

AVAILABLE FOR LEASE
RANKIN PLAZA
491 EAST COMMERCIAL BOULEVARD
OAKLAND PARK, FLORIDA 33334



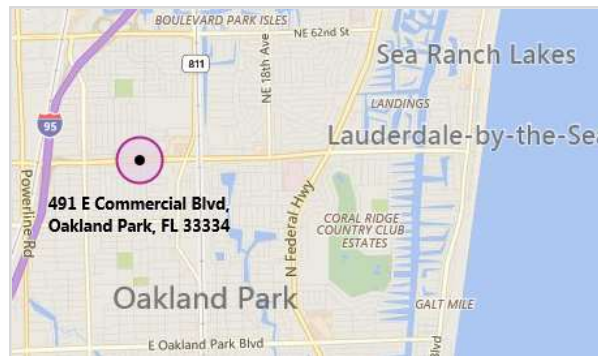
UNDER CONSTRUCTION / SUMMER 2018 DELIVERY

The Rotella Group Inc.

Commercial Real Estate

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Licensed Real Estate Broker
www.rotellagroup.com



Property Features
Available For Lease

- ◆ 1,036 up to 4,561 SF
- ◆ Bonus Loft Area with each Space
- ◆ Uses: Retail / Service
- ◆ Excellent Signage Availability
- ◆ Great Visibility
- ◆ Dense Housing Area / High Traffic Count
- ◆ Close Proximity to I-95

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SUMMER 2018 DELIVERY

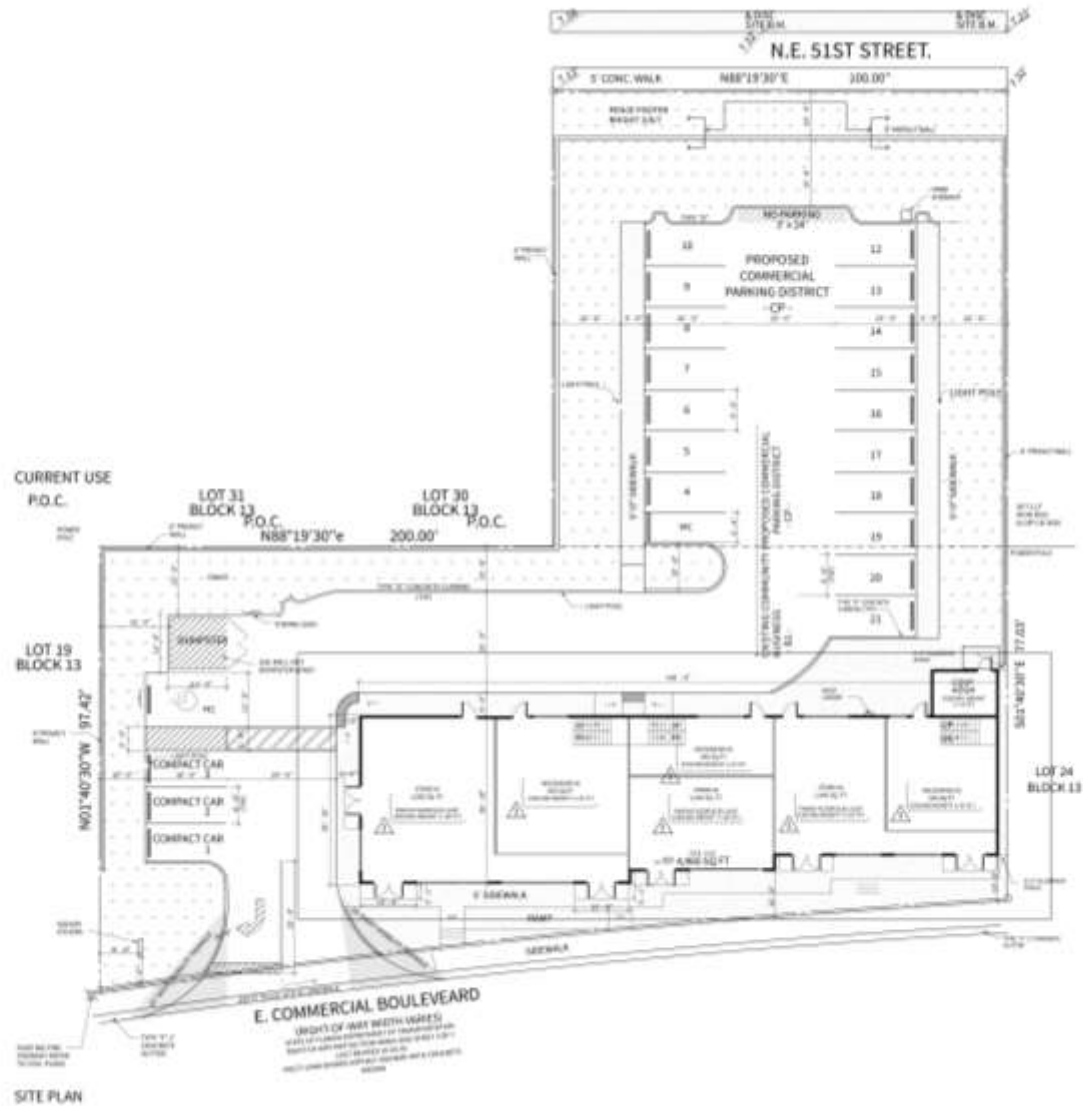
Demographics	1 Mile	3 Miles	5 Miles
2017 Population	20,289	135,034	349,523
Avg HH Income	\$56,567	\$76,769	\$70,190
Median Age	38.7	46.7	43.1
Total Businesses	1,742	11,776	23,652
Total Daytime Pop	14,403	117,317	254,409

Traffic Counts - 2016 FDOT AADT

Commercial Blvd E of N Andrews Ave - 63,000

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you may depend on tax and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SITE PLAN



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AERIAL



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