



# OAKLAND VILLAGE SQUARE

8250 – 8354 West Oakland Park Blvd, Sunrise, FL 33351



# Oakland Village Square

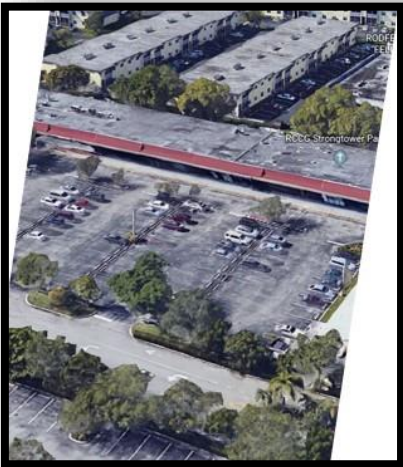
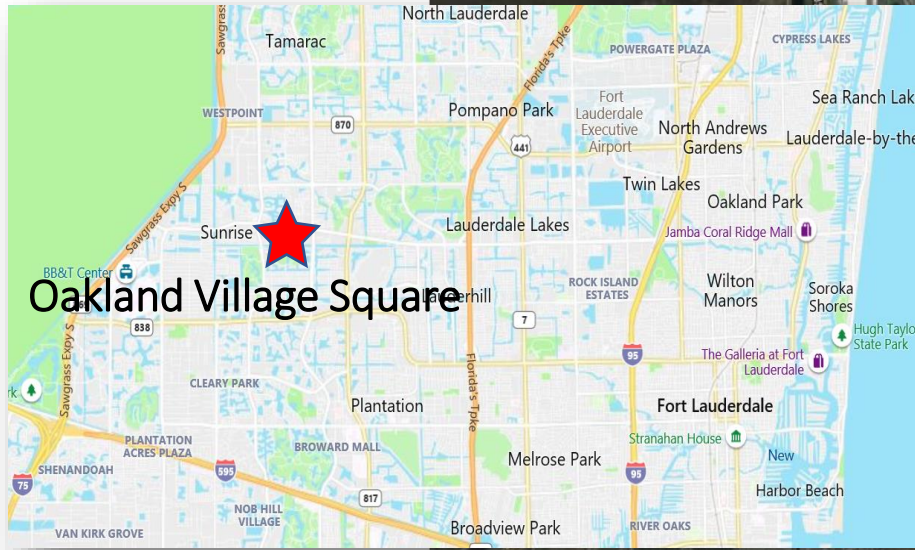
## Property Information

- *Locally owned with attentive owners and property management.*
- *Located in a high-density area with current development and redevelopment, with mixed use and commercial projects within a close radius of the plaza*
- *Current tenant list includes necessity-based retail, groceries, restaurants, day-care, personal and financial services.*
- *Capital Improvements Plan: The Property is in the process of a \$750,000 renovation including new roof, building facade, paint, monument sign, irrigation and landscaping.*
- *Located within the City of Sunrise's "Celebrate Sunrise" investment and redevelopment program. Information about this program can be found at [www.sunrisefl.gov/celebrate](http://www.sunrisefl.gov/celebrate)*
- *Plaza is located 10-15 minute drive from the BBT Center and the Sawgrass Mall, South Florida's largest outlet mall with over 26 million visitors each year. Other nearby landmarks include:*
- *Located one-block west of the busy University Drive (56,000 – 64,000 ADT) and Oakland Park Boulevard (41,000 – 75,000 ADT) intersection.*
- *High density area with a population with close to 168K within a 15-Minute drive radius.*
- *Dedicated east and west turn lanes.*



# Oakland Village Square

## Surrounding Area Retail, Services & Communities



A detailed map of the Oakland Village Square area. The map is overlaid with numerous icons representing local businesses and services. A yellow star marks the center of Oakland Village Square. Numbered callouts (1-11) point to specific locations. The map includes labels for streets like NW 44th St, NW 50th St, and NW 56th Ave, and landmarks like the Inverrary Golf and Country Club.

**Golf and Country Clubs**

- a) Bridges at Springtree
- b) Sunrise Lakes Phase IV
- c) Sunrise Lakes Phase III
- d) Inverrary East Course

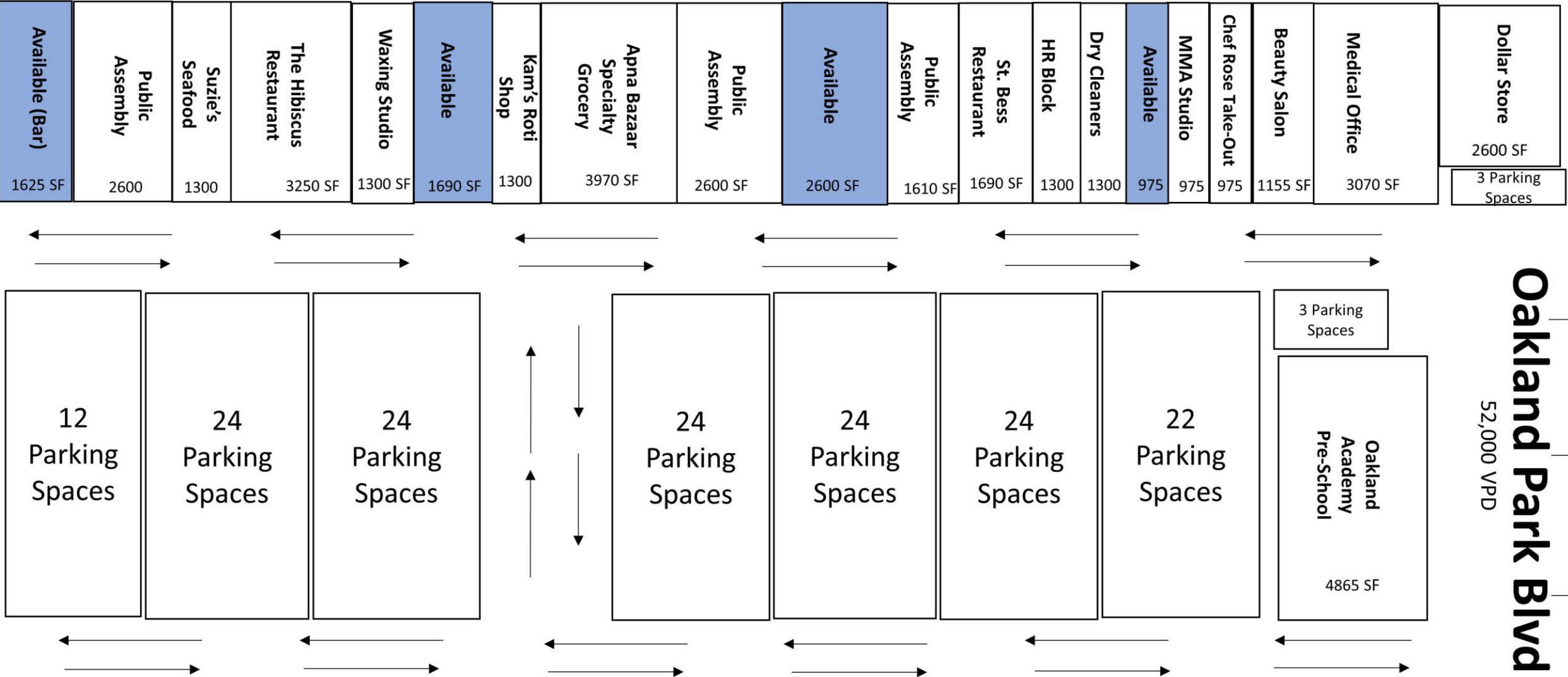
**Condos & Communities**

- 1) Artesia
- 2) Metropica
- 3) Tao Sawgrass
- 4) Summer Breeze
- 5) Amissa Sunrise Island
- 6) Preserve At Avery Lakes
- 7) Sunrise Condo
- 8) Sunrise Lake
- 9) Welleby
- 10) Inverrary
- 11) North Pine Island Ridge (In development)



# Oakland Village Square

8250 – 8354 West Oakland Park Blvd | Sunrise, FL 33351 | Broward County



# *Oakland Village Square*

## *Capital Improvements Plan*



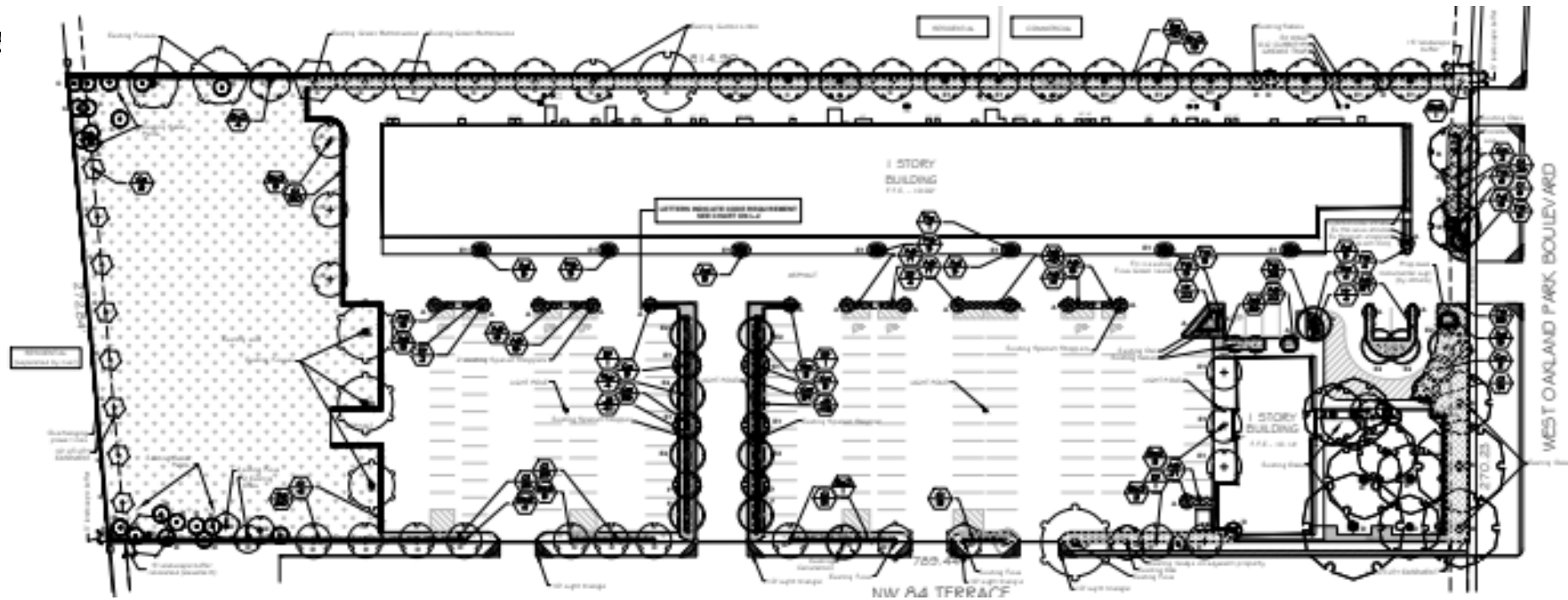
2022 Conceptual drawings



# Oakland Village Square

## Capital Improvements Plan

- New Monument Sign designed to face flow of traffic
- Additional landscaping and new irrigation
- Addition of planters with foliage under
- New updated façade and painting
- Parking lot resurfacing
- Addition of electric car chargers
- New signage and rebranding
- New entrances off Oakland Park Blvd & 84<sup>th</sup> Terr



Landscape site plans | Conceptual drawings

# Oakland Village Square

## Current Tenants

### ***Our current tenants include:***

- Oakland Academy Pre-School
- Five International Eateries:
  - Chef Rose Jamaican Take-Out
  - St. Bess Kitchen
  - Kami's Roti Shop
  - The Hibiscus
  - Suzie's Seafood
- Apna Bazaar Specialty Market
- True Change Beauty Salon
- Brains & Beauty Skincare
- Oakland Cleaners
- H&R Block
- Galaxy Chiropractor
- I-Fight MMA



Feb 2020 visit with business owners from Sunrise Mayor Michael Ryan



# Oakland Village Square

Oakland Village Square eateries featured in the Sun Sentinel.

SECTIONS SEARCH Sun Sentinel


EATING GOING OUT

## A village of world cuisines in one plaza: Indian, Pakistani, Haitian, Jamaican, Guyanese, Trinidadian and German

By ROD STAFFORD HAGWOOD  
SOUTH FLORIDA SUN SENTINEL | NOV 16, 2020 AT 2:58 PM

Foods from around the world can be found in one unassuming Sunrise shopping center where ethnically diverse cuisine is being served for dinner. And lunch. And in some cases, breakfast.

At Oakland Village Square you can order food from much of the Caribbean's diaspora: Griot and black rice from Haiti, roti from India, biryani from Pakistan, vegan Jamaican dishes, chicken and rice from Trinidad/Tobago and Guyana, and, in a bit of a foodie left turn, schnitzel from Germany.



A mixed seafood boil is prepared at Suzie's Cuisine and Seafood restaurant in the Oakland Village Square shopping center. (Michael Laughlin/Sun Sentinel)

