

**NEW**  
**CONSTRUCTION**



**RANKIN PLAZA**  
**RETAIL SPACE**  
**FOR LEASE**



**3,268 SF endcap with free loft space**

**👉 \$20.00 NNN**

491 E Commercial Boulevard, Oakland Park, FL 33334



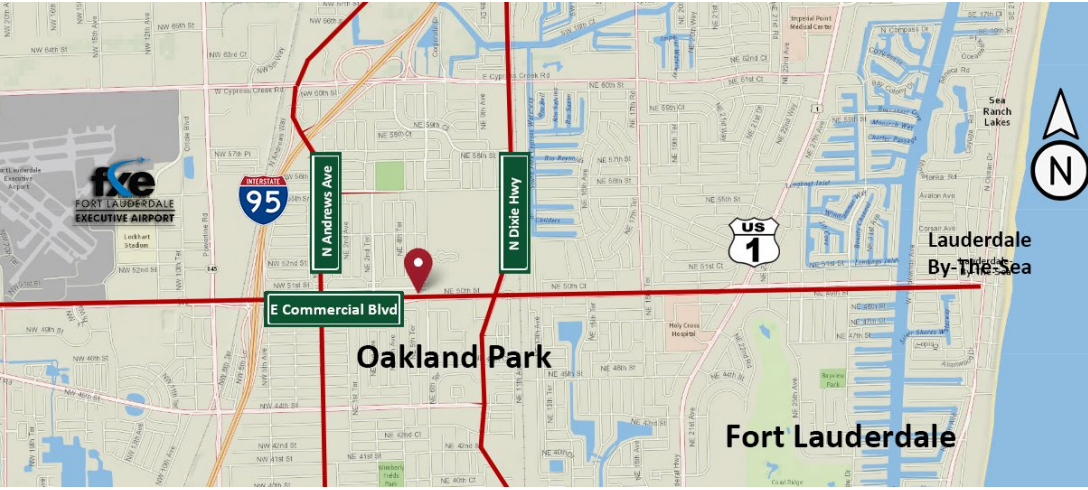
Clinton Casey | ext. 227 | [clint@rotellagroup.com](mailto:clint@rotellagroup.com)

Office | 954-568-9015 | [rotellagroup.com](http://rotellagroup.com)



491 E Commercial Boulevard, Oakland Park, FL 33334

# New Construction: 3,268 SF endcap w/ free loft space **For Lease**



Brand new building with **1 available endcap** located in Oakland Park, Broward County, between North Andrews Ave and North Dixie Highway, a very busy commercial area of

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- For Lease @ \$20 NNN
- Uses: Retail or Service
- 15'6" Clear
- Bonus Loft with the space
- Vanilla shell space with tile floors
- Impact windows
- Excellent Signage Availability
- Great visibility on



Side Parking Lot

- Dense housing area
- High Traffic Count (69,000 VPD)
- 3 minutes to I-95
- Proximity to schools\*

*\*vape shops not permitted*

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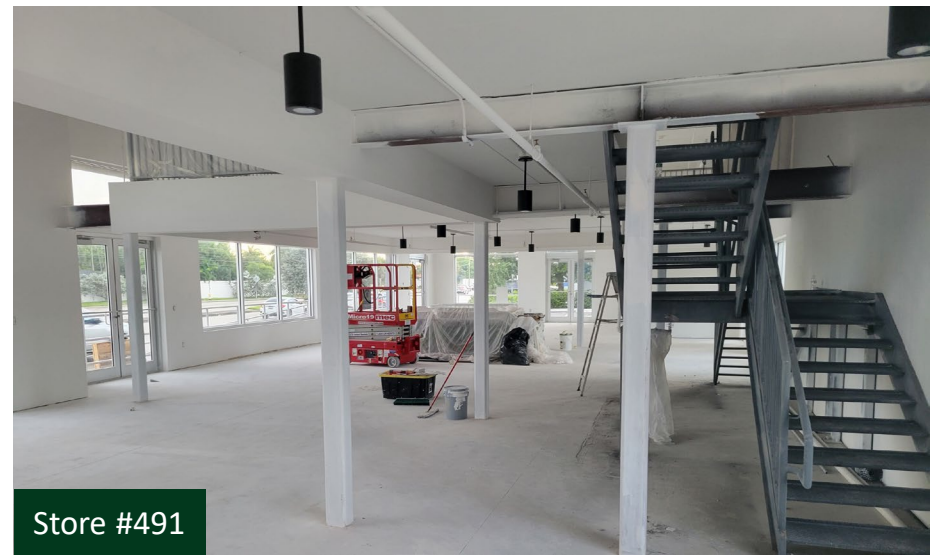
Rear Parking Lot



Back corridor



Store #491



Store #491

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Store #491



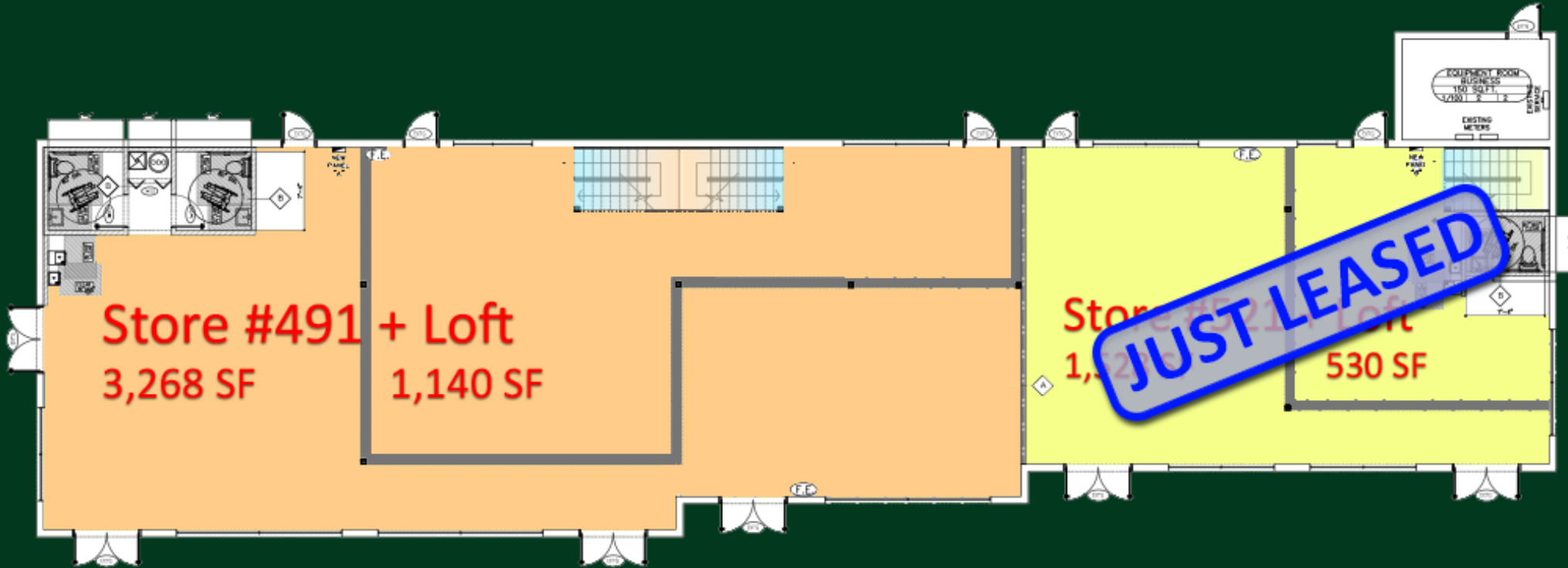
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## Floor Plan



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NE 51st Street

Ample parking



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## Who is in the area



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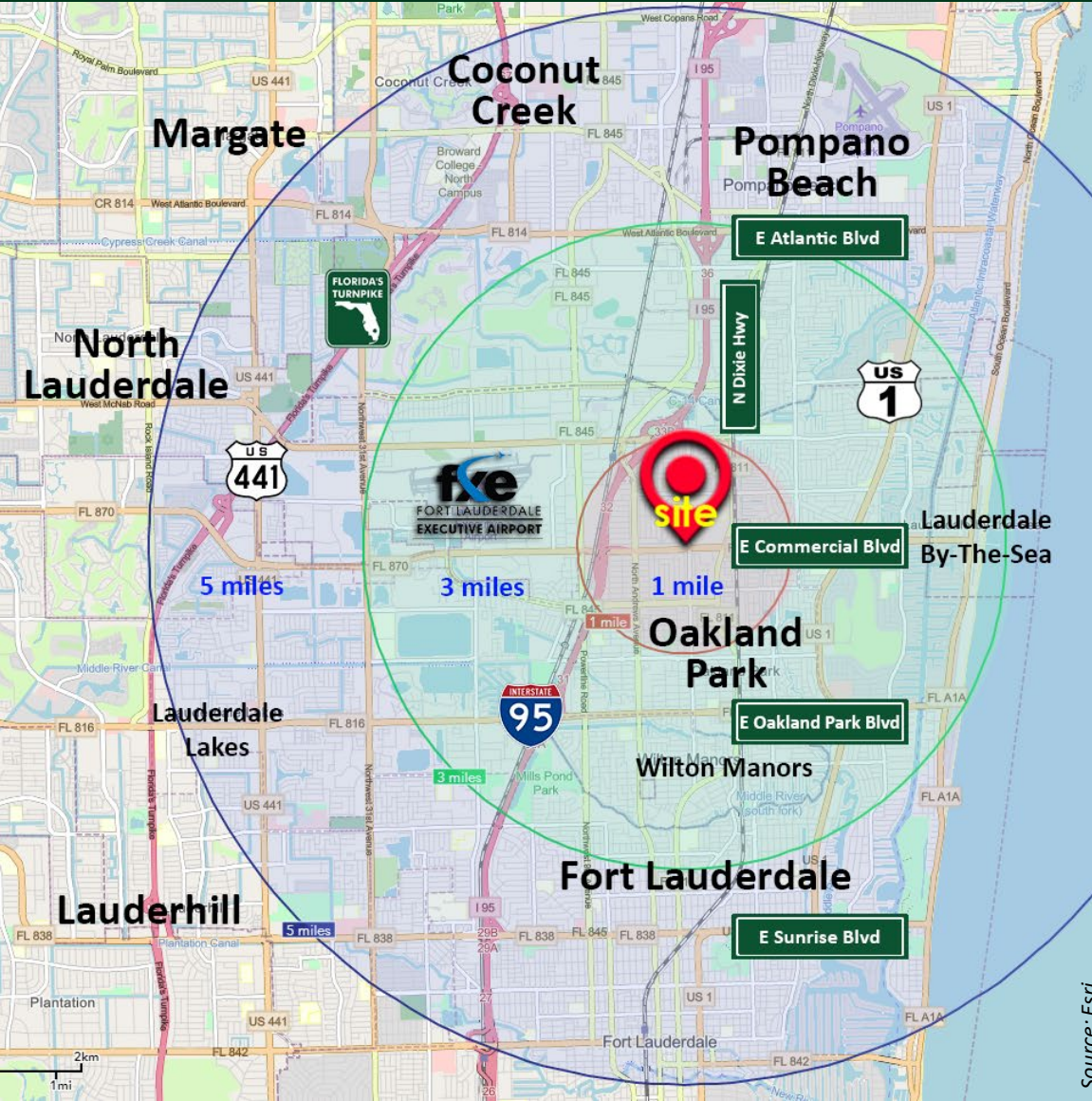




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## Demographics



2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	18,495	134,250	367,237
Total Daytime Population	20,920	177,688	430,555
Average Household Income	\$86,522	\$108,352	\$98,009
Median Age	39.5	47.9	43.8
Total Businesses	2,189	16,255	33,350
Total Employees	14,008	121,380	261,681

2027 Demographics Forecast	1 Mile	3 Miles	5 Miles
Total Population	18,278	134,965	373,235
Average Household Income	\$102,967	\$129,172	\$117,660
Median Age	39.9	48.3	44.2

Source: Esri

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## The Rotella Group, Inc.

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