

The image shows the interior of a restaurant. On the left, a large wall is covered in a vibrant mural of tropical plants, including pink and green monstera leaves. In the foreground, a long bar with a white marble top and base is visible. Several black metal bar stools with black leather seats are lined up along the bar. The ceiling is dark with exposed pipes and a large white ceiling fan. In the background, there's a red wall and a hanging plant. The overall atmosphere is modern and tropical.

2ND GENERATION RESTAURANT FOR LEASE

**2739 E OAKLAND PARK BLVD
FORT LAUDERDALE, FL 33306**

For Lease By

NATIVE
REALTY®



PROPERTY DESCRIPTION

Seize this rare opportunity to operate in a fully built-out, turnkey second-generation restaurant on East Oakland Park Boulevard, one of Fort Lauderdale's busiest thoroughfares with over 35,000 vehicles passing daily. Perfectly positioned between Federal Highway and A1A/Ocean Boulevard and just minutes from the beach, this high-visibility location is surrounded by a thriving mix of popular dining destinations, retail, and residential communities. The 3,080-square-foot interior features a large built-out bar, spacious main dining area, and a flexible back room ideal for private events or additional seating, complemented by the possibility to add a 400-square-foot outdoor courtyard for alfresco dining. The fully equipped kitchen comes with a hood, grill, fryers, oven, refrigeration units, ice maker, and a 1,000-gallon grease trap, ensuring a true plug-and-play setup. Ample parking is available with both free and metered options in front, plus an additional 10 shared spaces in the rear. With excellent signage potential directly on Oakland Park Boulevard and neighboring restaurants like Goldberg's Bagels, Sicilian Oven, and Rainbow Palace, this location offers unmatched visibility, accessibility, and built-in demand from both locals and visitors.

PROPERTY HIGHLIGHTS

- Second-generation fully built-out restaurant space with hood and grease trap
- Prominent street frontage with high visibility on Oakland Park Blvd near the beach
- Potential for outdoor seating in back
- Ample parking

OFFERING SUMMARY

Base Rent:	\$28 SF/yr + CAM
CAM:	Estimated \$5.51/Sq.Ft
Available SF:	3,080 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,430	62,462	133,958
Total Population	20,463	123,313	280,813
Average HH Income	\$126,857	\$108,866	\$101,541



MAI-KAI
Restaurant

Coral Ridge Mall


TARGET


THEATRES

Greek Islands
Taverna


Bokampers
SPORTS BAR & GRILL


Sicilian
OVEN


GOLDBERG'S
Deli, Pastry and Bagels

ON EAST OAKLAND PARK BLVD BETWEEN FEDERAL & AIA/OCEAN BLVD



LARGE BUILT-OUT BAR IN FRONT OF RESTAURANT



HUGE 3,000 SF FLOORPLAN



BACK ROOM CAN BE USED FOR REGULAR DINING OR SPECIAL EVENTS



INCLUDES GRILL, FRYERS, OVEN, HOOD, GREASE TRAP



THREE-COMPARTMENT SINK, HAND SINKS



COOLERS



3 SPACIOUS BATHROOMS



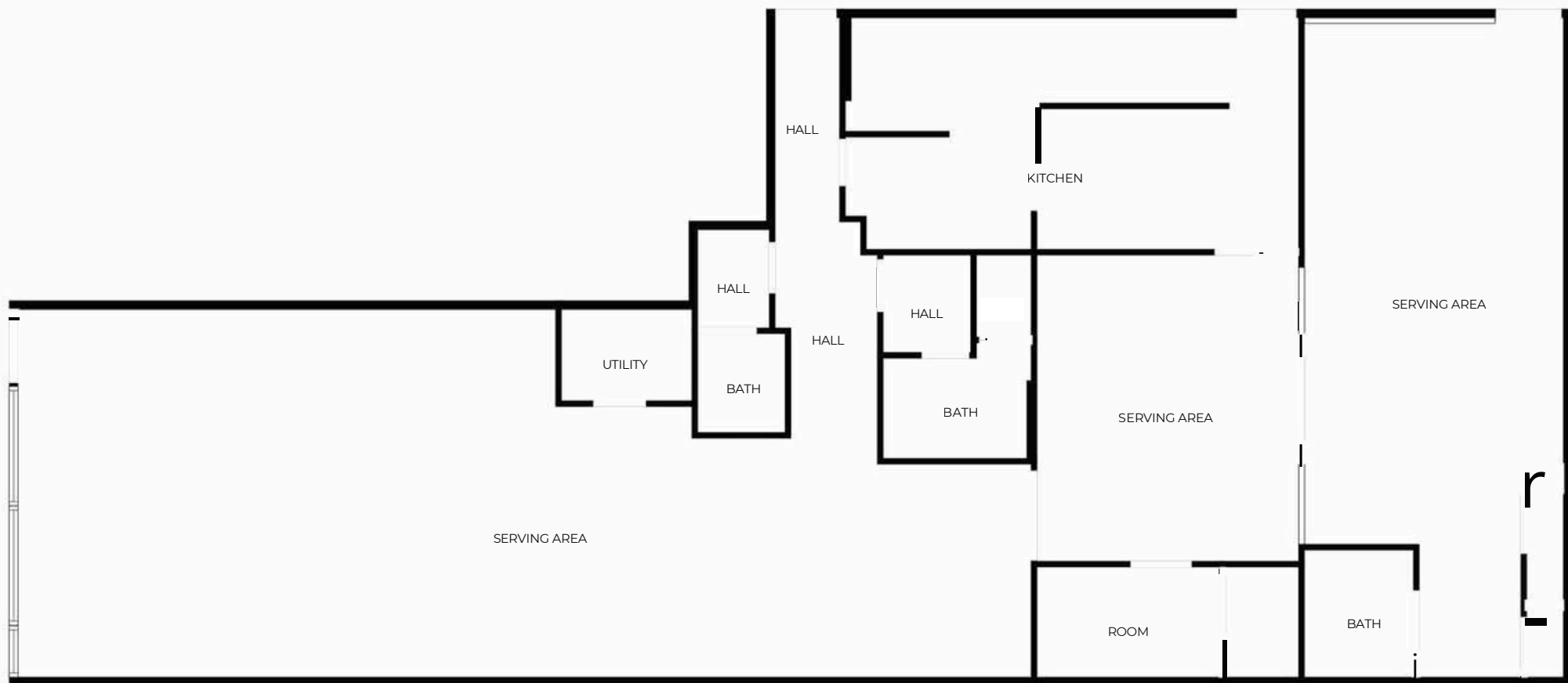
HIGH VISIBILITY ON OAKLAND PARK BLVD



GREAT SIGNAGE OPPORTUNITY ON A MAJOR STREET NEAR BEACH



AMPLE PARKING (BOTH FREE AND PAID OPTIONS)



FLOORPLAN



JEREMIAH ADLER
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