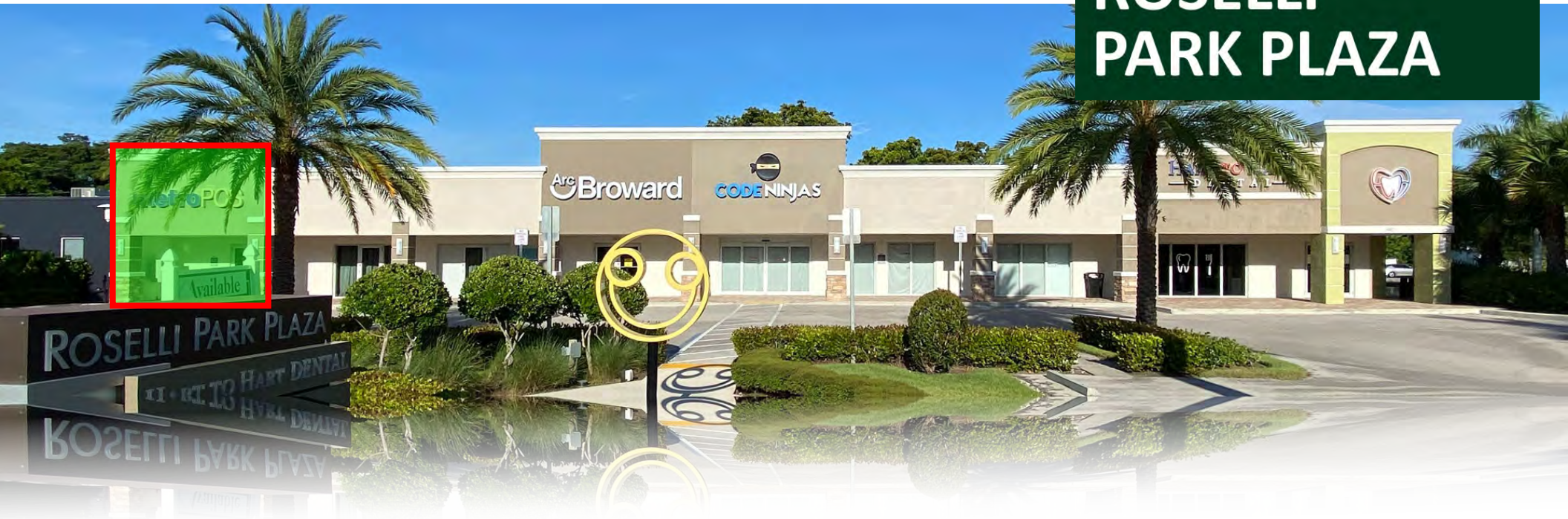




ROSELLI PARK PLAZA



Oakland Park Retail For Lease

3407-3425 North Dixie Highway, Fort Lauderdale, FL 33334

Michael Rotella | 954-802-3203 | mjr@rotellagroup.com

Anna Shon | 561-376-8062 | anna@rotellagroup.com

Office | 954-568-9015 | rotellagroup.com

The
RG Rotella Group Inc.
COMMERCIAL REAL ESTATE Est. 1995



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Oakland Park Retail **For Lease**



Roselli Park Plaza is located at 3407 N. Dixie Highway in the heart of **Oakland Park's Culinary Arts District**. It recently completed a 10,000 SF redevelopment which earned it the **City of Oakland Park's POP Star Award**. It is also located adjacent to the Art Park. *Its side "Art Wall"* resulted from a collaboration between the City and Roselli Properties to improve this key corner of downtown Oakland Park.



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Oakland Park Retail For Lease

Neighborhood



- Zoned Commercial in the Designated “Park Plaza” Culinary Arts District

- Walking Distance to Acclaimed “Funky Buddha Brewery”

- 5 minutes to I-95 and US-1

- 17 Minutes to Fort Lauderdale Airport

- 5 Minutes to Fort Lauderdale Beaches

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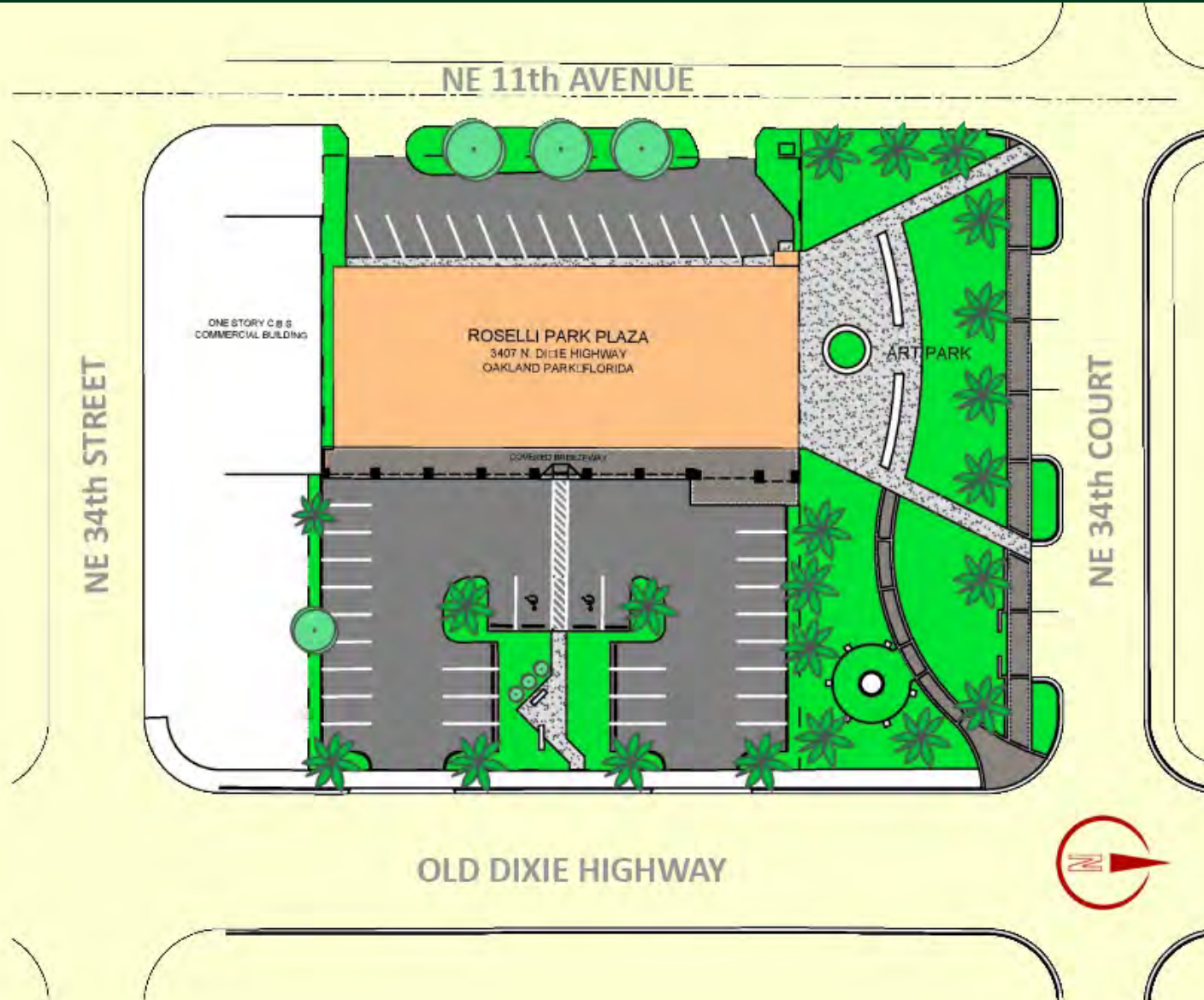
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Site Plan



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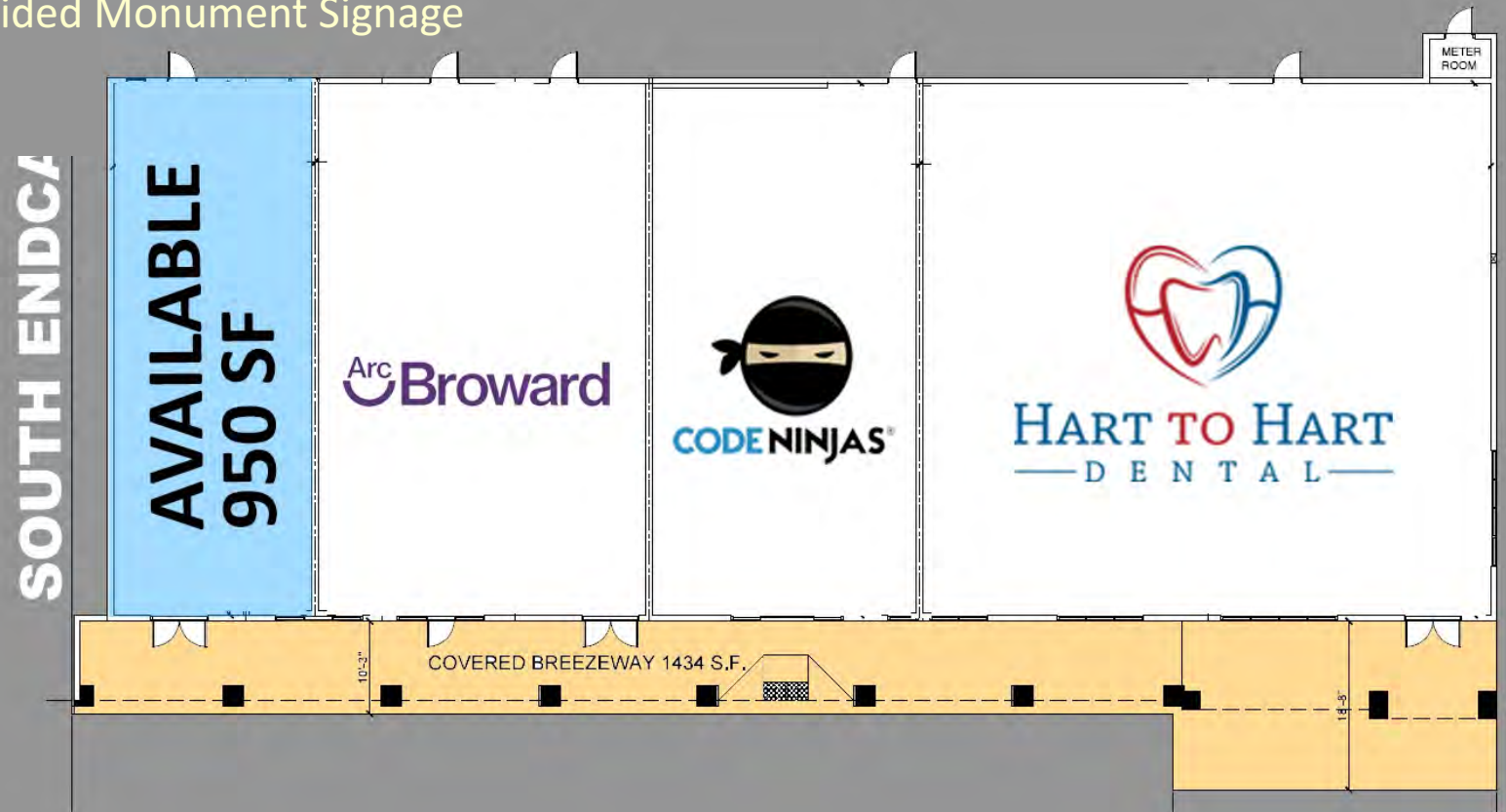


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Oakland Park Retail **For Lease**

Available Spaces

- Space #3411: 950 SF of Built Out Retail (Former Cellphone Store)
- Prime Retail Space For Lease at \$35 NNN + \$7.50 CAM
- Glass Doors and Windows
- Licensed Outside Seating Adjacent To Park
- Illuminated Double Sided Monument Signage
- Abundant Parking



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Oakland Park Retail **For Lease**

Exterior photos



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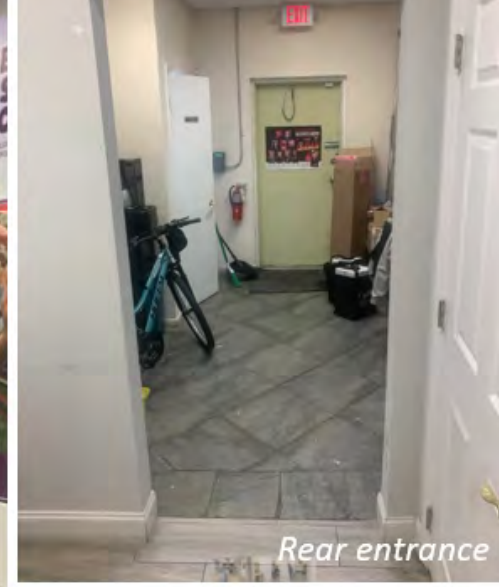
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Oakland Park Retail **For Lease**

Space #3411 - End Cap



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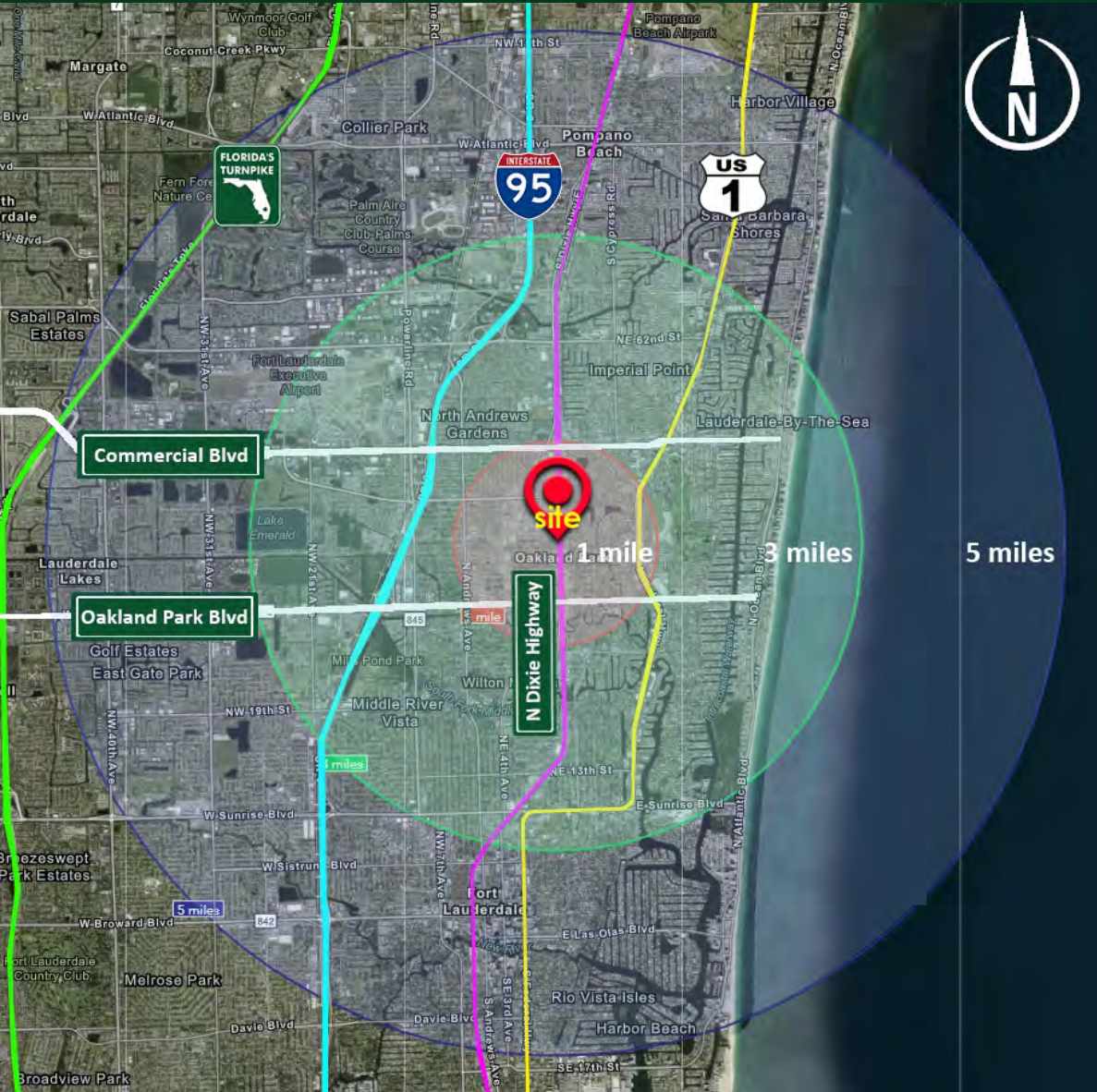
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Oakland Park Retail **For Lease**

Statistics



2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	18,509	130,869	343,286
Total Daytime Population	21,509	166,656	411,420
Average Household Income	\$90,862	\$112,328	\$101,902
Median Age	42.2	46.9	43.4
Total Businesses	2,872	15,990	33,696
Total Employees	16,658	114,540	262,862

2027 Forecast	1 Mile	3 Miles	5 Miles
Total Population	18,915	131,832	350,534
Average Household Income	\$106,878	\$133,700	\$121,859
Median Age	42.4	47.1	43.7

Sources: ESRE and FDOT 2023

Traffic Counts
N Dixie Highway off of Oakland Park Blvd
24,500 CPD

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