

FREE-STANDING  
BUILDING

11,636± SF 2 STORY OFFICE BUILDING FOR SALE or LEASE  
3451 N Dixie Hwy, Oakland Park, FL 33334



Contact:

Clinton Casey

[Clint@RotellaGroup.com](mailto:Clint@RotellaGroup.com)

o. [954-568-9015](tel:954-568-9015)

<sup>The</sup>  
**RG** Rotella Group Inc.

COMMERCIAL REAL ESTATE

[www.RotellaGroup.com](http://www.RotellaGroup.com)

PROPERTY  
AERIAL

11,636± SF 2 STORY OFFICE BUILDING FOR SALE or LEASE  
3451 N Dixie Hwy, Oakland Park, FL 33334



Contact:

Clinton Casey  
[Clint@RotellaGroup.com](mailto:Clint@RotellaGroup.com)  
o. [954-568-9015](tel:954-568-9015)

<sup>The</sup>  
**RG** Rotella Group Inc.

COMMERCIAL REAL ESTATE  
[www.RotellaGroup.com](http://www.RotellaGroup.com)

## BUILDING HIGHLIGHTS

# 11,636± SF 2 STORY OFFICE BUILDING FOR SALE or LEASE

3451 N Dixie Hwy, Oakland Park, FL 33334

|                        |   |
|------------------------|---|
| <b>Building:</b>       | 11,636 SF   |
| -                      | 1 <sup>st</sup> 5,334 SF  |
| -                      | 2 <sup>nd</sup> 5,977 SF  |
| <b>Ceiling Height:</b> | 10' clear   |
| <b>Restrooms:</b>      | 5   |
| <b>Floors:</b>         | 2   |
| <b>Last Reno:</b>      | 2015  |
| <b>Zoning:</b>         | Downtown Corridor West -DCW   |
| <b>Roll-ups:</b>       | 2 ground level  |
| <b>Notes:</b>          | <ul style="list-style-type: none"><li>- Impact windows</li><li>- Sprinklered</li><li>- 2 Kitchens</li></ul>   |
| <b>Build Out:</b>      | <ul style="list-style-type: none"><li>- 1<sup>st</sup> - Under air with large finished workrooms, storage and kitchen</li><li>- 2<sup>nd</sup> - All office with perimeter offices and bullpen.</li></ul> |
| <b>Traffic Counts:</b> | 23,500 VPD  |



### Contact:

**Clinton Casey**  
[Clint@RotellaGroup.com](mailto:Clint@RotellaGroup.com)  
o. [954-568-9015](tel:954-568-9015)



COMMERCIAL REAL ESTATE  
[www.RotellaGroup.com](http://www.RotellaGroup.com)

PHOTOS  
1<sup>st</sup> FLOOR

11,636± SF 2 STORY OFFICE BUILDING FOR SALE or LEASE  
3451 N Dixie Hwy, Oakland Park, FL 33334



Contact:

Clinton Casey

[Clint@RotellaGroup.com](mailto:Clint@RotellaGroup.com)

o. [954-568-9015](tel:954-568-9015)

<sup>The</sup>  
**RG** Rotella Group Inc.

COMMERCIAL REAL ESTATE

[www.RotellaGroup.com](http://www.RotellaGroup.com)

PHOTOS  
2<sup>nd</sup> FLOOR

11,636± SF 2 STORY OFFICE BUILDING FOR SALE or LEASE  
3451 N Dixie Hwy, Oakland Park, FL 33334



Contact:

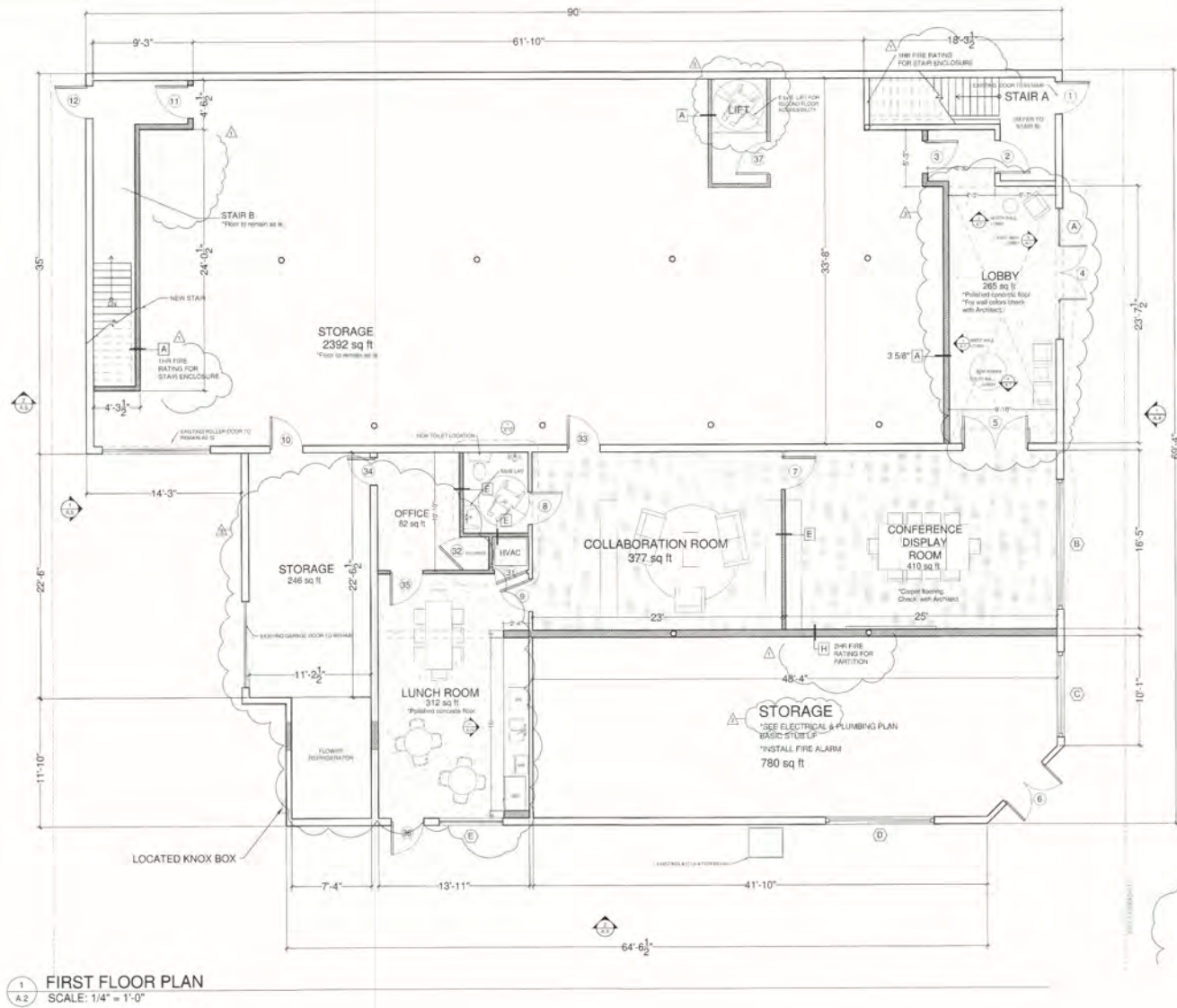
Clinton Casey  
[Clint@RotellaGroup.com](mailto:Clint@RotellaGroup.com)  
o. [954-568-9015](tel:954-568-9015)

The  
**RG** Rotella Group Inc.

COMMERCIAL REAL ESTATE  
[www.RotellaGroup.com](http://www.RotellaGroup.com)

**FLOOR PLAN**  
**1<sup>ST</sup> FLOOR**

**11,636± SF 2 STORY OFFICE BUILDING FOR SALE or LEASE**  
**3451 N Dixie Hwy, Oakland Park, FL 33334**



- GENERAL PLAN NOTES**
- 1) Paint all new drywall partitions and exposed ceiling Behr Polar Bear white # 1875 Flat interior paint.
  - 2) Concrete Block to be painted with clear sealer.
  - 3) Verify all dimensions in field.
  - 4) Unless otherwise noted, furnishing and specialty fixtures will be supplied by owner.
  - 5) All new walls are shaded. Refer to sheet A-6 for wall types.
  - 6) Unshaded existing walls are to be painted (consult with architect.)

**1 FIRST FLOOR PLAN**  
**A.2 SCALE: 1/4" = 1'-0"**

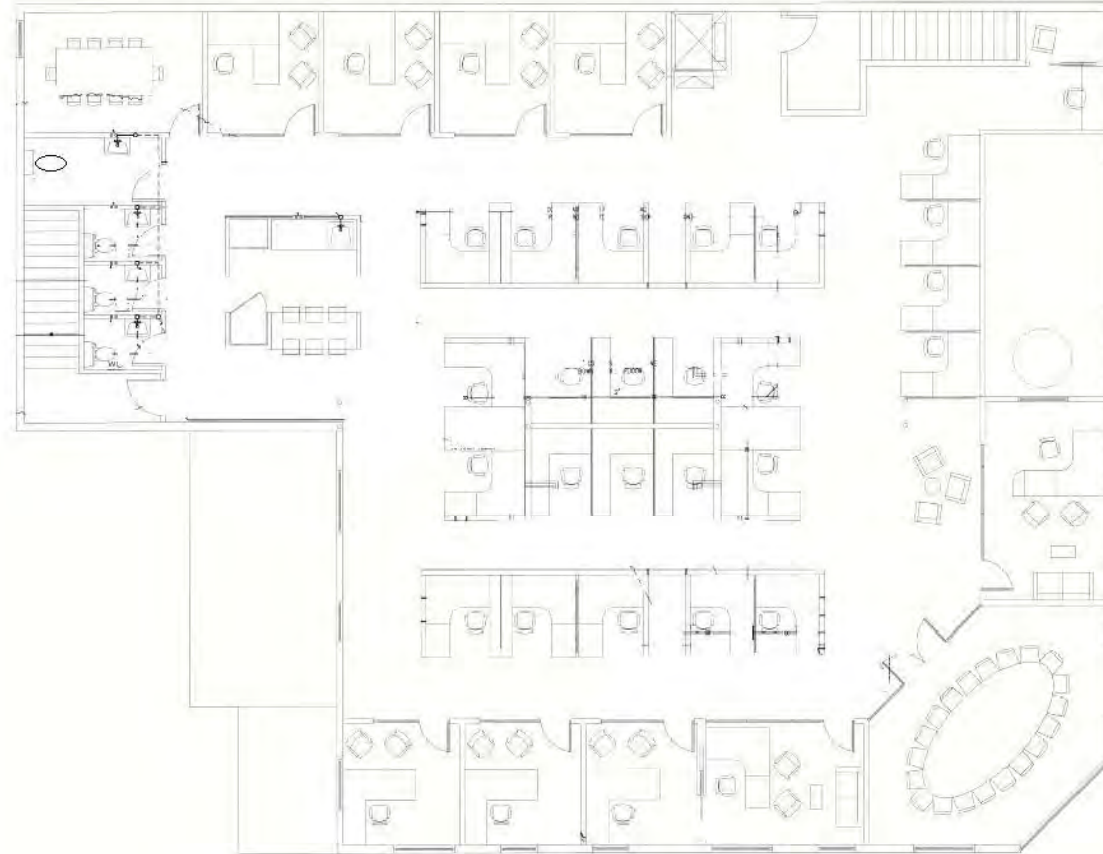
|                         |                     |
|-------------------------|---------------------|
| OCCUPANCY COUNT         | 86                  |
| TYPE OF CONSTRUCTION    | B-A                 |
| FIRST FLOOR PLAN SQ FT  | 5334.0000 SQ. FT.   |
| SECOND FLOOR PLAN SQ FT | 5977.0000 SQ. FT.   |
| TOTAL SQ FOOTAGE        | 11,311.0000 SQ. FT. |

Contact:

**Clinton Casey**  
[Clint@RotellaGroup.com](mailto:Clint@RotellaGroup.com)  
o. [954-568-9015](tel:954-568-9015)



COMMERCIAL REAL ESTATE  
[www.RotellaGroup.com](http://www.RotellaGroup.com)



Second Floor Sketch

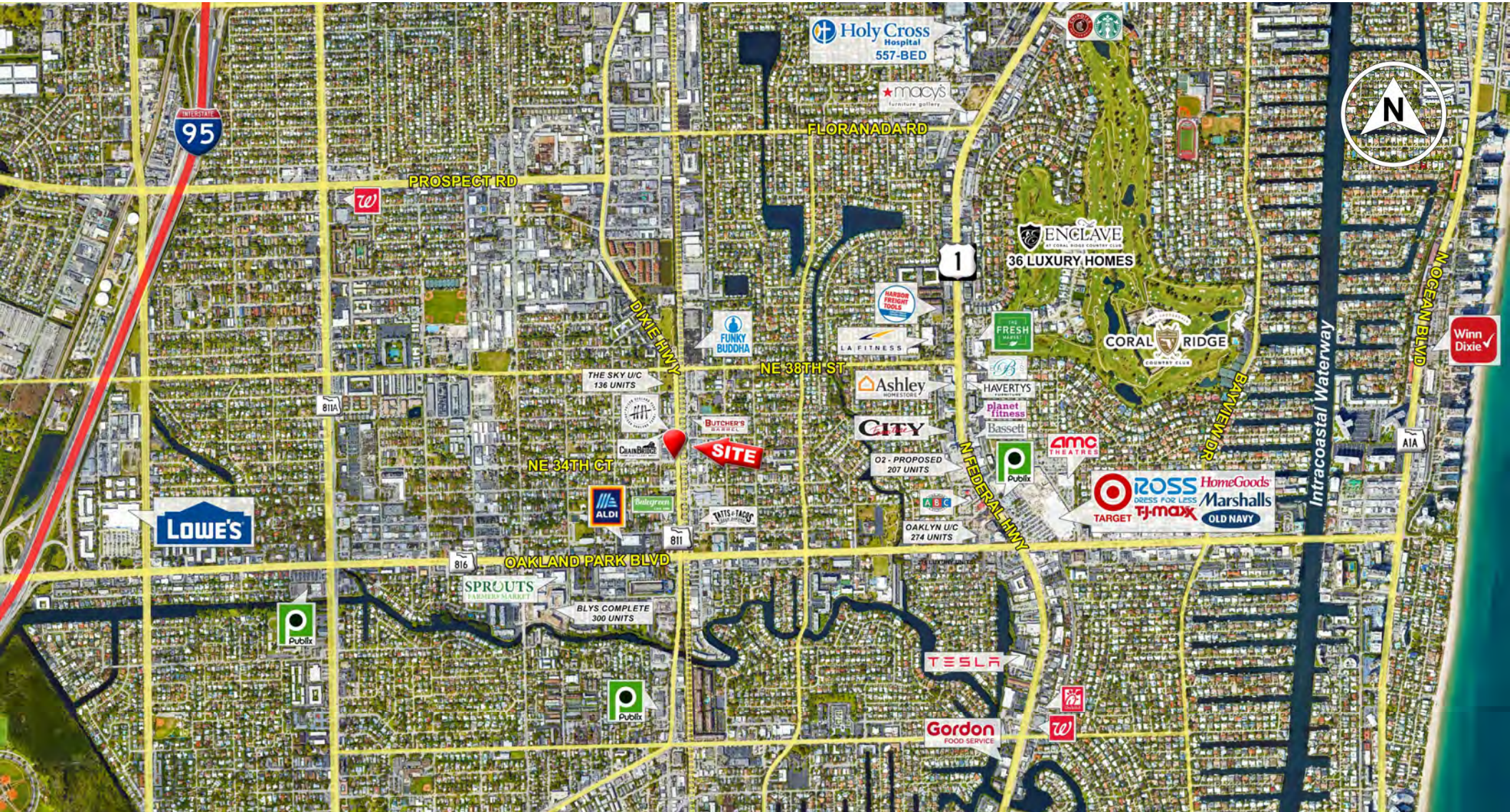
STEVEN FRII FR P.F. PI  
FLORIDA Reg # 2216  
Certificate of Authorization # 2003407  
2014.5.10.01.01.01  
ONE ANDREWS RD, SUITE 1100  
FORT LAUDERDALE, FL 33304  
WWW.ROTELLA.COM  
©2014

Contact:

Clinton Casey  
[Clint@RotellaGroup.com](mailto:Clint@RotellaGroup.com)  
o. [954-568-9015](tel:954-568-9015)

The  
**Rotella Group Inc.**

COMMERCIAL REAL ESTATE  
[www.RotellaGroup.com](http://www.RotellaGroup.com)



Contact:

Clinton Casey

[Clint@RotellaGroup.com](mailto:Clint@RotellaGroup.com)

o. [954-568-9015](tel:954-568-9015)

The  
**Rotella Group Inc.**

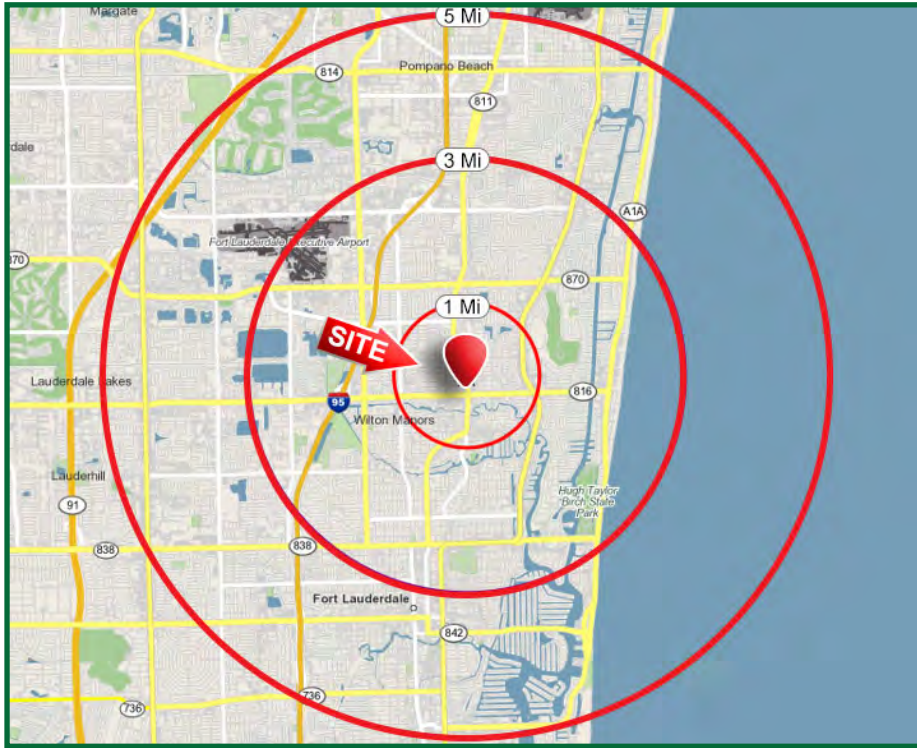
COMMERCIAL REAL ESTATE

[www.RotellaGroup.com](http://www.RotellaGroup.com)



# PROPERTY DEMOGRAPHICS

# 11,636± SF 2 STORY OFFICE BUILDING FOR SALE or LEASE 3451 N Dixie Hwy, Oakland Park, FL 33334



## TRAFFIC COUNTS 2022 AADT

|             |        |
|-------------|--------|
| N Dixie Hwy | 23,500 |
|-------------|--------|

Source: FDOT

| 2023 DEMOGRAPHICS | 1 MILE   | 3 MILE    | 5 MILE   |
|-------------------|----------|-----------|----------|
| EST POPULATION    | 18,332   | 131,081   | 323,992  |
| AVG HH INCOME     | \$86,399 | \$102,458 | \$93,297 |
| MEDIAN AGE        | 43.4     | 45.7      | 43.2     |
| TOTAL BUSINESSES  | 2,692    | 15,647    | 35,384   |
| TOTAL DAYTIME POP | 20,227   | 173,154   | 433,888  |

Source: Experian

Contact:

**Clinton Casey**  
[Clint@RotellaGroup.com](mailto:Clint@RotellaGroup.com)  
 o. [954-568-9015](tel:954-568-9015)



COMMERCIAL REAL ESTATE  
[www.RotellaGroup.com](http://www.RotellaGroup.com)



## The Rotella Group, Inc.

---

Commercial Real Estate Brokers

### SOUTH FLORIDA

3300 North Federal Highway, Suite 200  
Fort Lauderdale, FL 33306  
Phone 954-568-9015

### NORTH & CENTRAL FLORIDA

12200 West Colonial Drive, Suite 300-H  
Winter Garden, FL 34787  
Phone 407-718-1849

[www.rotellagroup.com](http://www.rotellagroup.com)  
[info@rotellagroup.com](mailto:info@rotellagroup.com)

follow us



**DISCLAIMER:** 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.