



**RETAIL SPACE
FOR SALE**

“The Brooklyn of Broward”



UP & COMING RETAIL FOR SALE

3482-3498 NE 12th Avenue, Oakland Park, FL 33334

Clinton Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com

The
RG **Rotella Group Inc.**
COMMERCIAL REAL ESTATE
Est. 1995



3482-3498 NE 12th Avenue, Oakland Park, FL 33334

UP & COMING RETAIL FOR SALE

- 19,470 SF Retail Center
- 100% Leased *
- \$537,030 NOI
- Unpriced
- Impact Windows
- 12' to 14' ceilings
- Located in “Culinary Art District of Oakland Park’s CRA
- Proposed Train Station nearby
- Abundance of Free City Parking
- 275' Frontage



* Black Flamingo is under market by \$10.00 ± and is up for renewal 7/31/26

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Proposed/Under Construction Projects

- **Sky Building** – Under Construction. A mixed-use development consisting of a new home for the City Hall, 14,000 SF of retail, 136 apartments and 300 +/- space parking garage.
- **The Horizon of Oakland Park** – A mixed-use project to be built once City Hall relocates to the Sky Building. The development will feature 311 apartments and 20,700sf of commercial space on the ground floor.
- **American Cell Technologies** – Just purchased a 11,600 SF building in Oakland Park on Dixie Highway to relocate over twenty-five associates with their cell storage facility from their Sunrise location.



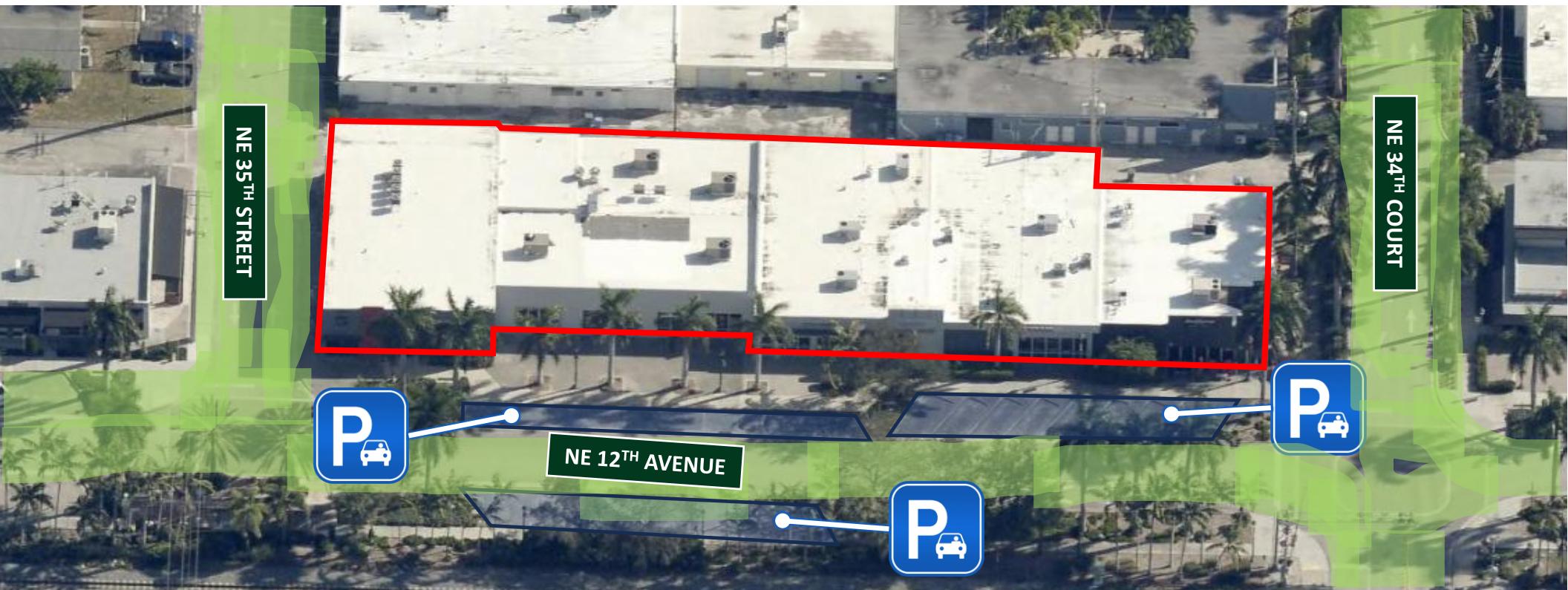
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OFF MARKET RETAIL FOR SALE

Abundant Parking Spaces

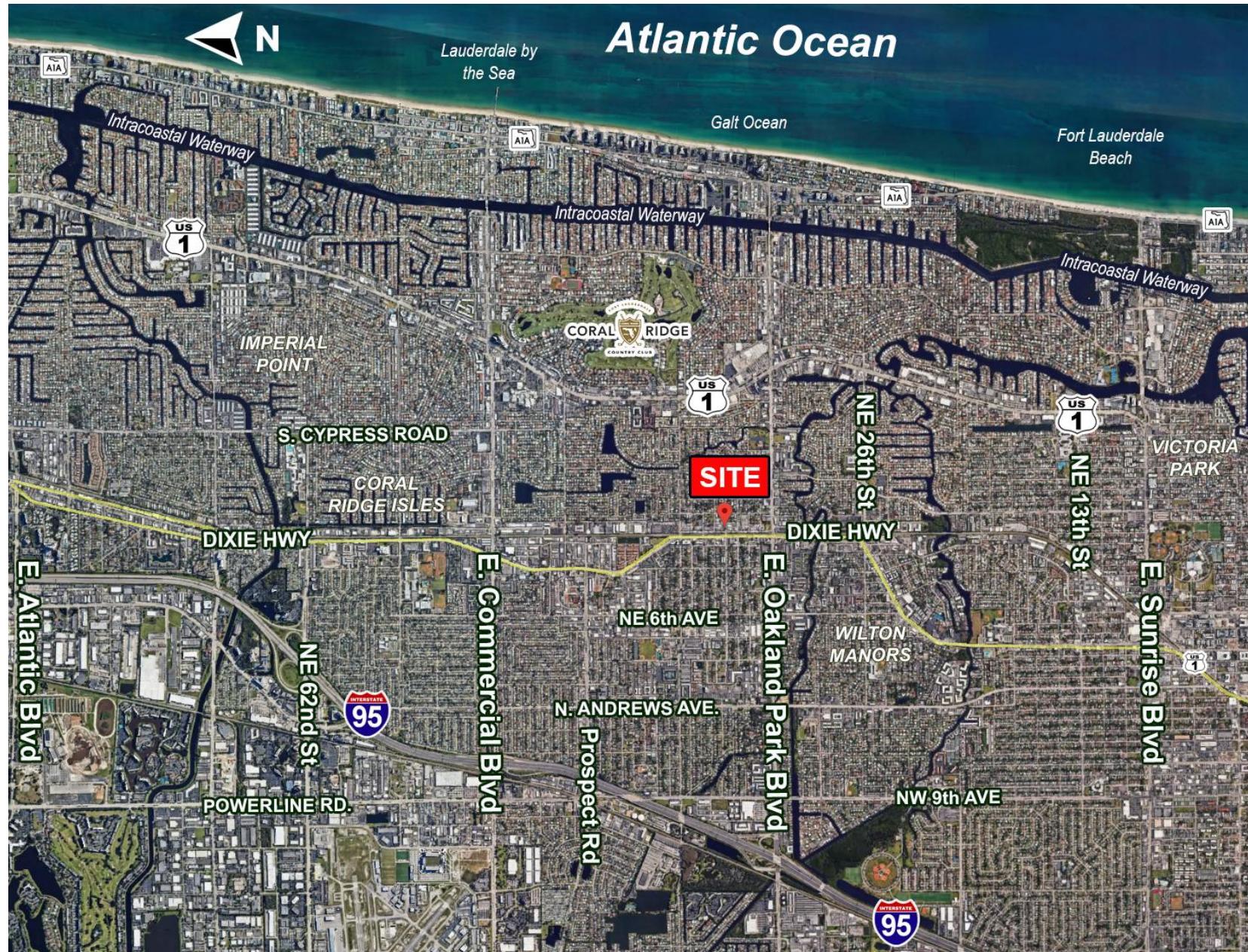


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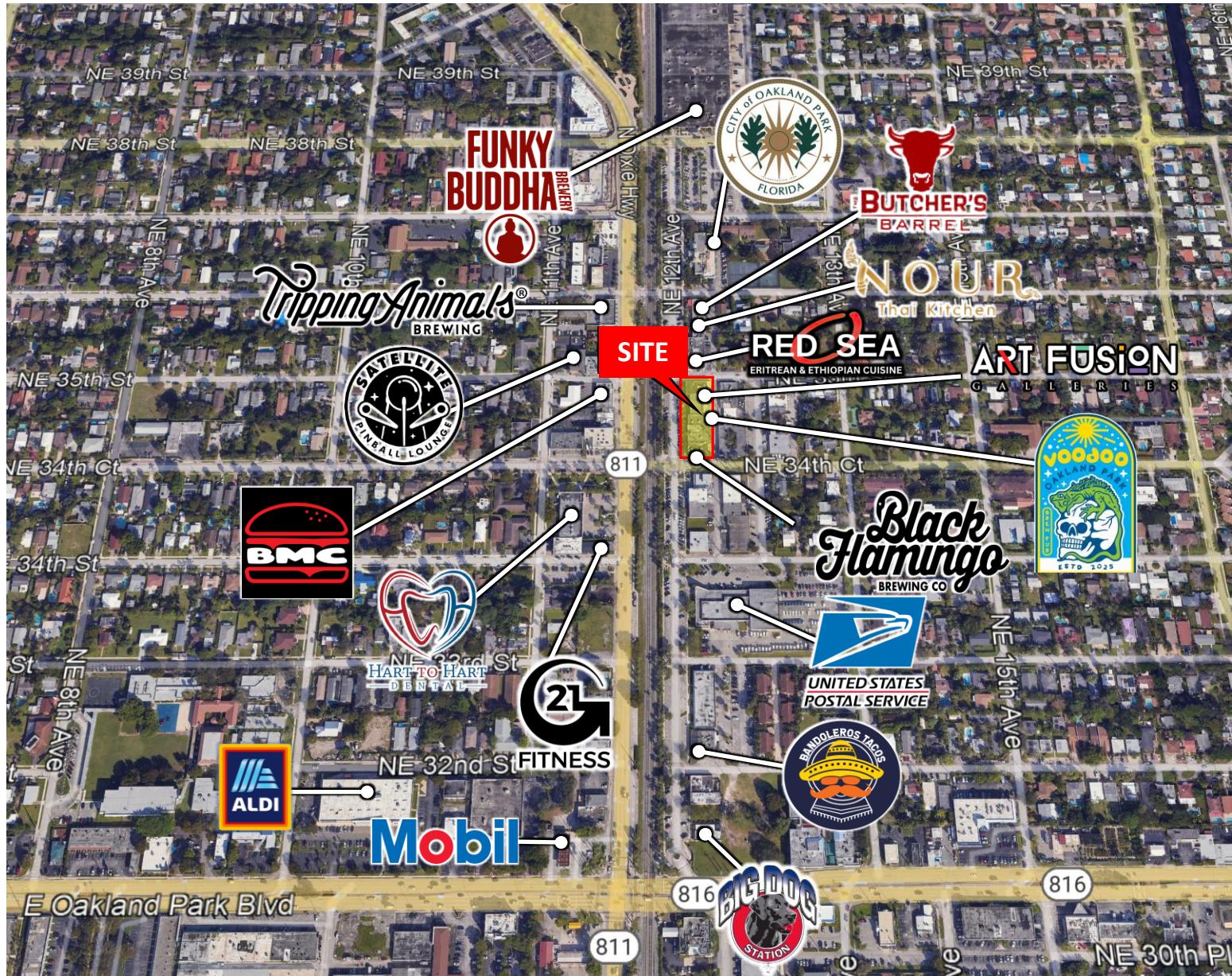
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- Zoned commercial in the CRA of the City of Oakland Park Culinary Arts District
- Strong walkability
- Minutes to I-95 and US-1
- 17 Minutes to Fort Lauderdale Airport
- 5 Minutes to Fort Lauderdale Beaches
- Tenants
 - Fusion Art Gallery
 - Voodoo Brew Pub
 - Fuse Appliances
 - Black Flamingo Brewery



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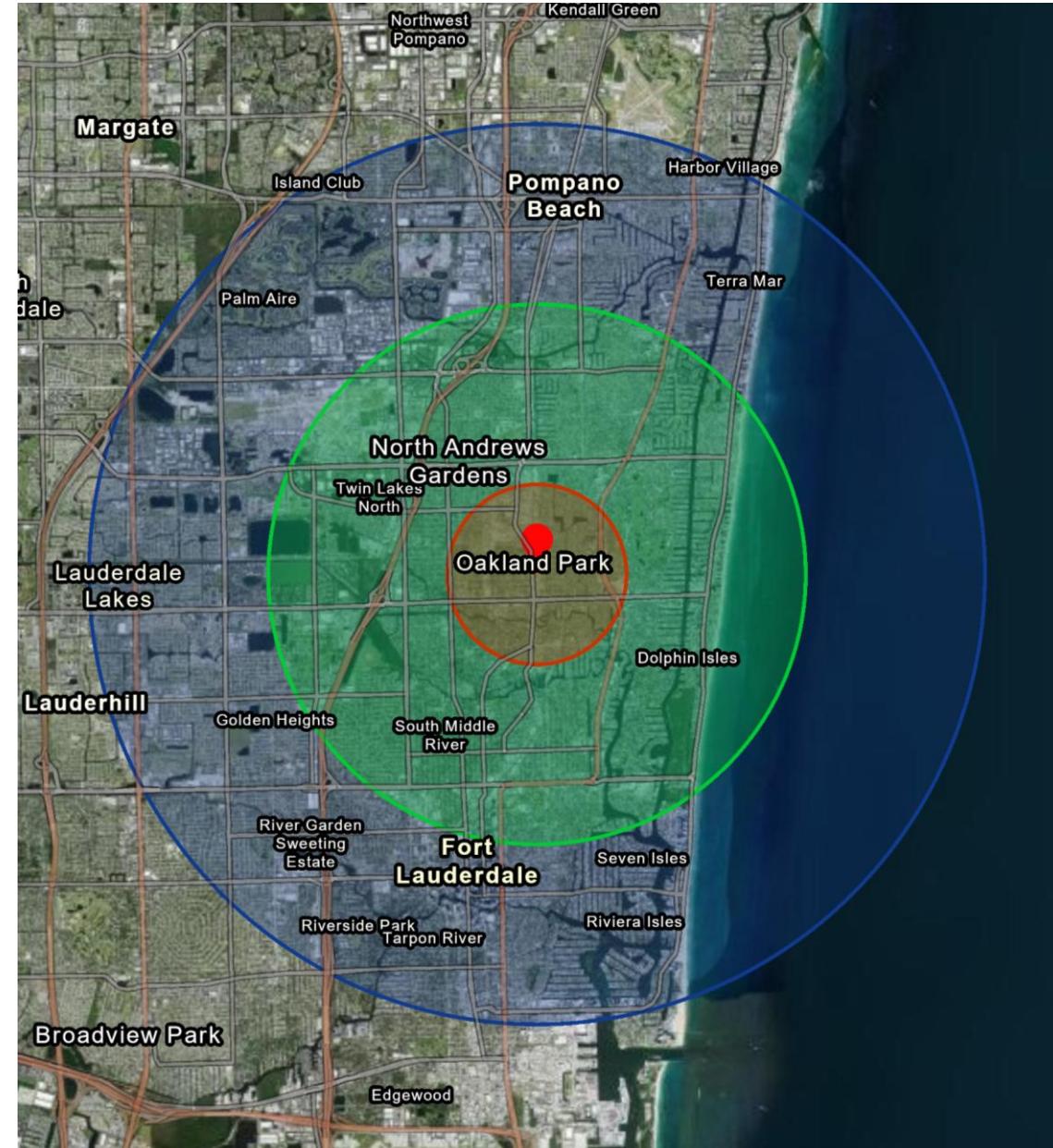
TRAFFIC COUNTS

N Dixie Highway

20,000 AADT

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST POPULATION	18,410	135,320	343,105
AVG HH INCOME	\$119,690	\$132,584	\$120,146
MEDIAN AGE	47.2	47.5	44.1
TOTAL BUSINESSES	2,648	14,201	31,128
TOTAL DAYTIME POP	23,824	169,554	433,928

Source: esri



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Two-time winner of the Pulitzer Prize  Gold Medal for Public Service

SOUTH FLORIDA SunSentinel

SUNSSENTINEL.COM SUNDAY, NOVEMBER 9, 2025 \$5.50

Leaders sound alarm about property tax cuts

By Anthony Man
South Florida Sun-Sentinel

Advocates for drastically reducing property taxes in Florida are seemingly at a crossroads. As city, town, village and county officials have stepped up warnings about the jeopardy such cuts present to the local government and quality of life.

Even if every last dollar of what critics claim would be freed by compressed and balanced government budgets, they argue, the savings would fall far short of the money needed to make up for the kind of cuts being contemplated in Tallahassee.

Programs and services that range from

would be cut, they say.

Even the most politically successful property tax cutters – including speakers on government budgets, the revenue and cuts they would suffer, the very dissimilar sources from advocates of slashing property taxes that these budgets would be protected.

The prospect of property tax cuts, and

gatherings of state legislators in South Florida and at the state Capitol in Tallahassee, and at meetings of the region's city, town, village and county officials, those more moderate, including those sympathetic to local governments, were blunt in their assessments.

Turn to Alarms, Page B1






"The Brooklyn of Broward"

By Ben Crandall
South Florida Sun-Sentinel

"The neighborhood is very unique, everyone is very friendly. I love that there's a yoga studio that I can walk to, to take a class and teach with seasoned teachers. The walkability is amazing in itself."

Based in an intimate wine bar on a random weekday evening, Britney Coates is talking about the area surrounding the turn downtown residential building that she moved into days before.

The building, which hasn't even formally opened, has all the sweet amenities – including a skybridge to the parking garage across the street – but appended to it for its proximity to a variety of restaurants, bars, breweries, shops, art galleries and a yoga studio.

And the neighborhood is only getting more interesting: Coming soon to be a new after-work-with-new-secondhand-clothing store – the owner knows Madonna very well.

But Coates' new home is not in Brickell or Wynwood. Vaguer Village or Miami Park. She's a "Locals," a resident of Oakland Park, where her 136-unit downtown building, The Sky, is the latest addition to one of

With its Art Walk coming up, here's why Oakland Park should be on your list of night-out destinations



Located across Dixie Highway from Funky Buddha Brewery and Art Park, the new home of the grand dame will be the new home of Oakland Park City Hall, and is scheduled for a ribbon-cutting ceremony on Wednesday, Nov. 12. The old City Hall property nearby will house Horizons of Oakland Park, a 55-and-over residential-retail building, with work slated to begin in December.

Among South Florida cities that have gained a certain cachet with visitors from around the world, signs of neighborhood shot choices, the most well-established corridors of cool run west-east, toward the water. Third Las Olas Boulevard in Fort Lauderdale, Hollywood Boulevard in Hollywood, Atlantic Avenue in Delray Beach, Lasarre and Lake avenues in Lake Worth Beach, and Clematis Street in West Palm Beach. Dania Beach's Oakland Park has gone in a different direction.

Along eight blocks on either side of parallel streets northeast (20th Avenue and Dixie Highway, from 28th Avenue to Oakland Park Boulevard), the north-south spine of the city's central business district is lined with nearly 20 unique destinations, all within an easy stroll from each other. From sophisticated dining to

Voters eager to weigh in on Boca Raton's contentious redevelopment plan can now mark an extra date on their calendar.

Instead of what was originally one election early next year, the city is planning two elections and a referendum for Jan. 12 and the other ballot on March 10.

Civic organizations in Boca Raton have argued this year, largely due to a proposal known as the "government campus redevelopment plan." It called for overhauling city land near the downtown by adding residential, retail and office space. The city argued it would be a boon to the community. But it sparked controversy, with a group

Turn to Project, Page B2

Swimming Hall of Fame project gets new look

By Savannah Bryant
South Florida Sun-Sentinel

The rising cost of a redesigned International Swimming Hall of Fame on an oversized lot – now approaching \$219 million – has commissioners calling for the agency to shoulder more risk in the face of financial challenges.

Fort Lauderdale will be required to contribute up to \$11 million a year in lease payments over the course of a 30 years toward the public-private project, a total of \$330 million. Now, the developer wants the lease amount increased to \$11.8 million a year, bringing the overall payment to \$408 million.

The city would recoup money through revenue-sharing from tenants. But if the

Boca Raton voters to weigh redevelopment in 2 elections

By Abigail Haasbrouck
South Florida Sun-Sentinel

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In The News

"The Brooklyn of Broward"

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The Rotella Group, Inc.

Commercial Real Estate Brokers

SOUTH FLORIDA OFFICE

3300 North Federal Highway, Suite 200
Fort Lauderdale, FL 33306
Phone 954-568-9015

NORTH & CENTRAL FLORIDA OFFICE

12200 West Colonial Drive, Suite 300-H
Winter Garden, FL 34787
Phone 407-718-1849

www.rotellagroup.com
info@rotellagroup.com

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