

**RANKIN PLAZA**  
**491 E COMMERCIAL BOULEVARD, OAKLAND PARK, FLORIDA 33334**



- **1,036 UP TO 4,561 SF FOR LEASE @ \$28 NNN**
- **NEW CONSTRUCTION / 15'6" CLEAR / BONUS LOFT WITH EACH SPACE**
- **USES: RETAIL OR SERVICE**
- **EXCELLENT SIGNAGE AVAILABILITY / GREAT VISIBILITY ON E COMMERCIAL BOULEVARD**
- **DENSE HOUSING AREA / HIGH TRAFFIC COUNT**
- **CLOSE PROXIMITY TO I-95**

**The Rotella Group Inc.**  
*Commercial Real Estate*

**BILL ROTELLA** [WJR@ROTELLAGROUP.COM](mailto:WJR@ROTELLAGROUP.COM)

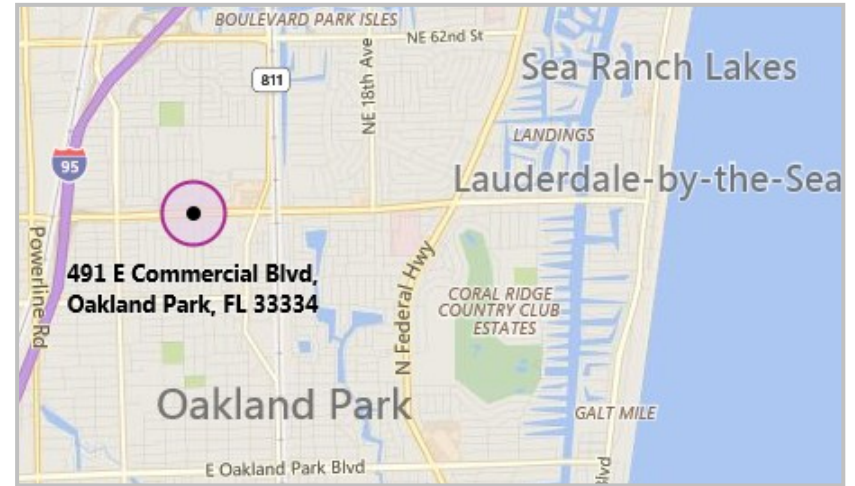
**CLINT CASEY** [CLINT@ROTELLAGROUP.COM](mailto:CLINT@ROTELLAGROUP.COM)



**3300 N. FEDERAL HIGHWAY, SUITE 200, FORT LAUDERDALE, FLORIDA 33306 P: 954.568.9015 F: 954.827.2865 [WWW.ROTELLAGROUP.COM](http://WWW.ROTELLAGROUP.COM)**

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 POPULATION	20,418	134,010	354,040
AVG HH INCOME	\$66,852	\$87,718	\$80,054
MEDIAN AGE	39.1	47.3	43.6
TOTAL BUSINESSES	2,085	15,100	30,754
TOTAL DAYTIME POP	13,235	117,486	252,310



## TRAFFIC COUNTS 2019 FDOT AADT

COMMERCIAL BLVD E OF N ANDREWS AVE - 57,000

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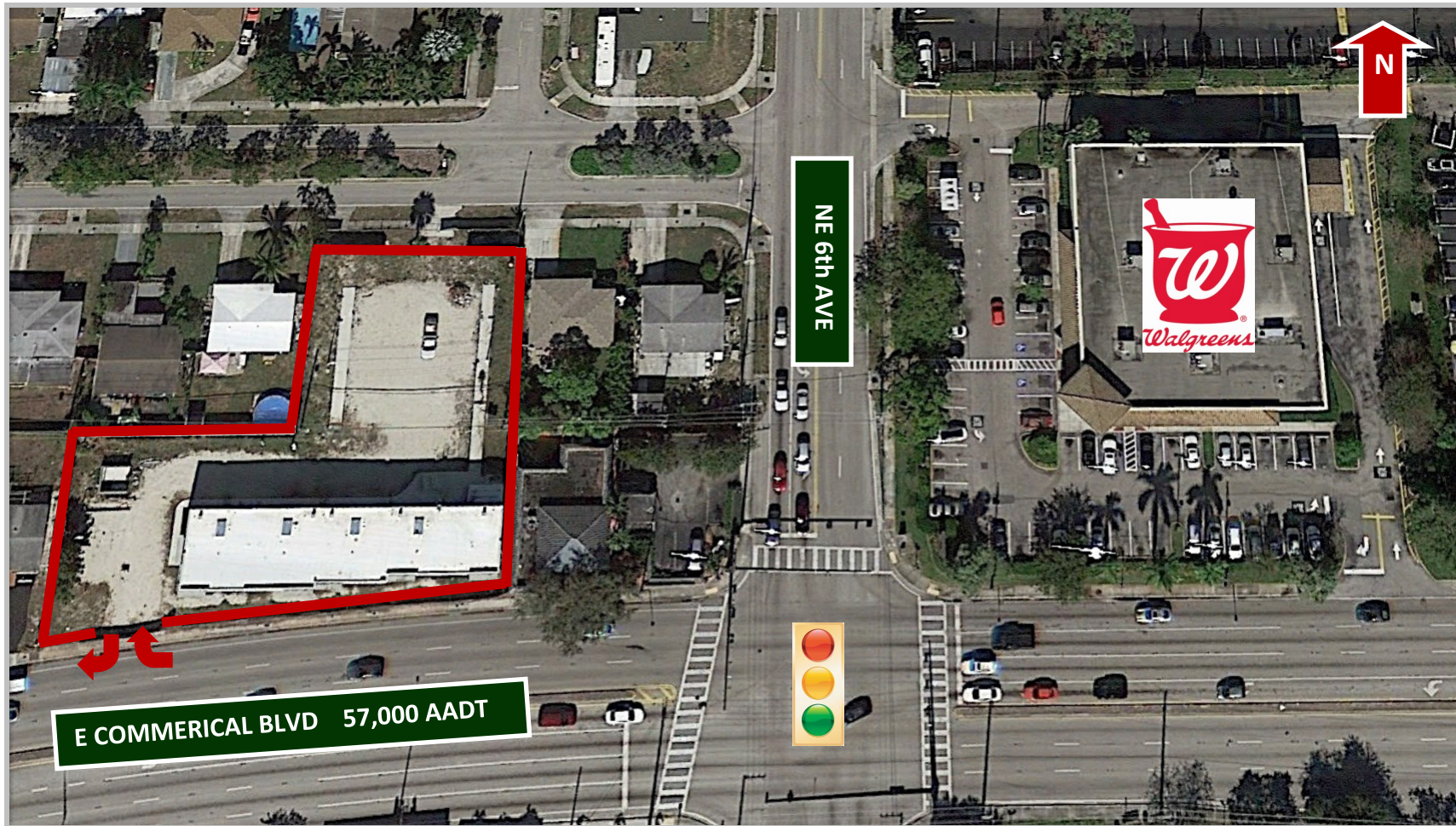
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**XTEAM**  
RETAIL ADVISORS

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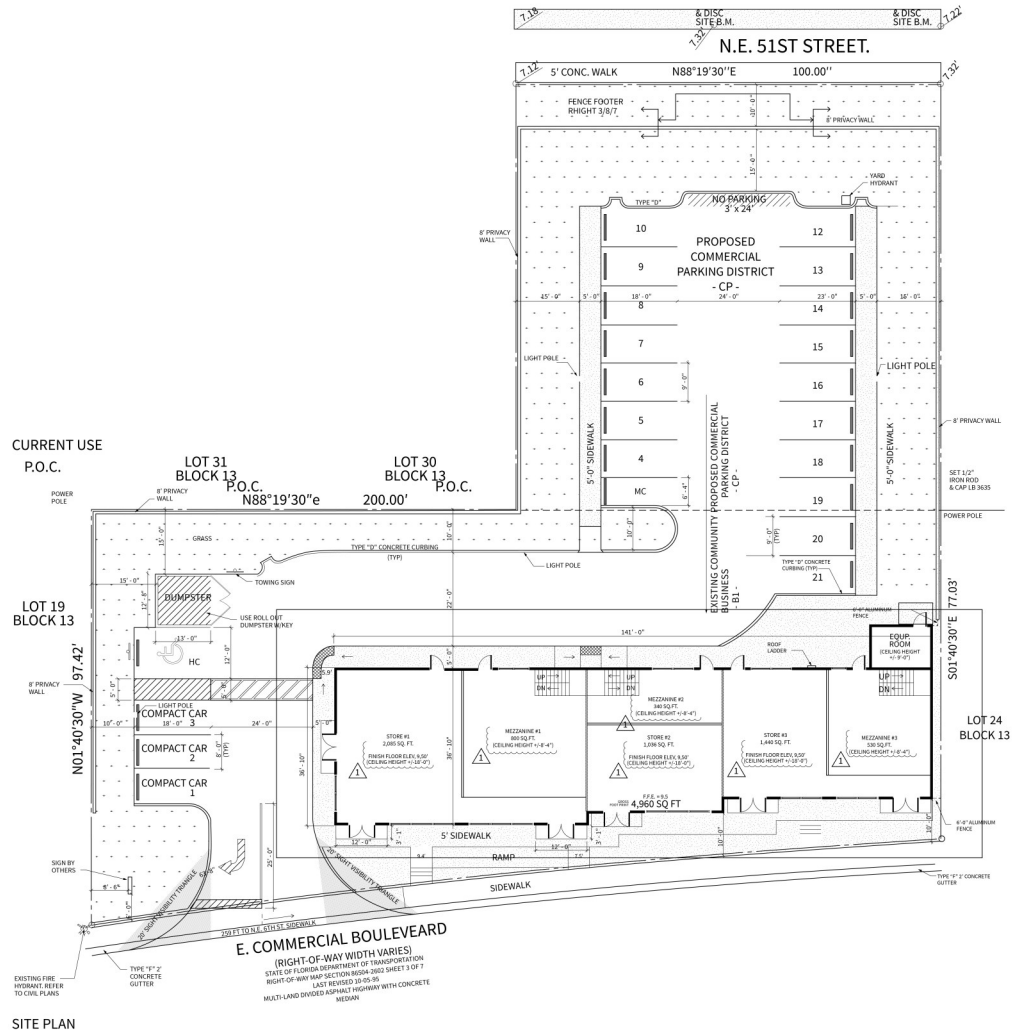
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