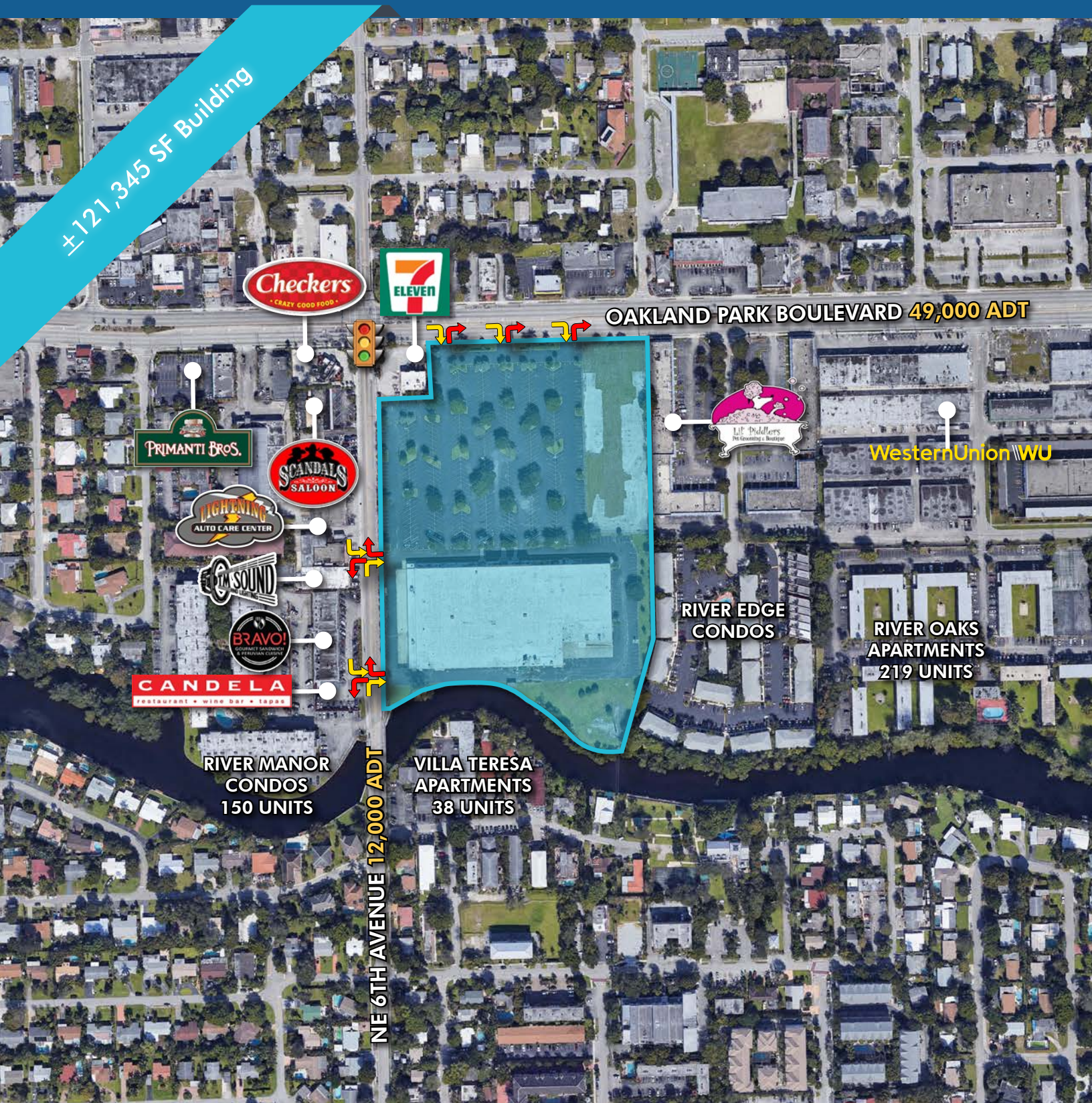


FORMER K MART ON 12.56 ACRES

670 E. OAKLAND PARK BLVD | OAKLAND PARK, FL



±121,345 SF Building

OAKLAND PARK BOULEVARD 49,000 ADT

NE 6TH AVENUE 12,000 ADT

CANDELA
restaurant • wine bar • tapas

**RIVER MANOR
CONDOS
150 UNITS**

**VILLA TERESA
APARTMENTS
38 UNITS**

**RIVER EDGE
CONDOS**

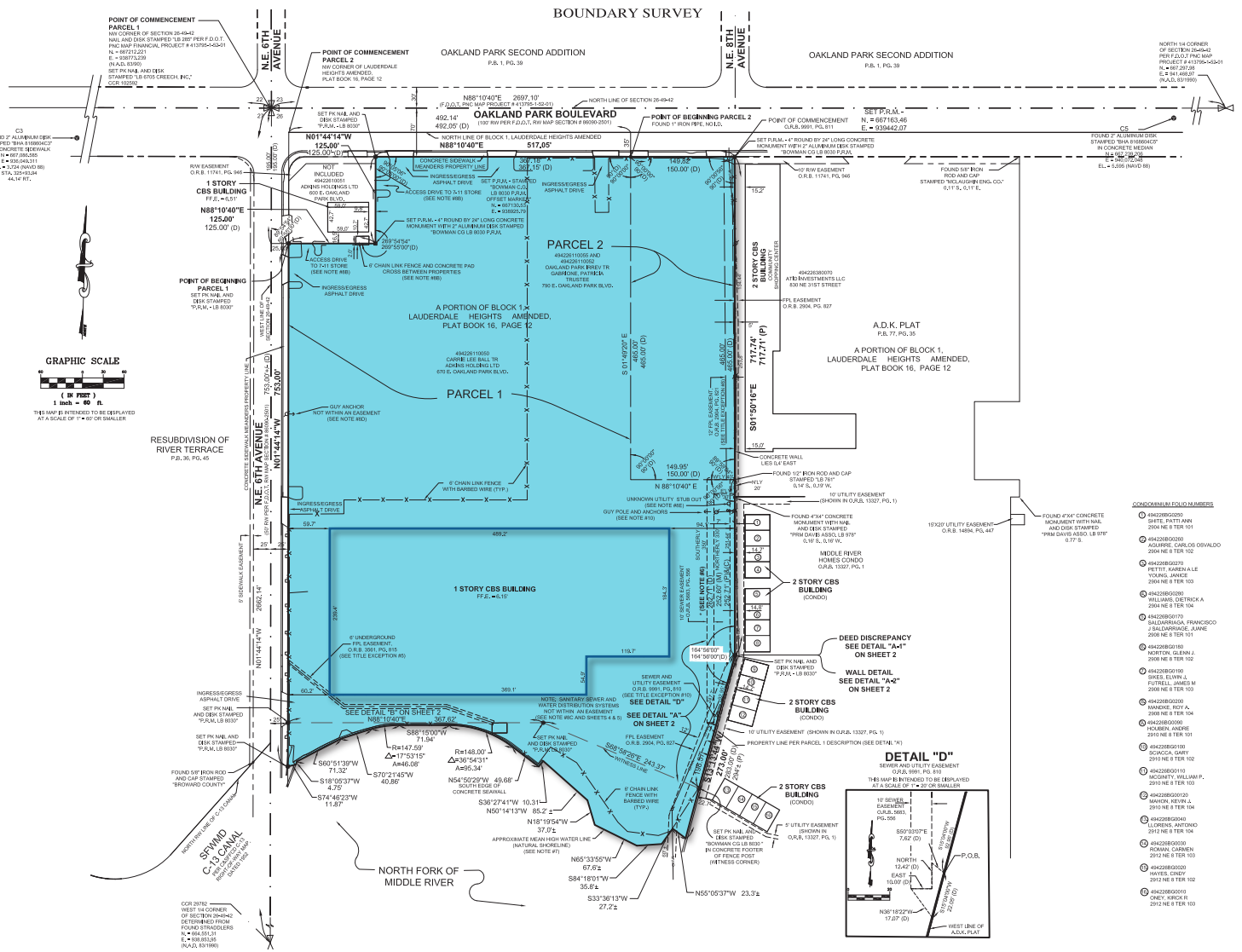
**RIVER OAKS
APARTMENTS
219 UNITS**

DAVID EMIHOVICH

Managing Partner

demihovich@dkatz.com

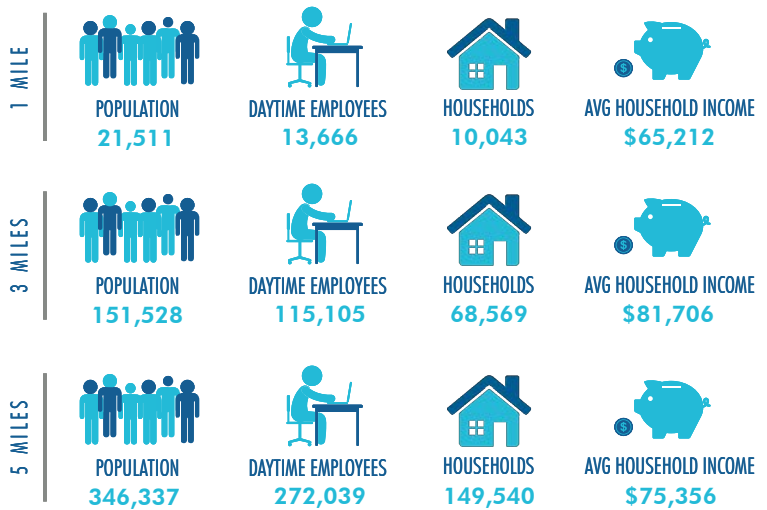
(561) 869-4345



OPPORTUNITY

- **NO LISTING PRICE**
- ±121,345 SF former Kmart on ±12.56 acres
- Land use "C" | Zoned B1 City of Oakland Park
- Platting completed
- Site plan approved 133,233 SF Walmart Supercenter
- Use restrictions: discount store and wholesale membership/warehouse club (to be further defined); grocery store/supermarket; pharmacy; dollar, general, or variety store; any lockers, lock-boxes or other type of storage system that is used to receive or store merchandise from a catalog or online retailer, remote internet fulfillment center, grocery drive-thru, grocery home shopping pick-ups, mail order or similar pick-up facility

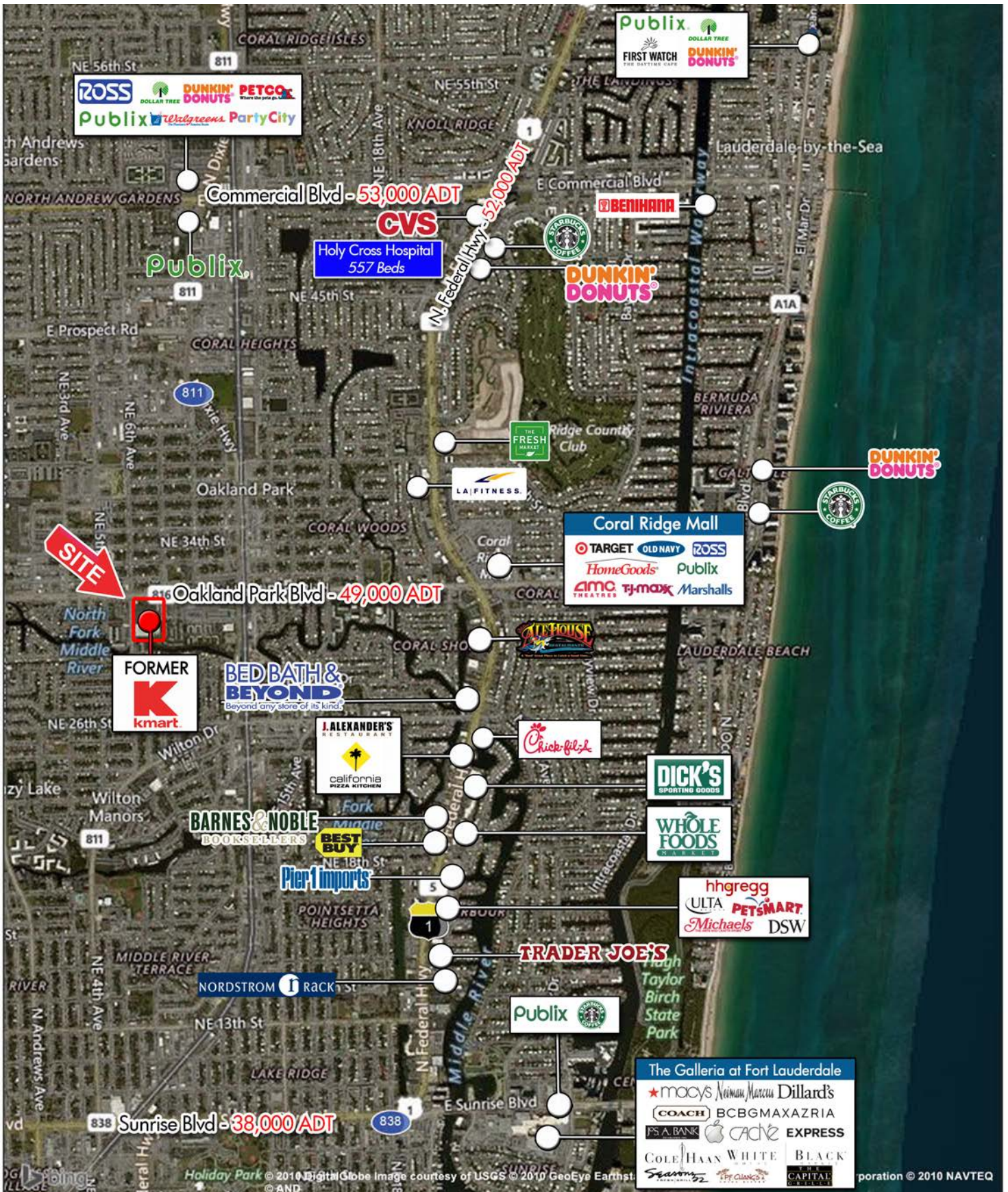
DEMOGRAPHICS



SITE | HIGHLIGHTS

670 E. OAKLAND PARK BLVD
OAKLAND PARK, FL

KATZ & ASSOCIATES



TRADE | AERIAL

670 E. OAKLAND PARK BLVD
OAKLAND PARK, FL