

# LEATHER EXPRESS



Parking In  
Rear  
3542

3536

RETAIL/OFFICE FLEX

3542 N Federal Highway, Fort Lauderdale, FL 33308

**FOR SALE**



# EXECUTIVE SUMMARY

APEX CAPITAL REALTY is proud to present 3542 N Federal Highway, a rare opportunity to acquire a Retail/Office Flex property along one of Fort Lauderdale's most prominent commercial corridors. The property is fully occupied and offers strong visibility, steady income, and long-term upside in a high-demand submarket.

Positioned directly on US-1, the asset benefits from significant daily traffic counts, strong surrounding demographics, and continued residential and mixed-use development along the Federal Highway corridor. The location serves affluent neighborhoods including Coral Ridge, Imperial Point, and Coral Ridge Country Club Estates, providing a dense, high income consumer base that supports long-term retail demand.

The property is zoned B-1 (Community Business District), which allows for a wide range of retail, office, medical, and service-oriented uses, making it attractive to both investors and future owner-users.

With stable in-place income and projected upside to a pro-forma NOI of \$170,000, the offering provides an ideal opportunity for investors seeking a well-located asset with growth potential in one of Broward County's most established commercial corridors.

## INVESTMENT HIGHLIGHTS

LAND AREA	7,074 SF
BUILDING AREA	5,849 SF
ZONING	B-1 (Community Business District)
CURRENT GROSS INCOME	\$134,184
TENANT	Leather Express
TENANT TERM	October 31, 2028*
TENANT USE	Gross
PRO-FORMA	\$170,000 Annually

\*PROPERTY CAN BE DELIVERED VACANT



**ASKING PRICE**  
**\$2,300,000.00**

# CURRENT INCOME

## CURRENT INCOME - LEATHER EXPRESS, INC.

LEASABLE AREA	5,849 SF
CURRENT TENANT	Leather Express
RENT PSF	\$22.94 Gross
ANNUAL GROSS INCOME	\$134,184.00

## PROFORMA INCOME

PROFORMA PRICE PSF	\$29 NNN
PROFORMA INCOME	\$169,621.00

### PROPERTY USES

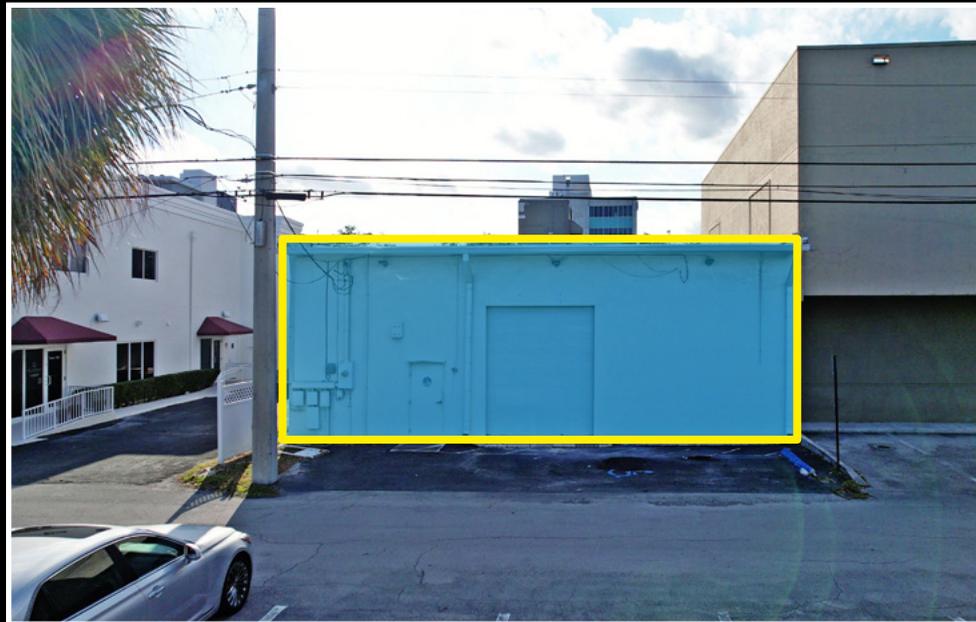
The B-1 zoning classification is intended to accommodate a wide range of neighborhood and corridor-serving commercial uses. This zoning provides flexibility for retail, office, medical, and service-oriented tenants, making the property attractive to both investors and future owner-users.

### ZONING ADVANTAGES FOR THE PROPERTY

- Flexible commercial use profile
- Ideal for retail showroom, medical, or office conversion
- Strong compatibility with surrounding Federal Highway corridor uses
- Potential for repositioning or owner-user occupancy



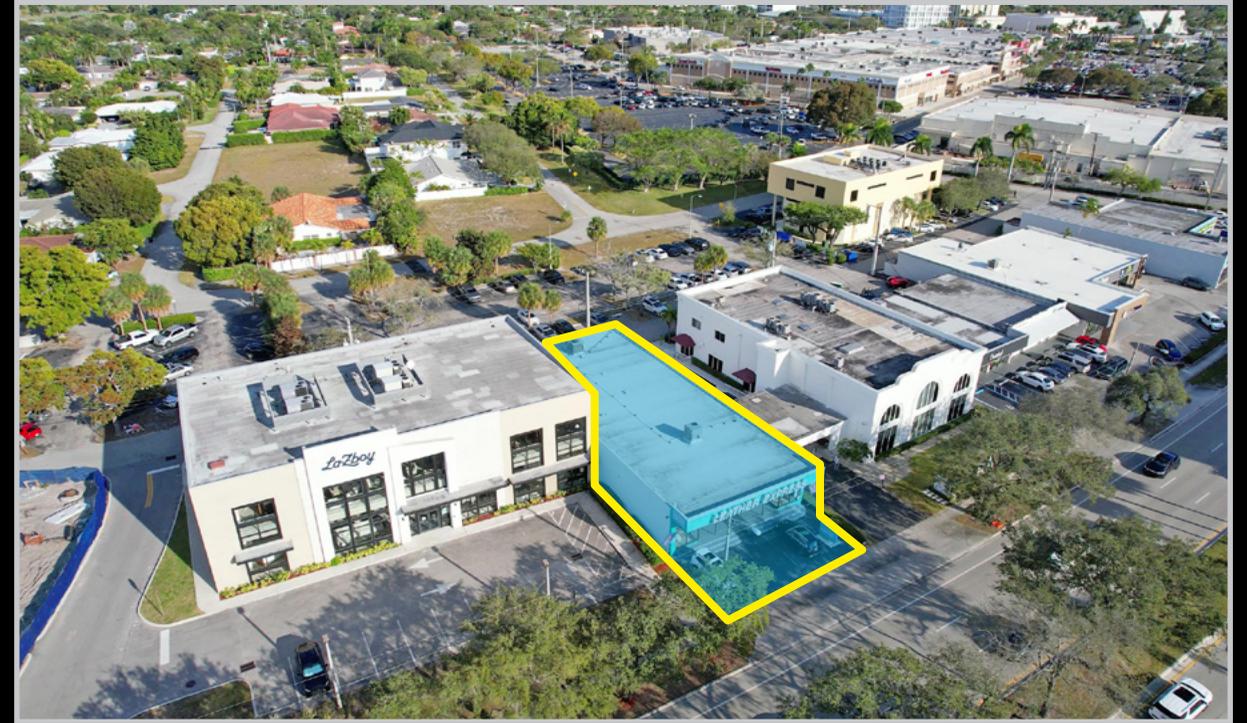
# PROPERTY PHOTOS



# AERIAL PHOTOS



# LOCATION HIGHLIGHTS



The property is strategically positioned along North Federal Highway (US-1), a major north-south commercial artery serving Fort Lauderdale and the surrounding Broward County markets. This corridor provides direct connectivity between downtown Fort Lauderdale, Wilton Manors, Oakland Park, and Pompano Beach, and carries significant daily traffic.

The immediate trade area includes some of Fort Lauderdale's most established and affluent neighborhoods, including Coral Ridge, Coral Ridge Country Club Estates, and Imperial Point. These communities provide a dense, high-income residential base that supports strong retail and service demand.

The site also benefits from close proximity to major east-west thoroughfares such as Oakland Park Boulevard and Commercial Boulevard, offering direct access to Interstate-95 and the Atlantic coastline.

## GROWTH & DEVELOPMENT TRENDS

- Ongoing infill multifamily and mixed-use developments along the Federal Highway corridor are increasing residential density and daytime population.
- Continued revitalization of nearby districts such as Wilton Drive and downtown Oakland Park is driving new retail, dining, and entertainment options.
- Strong population growth and limited commercial land availability are supporting long-term retail demand and rent growth.
- Overall, the property is strategically positioned within a high-visibility corridor that continues to benefit from residential expansion, infrastructure investment, and rising consumer demographics.

# RETAIL MAP





**561 NE 79 ST - SUITE 420**  
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