

## AVAILABLE FOR LEASE

### HEAVY TRAFFIC RETAIL

2302 E OAKLAND PARK BOULEVARD  
FORT LAUDERDALE, FLORIDA 33306



## The Rotella Group Inc.

Commercial Real Estate

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## Property Features

### AVAILABLE FOR LEASE

- ♦ 750 SF Space / 20' Frontage
- ♦ \$2,800 PER MONTH
- ♦ Kitchen Area & Treatment Sink
- ♦ Great Visibility / Signalized Intersection
- ♦ SEC E Oakland Park Boulevard & N Federal Highway
- ♦ Zoning B-1
- ♦ Dense Housing / Strong Daytime & Evening Demographics

<u>Demographics</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2017 Population	15,055	124,939	268,618
Average HH Inc.	\$97,169	\$83,940	\$78,760
Median Age	53.9	47.2	44.7
Total Businesses	1,778	9,282	21,920
Total Daytime Pop	13,517	79,125	242,361

### Traffic Counts 2017 FDOT AADT

US1 S of E Oakland Park Blvd - 54,500  
E Oakland Park Blvd E of US1 - 25,500

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.

## INTERIOR PHOTOS

2302 E Oakland Park Boulevard  
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CLIENT TREATMENT AREA



STORE FRONT



RECEPTION AREA



RESTROOM



WORK STATION



KITCHEN

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