoning, financial information, and property condition, should be independently verified by prospective purchasers.

This marketing brochure is provided for informational purposes only and does not constitute an offer to sell, a solicitation of an offer to purchase, or a commitment of any kind. The Property is offered subject to prior sale, withdrawal, price change, modification of terms, errors, omissions, or other changes without notice.

The Owner expressly reserves the right to reject any or all offers, to negotiate with any prospective purchaser, and to terminate discussions with any party at any time without liability or obligation. No agreement shall be binding upon the Owner unless and until a definitive written agreement has been fully executed and delivered by all parties.

Prospective purchasers are encouraged to conduct their own independent investigation and due diligence regarding all aspects of the Property. Berger Commercial Realty Corp. and the Owner shall not be liable for any inaccuracies or omissions contained herein.

SALES TEAM

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