



"The Brooklyn of Broward"

**RETAIL SPACE
FOR SALE**



UP & COMING RETAIL FOR SALE

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

Clinton Casey | clint@rotellagroup.com
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The 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.



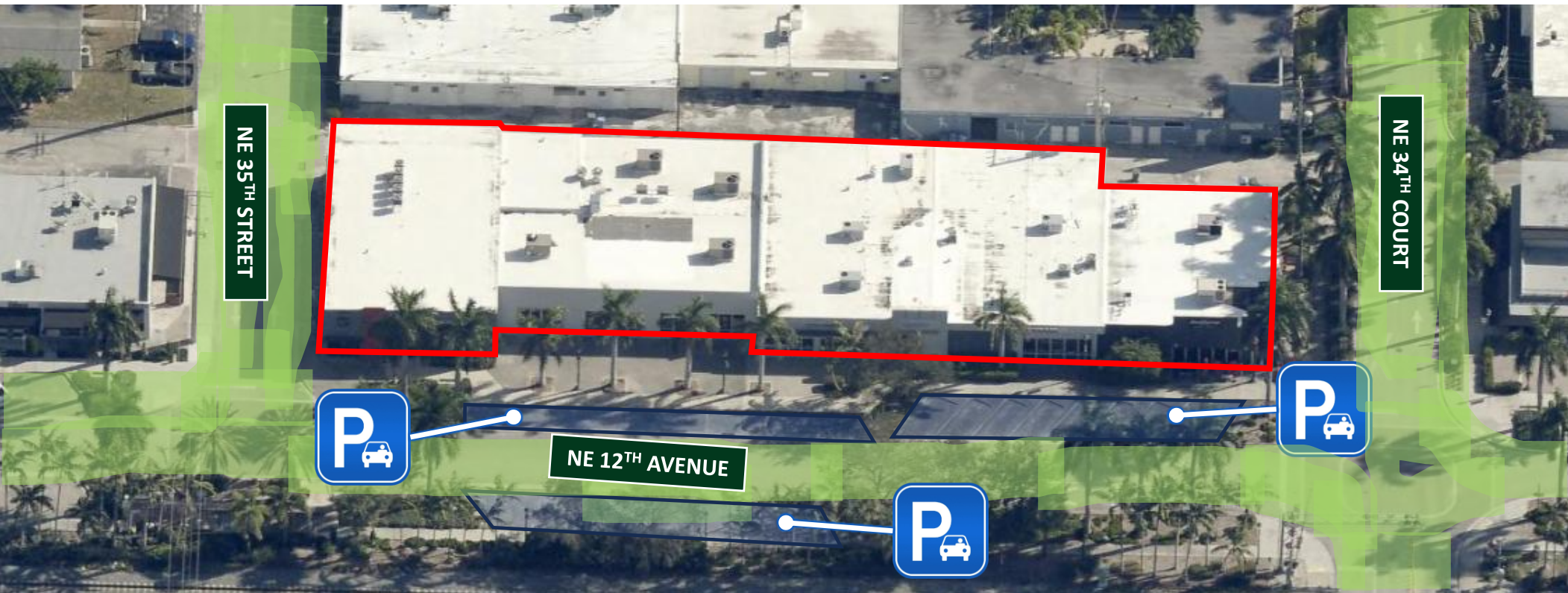
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OFF MARKET RETAIL FOR SALE

Abundant Parking Spaces

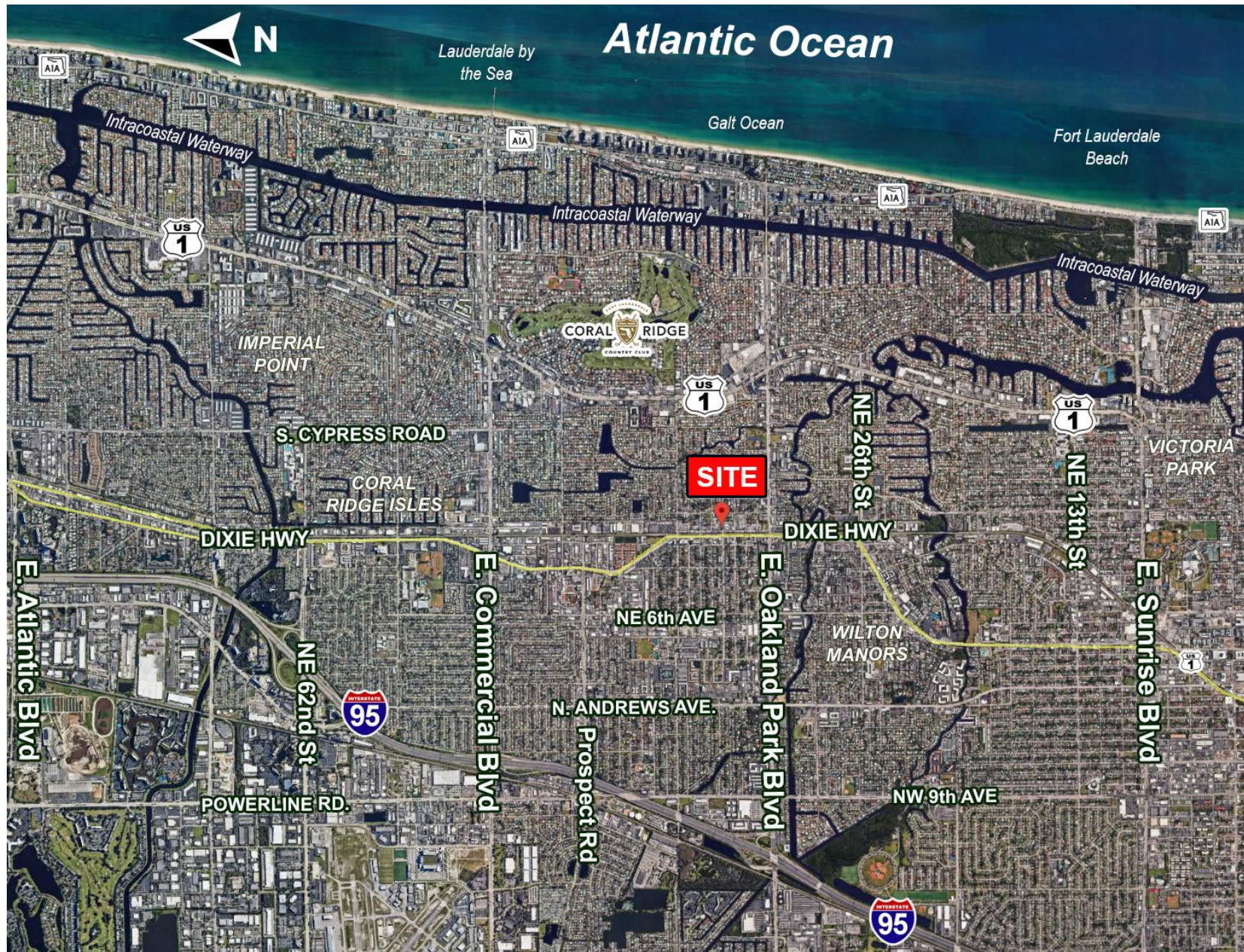


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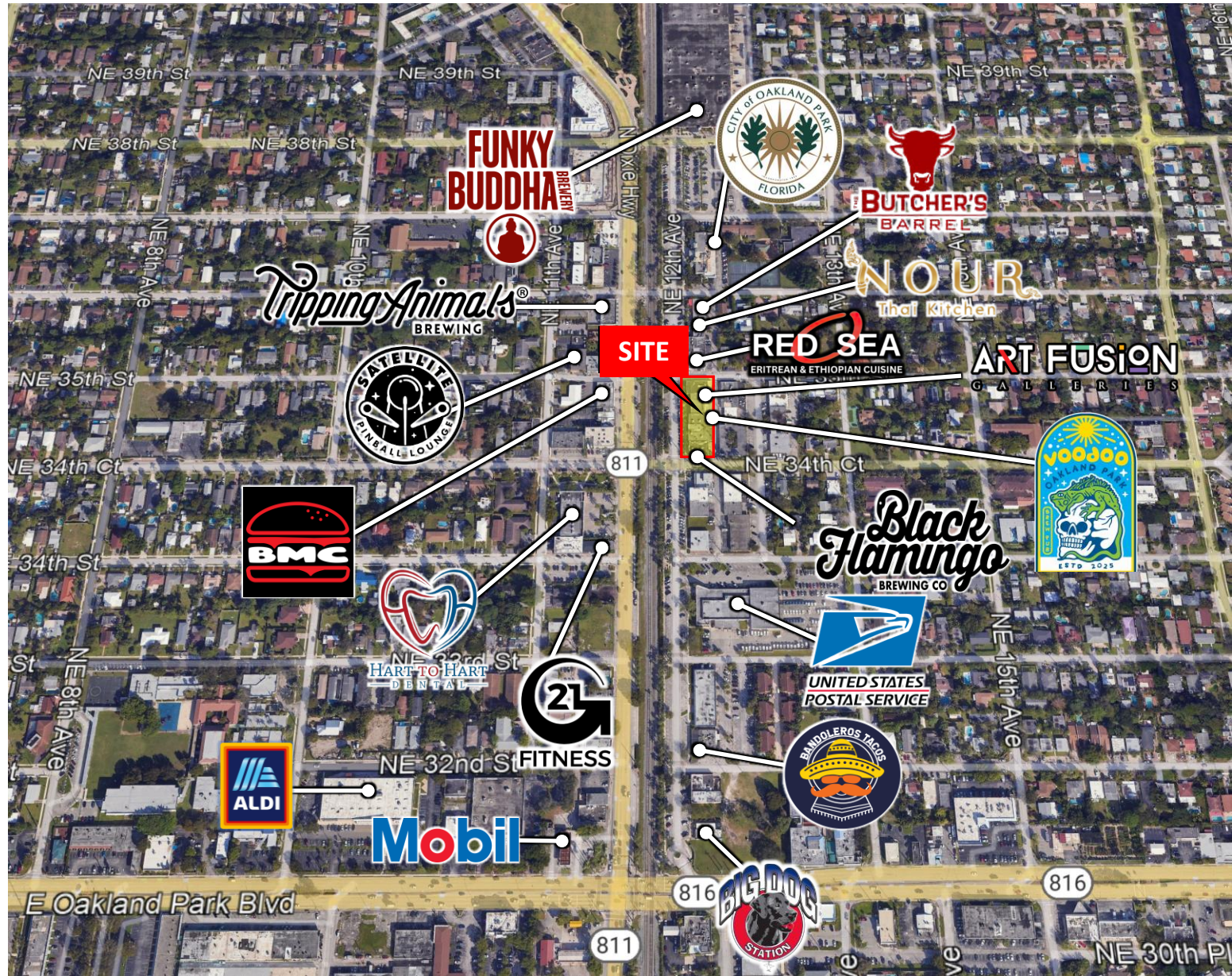
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UP & COMING RETAIL FOR SALE

- 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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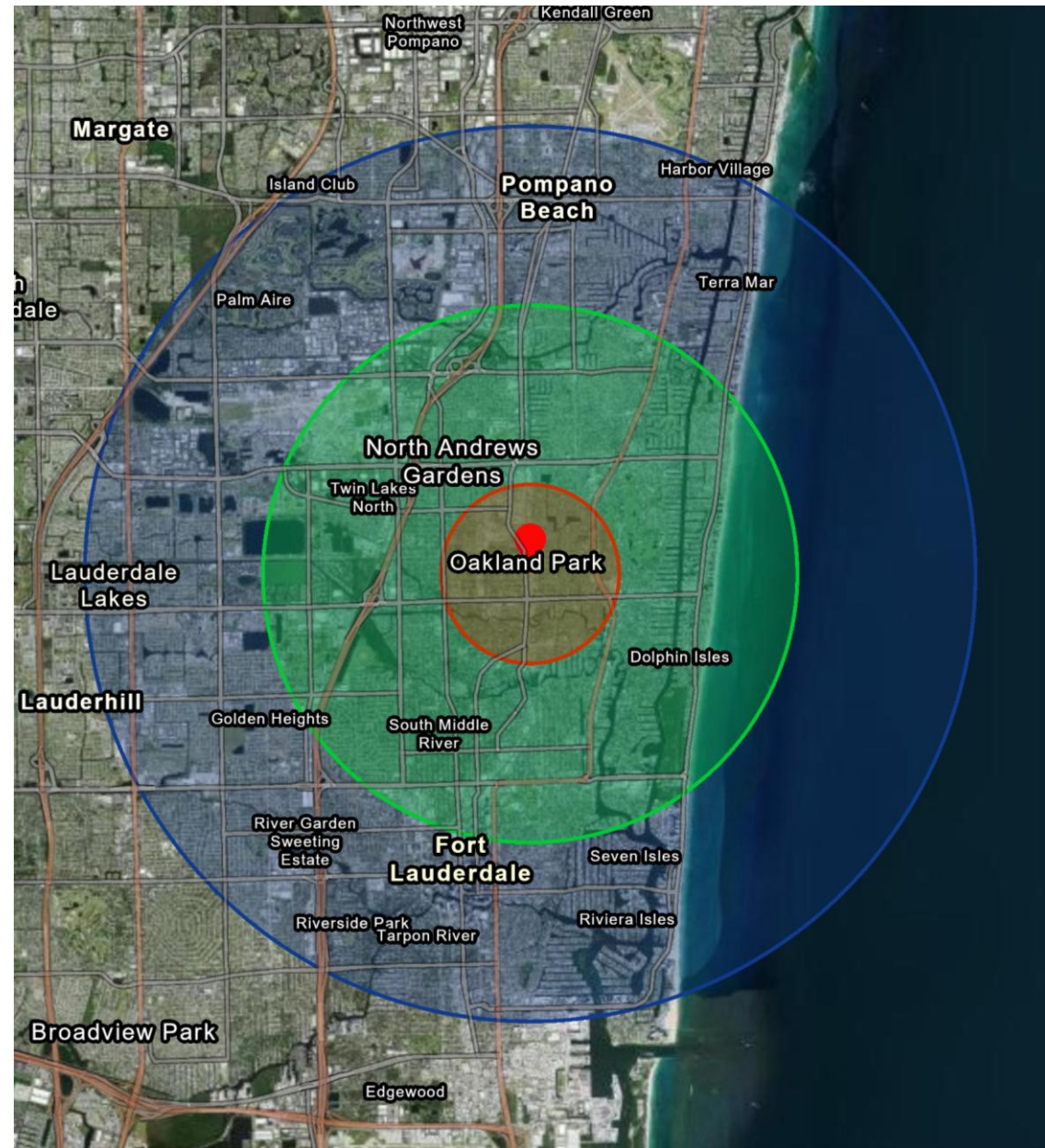
TRAFFIC COUNTS

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

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

Leaders sound alarm about property tax cuts

By Anthony Mass
South Florida has been

Momentum for drastically reducing property taxes in Florida is seemingly unstoppable. State, county, city and local 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 deem wasteful or frivolous is squeezed out of local 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 sacred priority, public safety — including spending on police, sheriff's deputies, fire rescue and 911 — would suffer, they say, diminishing assurance from politicians 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.

State legislators, including those sympathetic to local governments, were blunt in their assessments.

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Swimming Hall of Fame project gets new look

Fort Lauderdale aims to get better deal with developer

By Savannah Bryant
South Florida has been

The rising cost of a redesigned International Swimming Hall of Fame on city-owned land — now approaching \$119 million — has commissioners calling for the developer to shoulder more risk in the face of future economic uncertainty.

Fort Lauderdale will be required to contribute up to \$11 million a year in lease payments over the course of a 30-year lease for the public-private project, a total of \$330 million. Now, the developer wants the lease amount increased to \$15.6 million a year, bringing the overall payment to \$468 million.

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

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'The Brooklyn of Broward'

By Ben Crandall
South Florida has been

"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."

Seated in an intimate wine bar on a random weekday evening, Britney Coates is talking about the area surrounding the new 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 appeared to her 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 will be a record shop with some secondhand celebrity glow — the owner knows Madonna very well.

But Coates' new home is not in Brickell or Wynwood, Flagler Village or Miamia Park. She's a "Leak," a resident of Oakland Park, where her 150-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 Paddy Buddha Brewery and Jean-Pierre Park, The Sky includes ground-floor retail and 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 the new Oakland Park, a 500-unit, residential-retail building, with work slated to begin in December.

Among South Florida cities that have gained a certain cachet with everyone from chic Snapchat influencers to night-crawling shut drinkers, the most well-established corridors of cool run west-east, toward the ocean. Think Las Olas Boulevard in Fort Lauderdale, Hollywood Boulevard in Hollywood, Atlantic Avenue in Delray Beach, Laverne and Lake avenues in Lake Worth Beach, and Clematis Street in West Palm Beach.

Downtown Oakland Park has gone in a different direction.

Along eight blocks on either side of parallel streets Northwest 12th Avenue and Dixie Highway, from 25th 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

Inside Art Fusion Galleries during the Oakland Park Art Walk in August. The event will return Saturday. SCOTT LUDWIG/CONTRIBUTOR

TOP: Downtown Oakland Park runs along eight blocks on either side of Dixie Highway, the north-south spine of the city's central business district. Inset with restaurants, bars, breweries and shops, it is a collection that offers one of the most undisciplined

"The Brooklyn of Broward"

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