



SUBJECT

COMMERCIAL BLVD  
VPD: 41,500

— **FranklinStreet** —

OFFERING MEMORANDUM

**2633 E COMMERCIAL BLVD**

FORT LAUDERDALE, FL 33308

# CONTACT US



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# CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

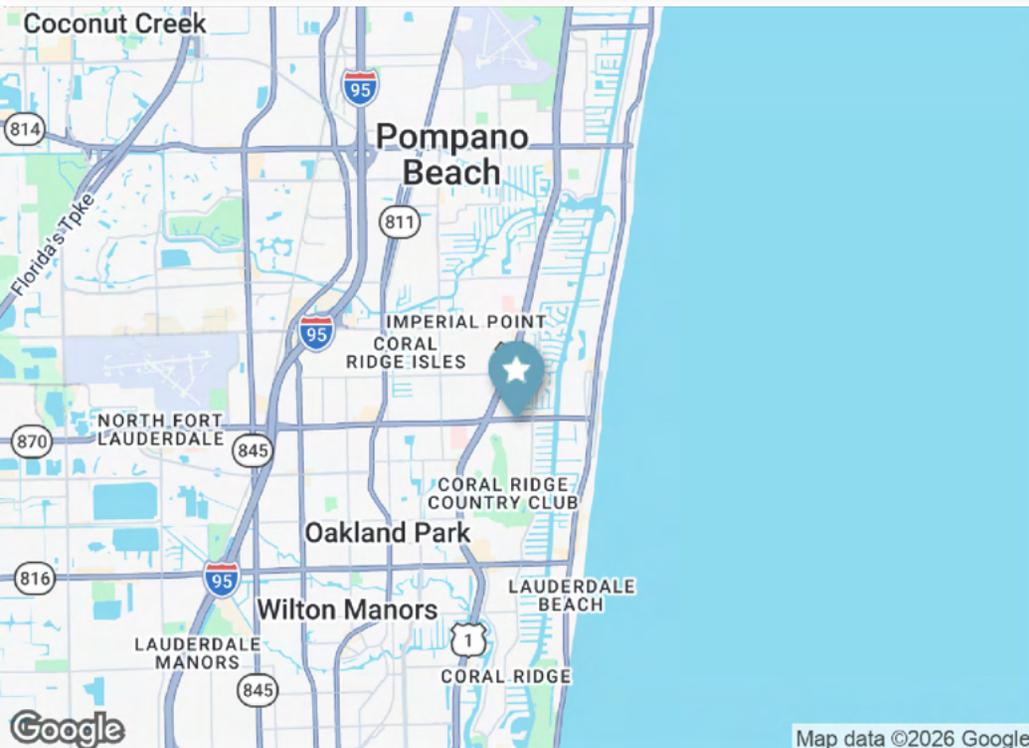
Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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# PROPERTY INFORMATION

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**FOR LEASE**  
**MEDICAL · RETAIL**  
1,000 - 2,800 SQ. FT.  
954-739-5099 · 954-557-7537



**2633 E COMMERCIAL BLVD**

Fort Lauderdale, FL 33308

1972 Year Built

 FranklinStreet

# OFFER SUMMARY

## 2633 E COMMERCIAL BLVD

FORT LAUDERDALE, FL 33308

**SALE PRICE: \$2,700,000**

Cap Rate	6.64%
NOI	\$179,315
Price/SF	\$409.65
Building Size	6,591 SF
Year Built/Renovated	1972/2025
WALT	2.6 Years

## SALE DESCRIPTION

Franklin Street is pleased to present 2633 E Commercial Boulevard - a newly renovated 6,591 SF multi-tenant retail/medical office building located along one of Fort Lauderdale's primary east-west corridors. The property offers strong frontage and visibility on E Commercial Boulevard with convenient access to US-1, I-95, and the surrounding coastal residential communities.

The building consists of five tenants and is currently 100% occupied, with three tenants on short-term leases paying below-market rents - providing immediate mark-to-market upside. 2,000 SF can be delivered vacant at closing, providing an excellent opportunity for an owner-user to operate their business while generating stable income from the remaining tenants.

Surrounded by dense residential neighborhoods, national retailers, and strong medical and service-oriented demand, the asset offers a compelling value-add opportunity in a high-barrier-to-entry East Fort Lauderdale submarket. Ideal for an investor targeting lease-up and rent growth or an owner-user looking to secure a well-located footprint with supplemental income.

## INVESTMENT HIGHLIGHTS



### Prime East Fort Lauderdale Location

- Frontage on E Commercial Boulevard with strong daily traffic counts
- Excellent access to US-1, I-95, and Dixie Highway
- Minutes to Lauderdale-by-the-Sea and surrounding affluent coastal neighborhoods



### Newly Renovated Asset

- Fully renovated 6,591 SF retail/medical office building
- Turnkey condition with modernized interiors and exterior upgrades
- Configured for five suites with flexible layout



### Value-Add Opportunity

- Three tenants on short-term leases below market
- Immediate mark-to-market rental upside
- Opportunity to restructure leases to NNN



### Lease-Up & Owner-User Flexibility

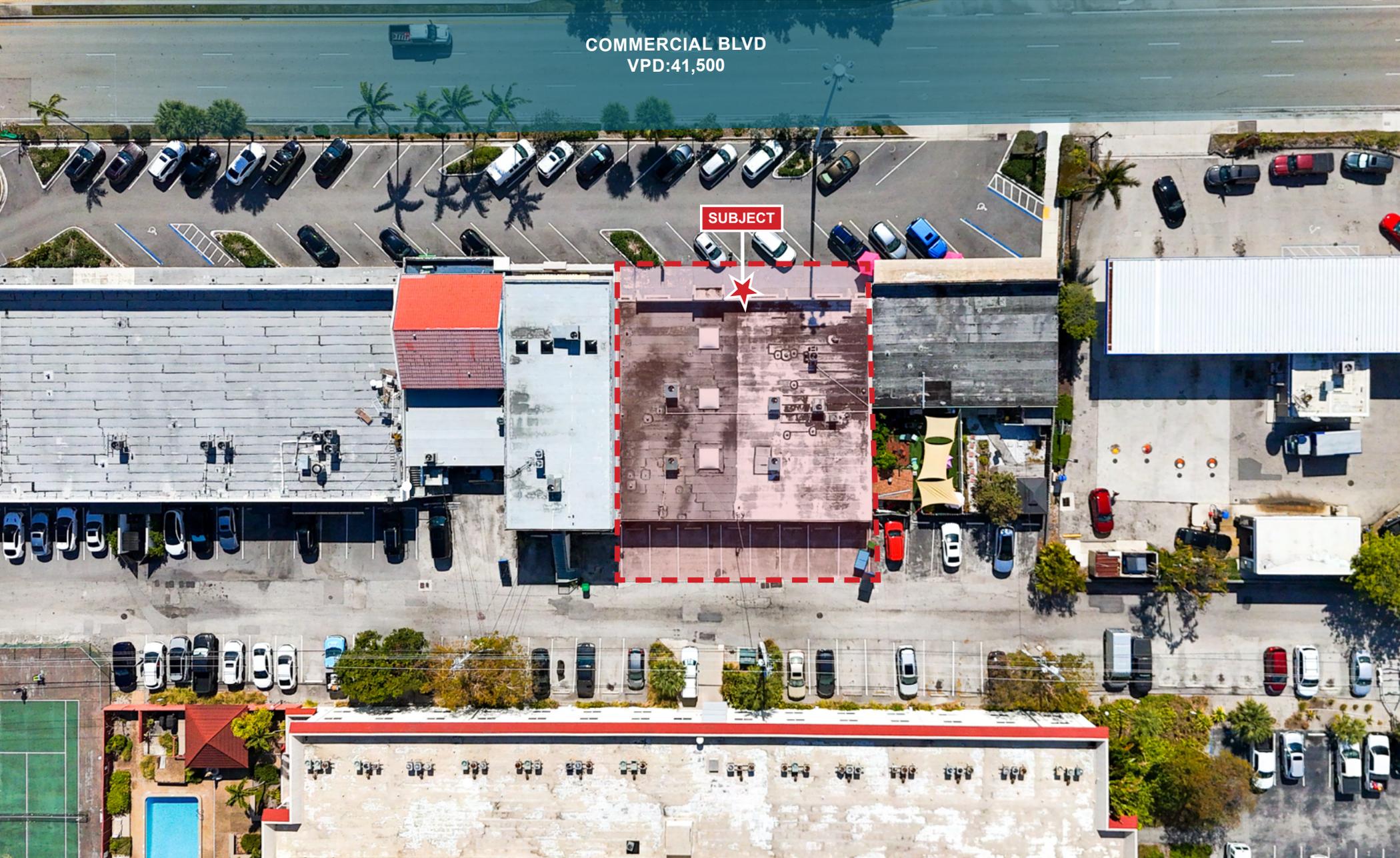
- One vacant unit totaling 2,000 SF
- Ideal for owner-user to occupy while maintaining income
- Investor opportunity to lease-up and stabilize cash flow



### Strong Demographics & Demand Drivers

- Dense residential population with strong household incomes
- Established retail, medical, and service corridor
- High demand for neighborhood-serving retail and medical office users

# PARCEL VIEW



COMMERCIAL BLVD  
VPD:41,500

SUBJECT



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## LOCATION INFORMATION

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# NORTH WEST AERIAL



# SOUTH WEST AERIAL



# NORTH EAST AERIAL



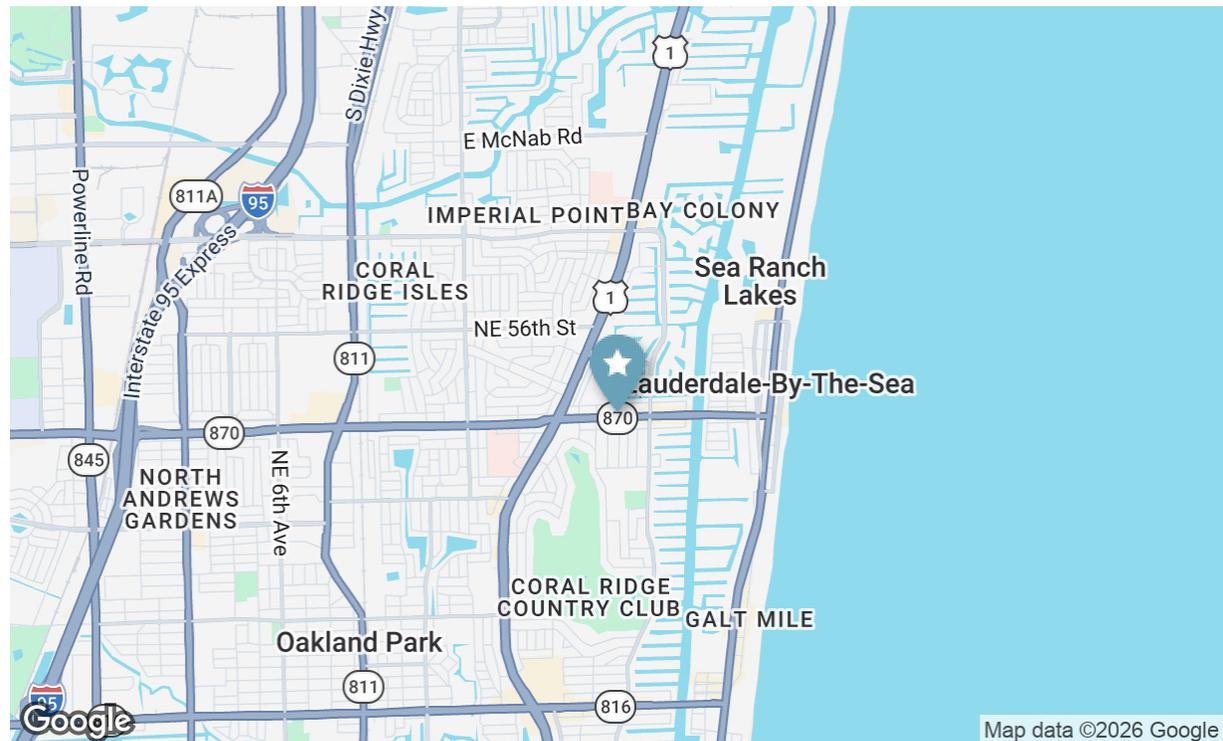
# LOCATION OVERVIEW

## ABOUT FORT LAUDERDALE

2633 E Commercial Boulevard is strategically positioned along one of East Fort Lauderdale's primary commercial corridors, offering strong frontage, visibility, and accessibility. Commercial Boulevard serves as a major east-west artery connecting Interstate 95 to the coastal communities, while nearby US-1 provides direct north-south access throughout Broward County. This central location allows the property to capture both commuter traffic and neighborhood-driven demand, reinforcing its long-term viability for retail and medical users.

The surrounding trade area is defined by affluent coastal neighborhoods and established residential communities with strong household incomes and high home values. The area supports a stable year-round population base rather than seasonal reliance, which is particularly attractive for medical, dental, and service-oriented tenants. Demographic trends in East Fort Lauderdale continue to reflect population stability, aging-in-place homeowners, and steady consumer spending patterns that benefit necessity-based retail.

Additionally, the property is situated within a well-established retail and healthcare corridor. Nearby medical providers, including Holy Cross Health, along with national retailers and daily-needs operators, drive consistent traffic and reinforce the corridor's identity as a destination for essential services. Proximity to Lauderdale-by-the-Sea and other coastal communities further enhances the property's appeal, positioning it within one of Broward County's most desirable and supply-constrained submarkets with high barriers to new development.

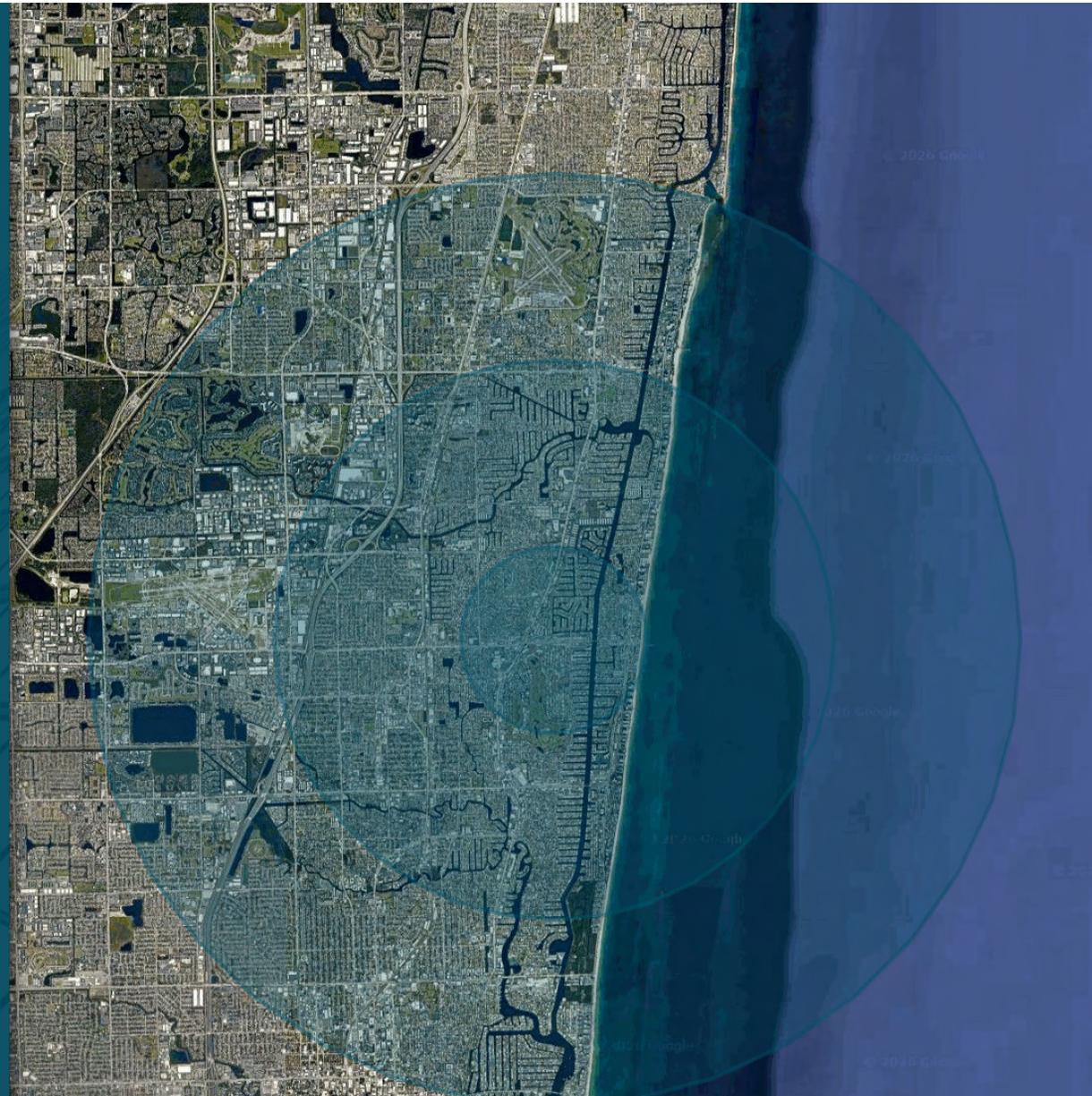


# AREA OVERVIEW

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	14,957	108,879	238,374
Median age	52	48	46
Median age (Male)	52	48	46
Median age (Female)	53	48	46
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	7,785	53,209	114,498
# of persons per HH	1.9	2	2.1
Average HH income	\$120,314	\$108,956	\$104,651
Average house value	\$830,520	\$611,477	\$552,696

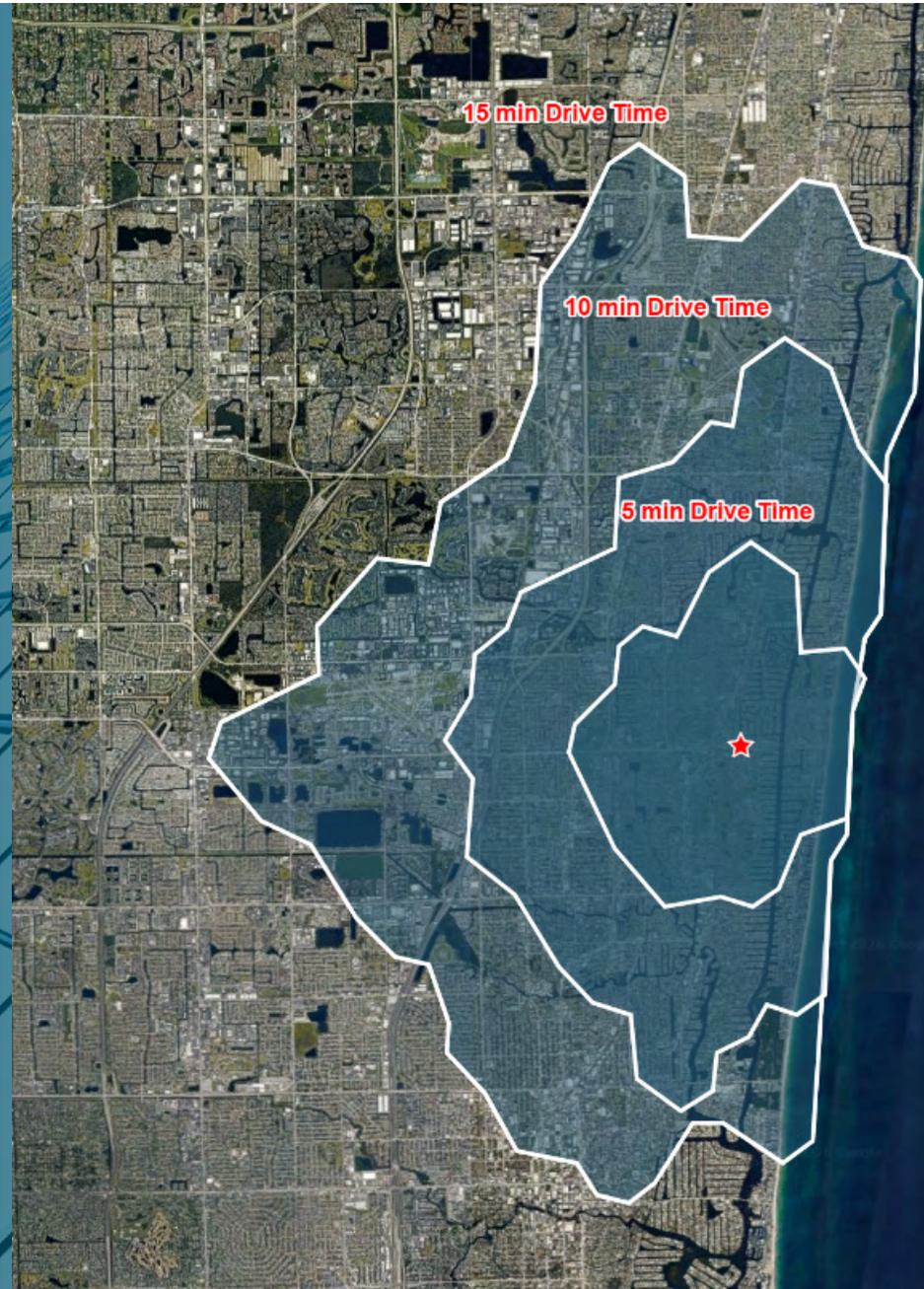
\* Demographic data derived from 2020 ACS - US Census



# DRIVE TIME DEMOGRAPHICS

## DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
<b>POPULATION</b>			
Estimated Population (2025)	46,842	139,987	265,342
Projected Population (2030)	44,797	137,405	261,029
Census Population (2020)	41,480	121,196	230,458
<b>HOUSEHOLDS</b>			
Estimated Households (2025)	24,024	68,565	124,706
Projected Households (2030)	22,870	66,947	122,573
Census Households (2020)	21,798	60,263	109,270
<b>HOUSEHOLD INCOMES</b>			
Estimated Average Household Income (2025)	\$152,372	\$140,718	\$130,757
Estimated Median Household Income (2025)	\$92,473	\$91,176	\$86,831
Average Household Net Worth (2025)	\$1.74 M	\$1.59 M	\$1.36 M



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## FINANCIAL ANALYSIS

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# RENT ROLL

Suite	Tenant	Square Feet	GLA %	Lease Term		Rent Rates					Recovery Type	
				Lease Start	Lease Expires	Dates	Monthly	Annual	PSF	Incr		
<b>A</b>	La Cake Inc	600 SF	9.10%	8/1/2025	7/31/2028	8/1/2025	\$2,000	<b>\$24,000</b>	<b>\$40.00</b>			<b>NN</b>
						8/1/2026	\$2,080	<b>\$24,960</b>	<b>\$41.60</b>	4.00%		
						8/1/2027	\$2,163	<b>\$25,958</b>	<b>\$43.26</b>	4.00%		
Notes: - 1 x 3 Year Option - 4% Annual Increases including options - 5% Cap on CAM expenses												
<b>B</b>	Hands On Dental LLC	1,048 SF	15.90%	10/1/2023	9/30/2028	10/1/2025	\$3,183	<b>\$38,192</b>	<b>\$36.44</b>			<b>Gross</b>
						10/1/2026	\$3,278	<b>\$39,338</b>	<b>\$37.54</b>	3.00%		
						10/1/2027	\$3,377	<b>\$40,518</b>	<b>\$38.66</b>	3.00%		
Notes: - 2 x 5 Year Option - 3% Annual Increases including options												
<b>C</b>	Dr. Jacob Elefant	2,943 SF	44.65%	11/1/2025	10/31/2028	11/1/2025	\$5,200.00	<b>\$62,400</b>	<b>\$21.20</b>			<b>NN</b>
						11/1/2026	\$5,408.00	<b>\$64,896</b>	<b>\$22.05</b>	4.00%		
						11/1/2027	\$5,624.32	<b>\$67,492</b>	<b>\$22.93</b>	4.00%		
Notes: - 1 x 3 Year Option - 4% Annual Increases including options - 5% Cap on CAM expenses												
<b>D / E</b>	Master Lease	2,000 SF	30.34%	5/1/2026		5/1/2026	\$6,666.67	<b>\$80,000</b>	<b>\$40.00</b>		<b>NNN</b>	
<b>Occupied</b>		<b>6,591 SF</b>	<b>100%</b>				<b>\$17,049</b>	<b>\$204,592</b>	<b>\$31.04</b>			
<b>Totals / Avgs</b>		<b>6,591 SF</b>	<b>100%</b>				<b>\$17,049</b>	<b>\$204,592</b>	<b>\$31.04</b>			

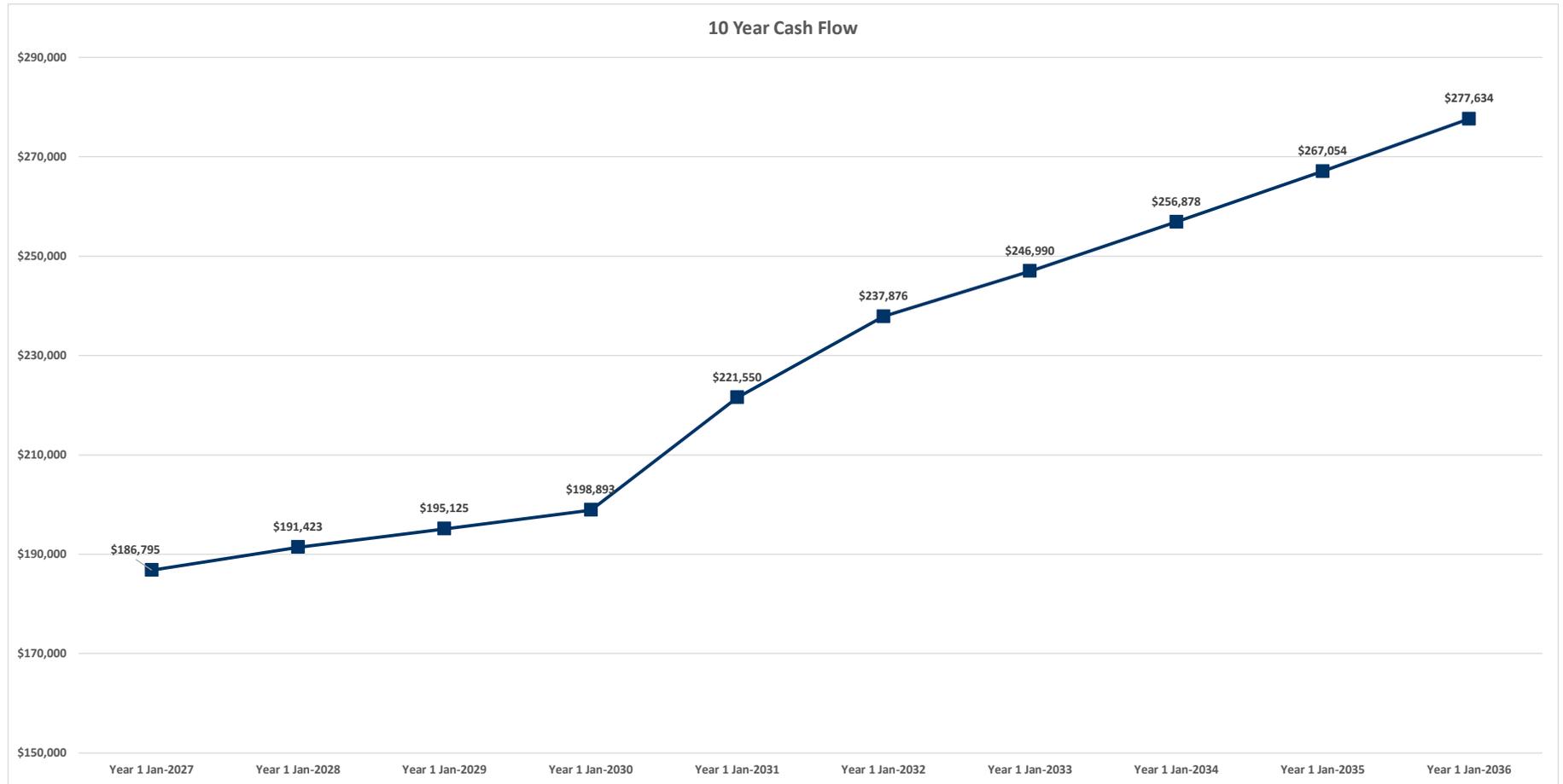
# 10 YEAR CASH FLOW

For the Years Starting	Current May-2026	PSF	Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031	Year 6 May-2032	Year 7 May-2033	Year 8 May-2034	Year 9 May-2035	Year 10 May-2036	Totals
<b>Rental Revenue</b>													
Potential Base Rent	\$204,592	\$31.04	\$213,525	\$218,955	\$223,483	\$228,102	\$251,636	\$268,864	\$278,907	\$289,753	\$300,915	\$312,511	\$2,586,653
<b>Total Rental Revenue</b>	<b>\$204,592</b>	<b>\$31.04</b>	<b>\$213,525</b>	<b>\$218,955</b>	<b>\$223,483</b>	<b>\$228,102</b>	<b>\$251,636</b>	<b>\$268,864</b>	<b>\$278,907</b>	<b>\$289,753</b>	<b>\$300,915</b>	<b>\$312,511</b>	<b>\$2,586,653</b>
Expense Recoveries	\$27,378	\$4.15	\$34,042	\$35,063	\$36,115	\$37,198	\$38,314	\$39,464	\$40,648	\$41,867	\$43,123	\$44,417	\$390,251
<b>Effective Gross Income</b>	<b>\$231,971</b>	<b>\$35.20</b>	<b>\$247,567</b>	<b>\$254,018</b>	<b>\$259,598</b>	<b>\$265,301</b>	<b>\$289,950</b>	<b>\$308,328</b>	<b>\$319,555</b>	<b>\$331,620</b>	<b>\$344,039</b>	<b>\$356,928</b>	<b>\$2,976,904</b>
<b>Operating Expenses</b>													
RE Taxes	\$29,712	\$4.51	\$37,140	\$38,254	\$39,402	\$40,584	\$41,801	\$43,055	\$44,347	\$45,678	\$47,048	\$48,459	\$425,768
Insurance	\$19,000	\$2.88	\$19,570	\$20,157	\$20,762	\$21,385	\$22,026	\$22,687	\$23,368	\$24,069	\$24,791	\$25,534	\$224,348
Trash / Waste	\$2,372	\$0.36	\$2,443	\$2,516	\$2,592	\$2,670	\$2,750	\$2,832	\$2,917	\$3,005	\$3,095	\$3,188	\$28,008
Utilities	\$1,572	\$0.24	\$1,619	\$1,668	\$1,718	\$1,769	\$1,822	\$1,877	\$1,933	\$1,991	\$2,051	\$2,113	\$18,562
<b>Total Operating Expenses</b>	<b>\$52,656</b>	<b>\$7.99</b>	<b>\$60,772</b>	<b>\$62,595</b>	<b>\$64,473</b>	<b>\$66,408</b>	<b>\$68,400</b>	<b>\$70,452</b>	<b>\$72,565</b>	<b>\$74,742</b>	<b>\$76,985</b>	<b>\$79,294</b>	<b>\$696,687</b>
<b>Net Operating Income</b>	<b>\$179,315</b>	<b>\$27.21</b>	<b>\$186,795</b>	<b>\$191,423</b>	<b>\$195,125</b>	<b>\$198,893</b>	<b>\$221,550</b>	<b>\$237,876</b>	<b>\$246,990</b>	<b>\$256,878</b>	<b>\$267,054</b>	<b>\$277,634</b>	<b>\$2,280,218</b>

**Notes:**

- Analysis start date assuming January 1st, 2026
- Taxes are based on 2025 Broward County Appraisers site and reassessed in YR 1 Proforma
- Expenses are based on owners 2026 budget
- Insurance expense is based on Franklin Street Insurance Quote
- GPI and Expense Growth is based on 3%
- Vacant unit is a master lease which will start upon close of escrow

# ASSUMPTIONS



Market Lease Assumptions			
	Lease Rate	Term	% Inc
New Lease	\$40.00	11	4.00%

Expense Ratio	
Current YR 1	22.70%
Proforma YR 1	24.55%
Overall Total	24.51%

Time & Inflation	
Expense Growth	3%
Vacancy Allowance	0%

WALT	
WALT AREA	2.60 Years

**Notes:**

- Analysis start date assuming January 1st, 2026
- Taxes are based on 2025 Broward County Appraisers site and reassessed in YR 1 Proforma
- Expenses are based on average market rates
- Insurance expense is based on Franklin Street Insurance Quote
- GPI and Expense Growth is based on 3%
- Vacant unit is a master lease which will start upon close of escrow

# INCOME & EXPENSE ANALYSIS



	IN-PLACE	IN-PLACE	PROFORMA	PROFORMA
INCOME	TOTAL	PER SF	TOTAL	PER SF
Base Rent	\$204,592	\$31.04	\$213,525	\$32.40
Reimbursements	\$27,378	\$4.15	\$34,042	\$5.16
<b>GROSS POTENTIAL INCOME</b>	<b>\$231,970</b>	<b>\$35.19</b>	<b>\$247,567</b>	<b>\$37.56</b>
Vacancy	\$0	\$0.00	\$0	\$0.00
<b>EFFECTIVE GROSS INCOME</b>	<b>\$231,970</b>	<b>\$35.19</b>	<b>\$247,567</b>	<b>\$37.56</b>
EXPENSES	TOTAL	PER SF	TOTAL	PER SF
RE Taxes	\$29,712	\$4.51	\$37,140	\$5.63
Insurance	\$19,000	\$2.88	\$19,570	\$2.97
Trash / Waste	\$2,372	\$0.36	\$2,443	\$0.37
Utilities	\$1,572	\$0.24	\$1,619	\$0.25
<b>TOTAL EXPENSES</b>	<b>\$52,656</b>	<b>\$7.99</b>	<b>\$60,772</b>	<b>\$9.22</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$179,314</b>	<b>\$27.21</b>	<b>\$186,794</b>	<b>\$28.34</b>

## Notes:

- Analysis start date based on January 1st, 2026
- Base rent is based on gross leases and market lease assumptions of \$40/SF Gross lease
- Taxes are reassessed based on purchase price
- Expenses are based on owners' 2025 P&L
- GPI and Expense Growth are based on 3%

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