

**ROSELLI PARK
PLAZA**



Oakland Park Retail For Lease

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

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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.



Strategically located in the heart of Oakland Park's Culinary Arts District

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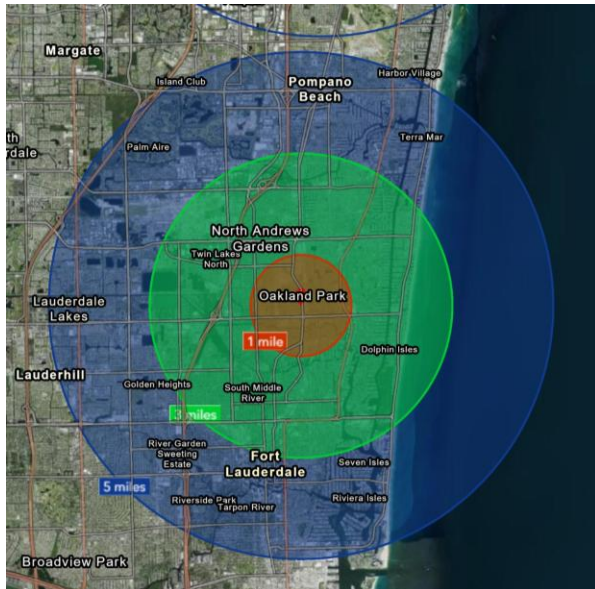
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Demographics



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST POPULATION	18,248	137,144	346,877
AVG HH INCOME	\$118,599	\$132,152	\$119,597
MEDIAN AGE	47.2	47.0	43.9
TOTAL BUSINESSES	2,610	14,461	31,218
TOTAL EMPLOYEES	15,687	114,503	271,544
TOTAL DAYTIME POP	23,393	171,285	435,651

2030 FORECAST	1 MILE	3 MILE	5 MILE
EST POPULATION	19,833	141,527	362,715
AVG HH INCOME	\$135,803	\$148,693	\$134,166
MEDIAN AGE	47.5	47.6	44.7



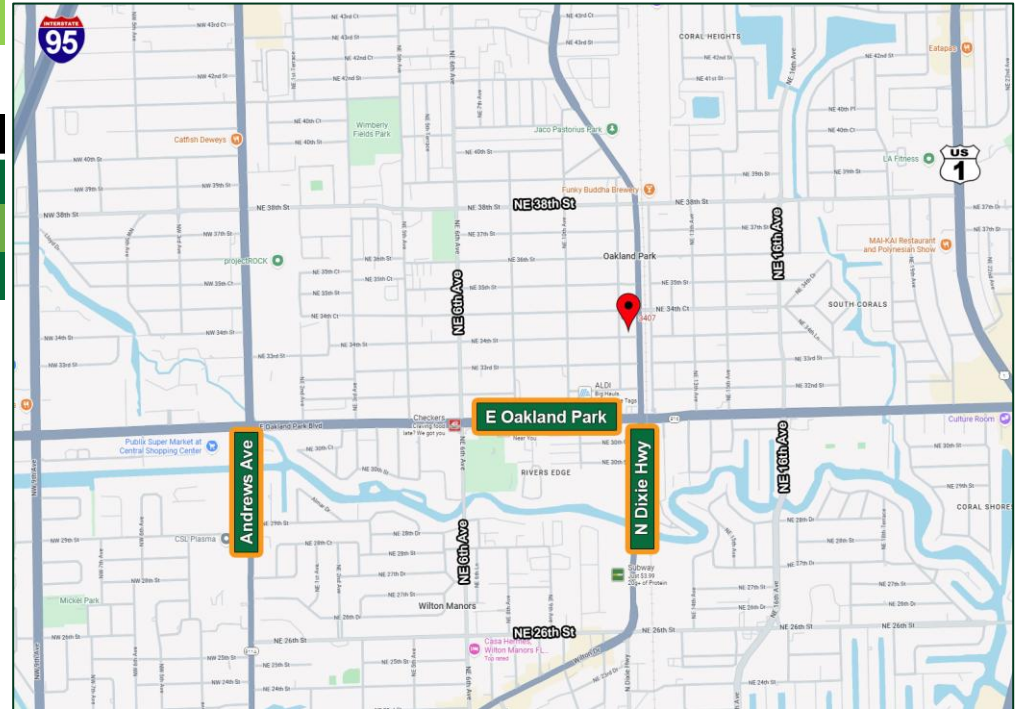
Source: Esri

Transportation

Traffic Counts

N. Dixie Highway (Oakland Park)
20,000 AADT

Source: FDOT



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Neighborhood



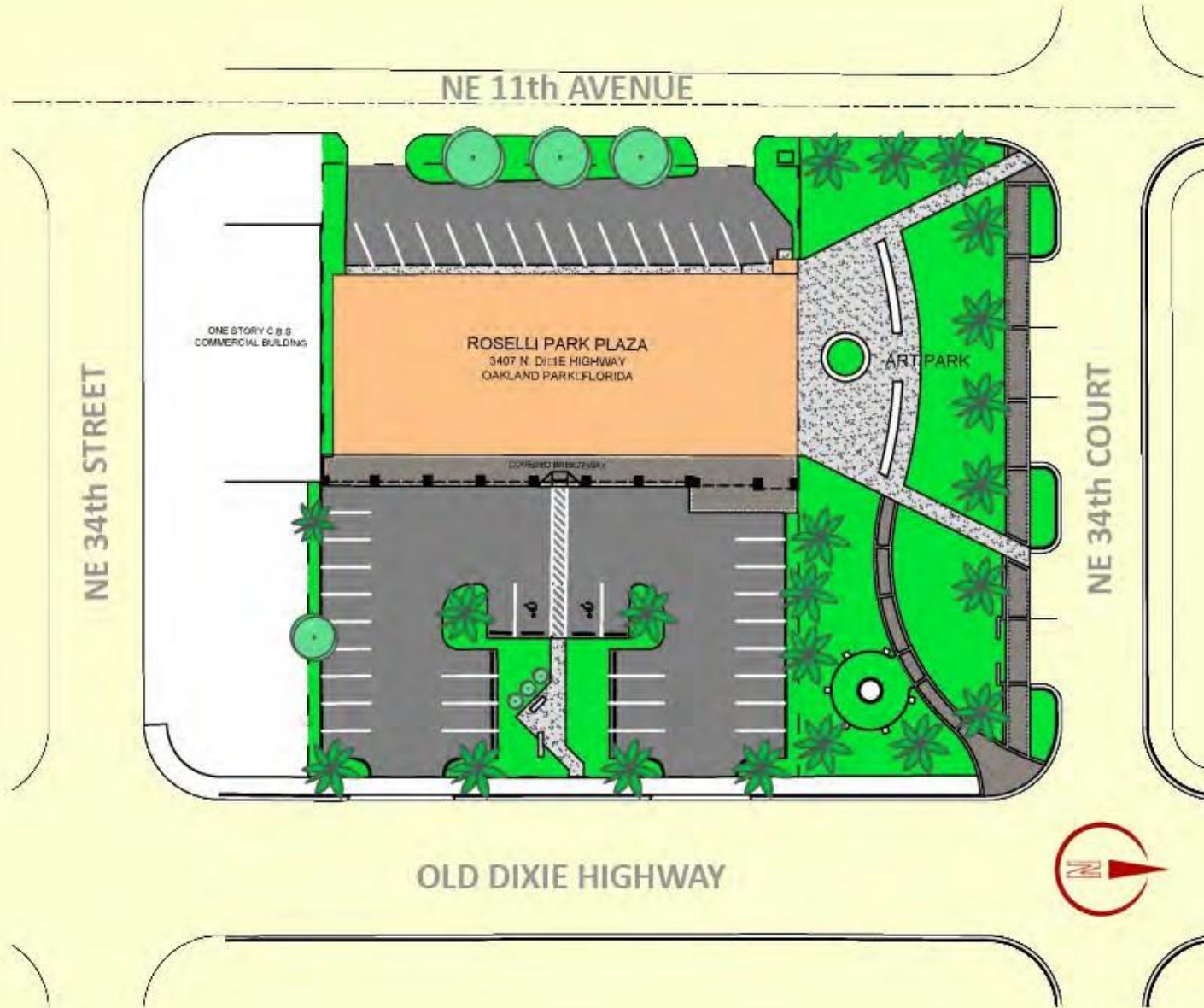
- Zoned Commercial in the Designated “Park Plaza” Culinary Arts District
- Walking Distance to Acclaimed “Funky Buddha Brewery”
- 5 minutes to I-95 and US-1
- 17 Minutes to Fort Lauderdale Airport
- 5 Minutes to Fort Lauderdale Beaches

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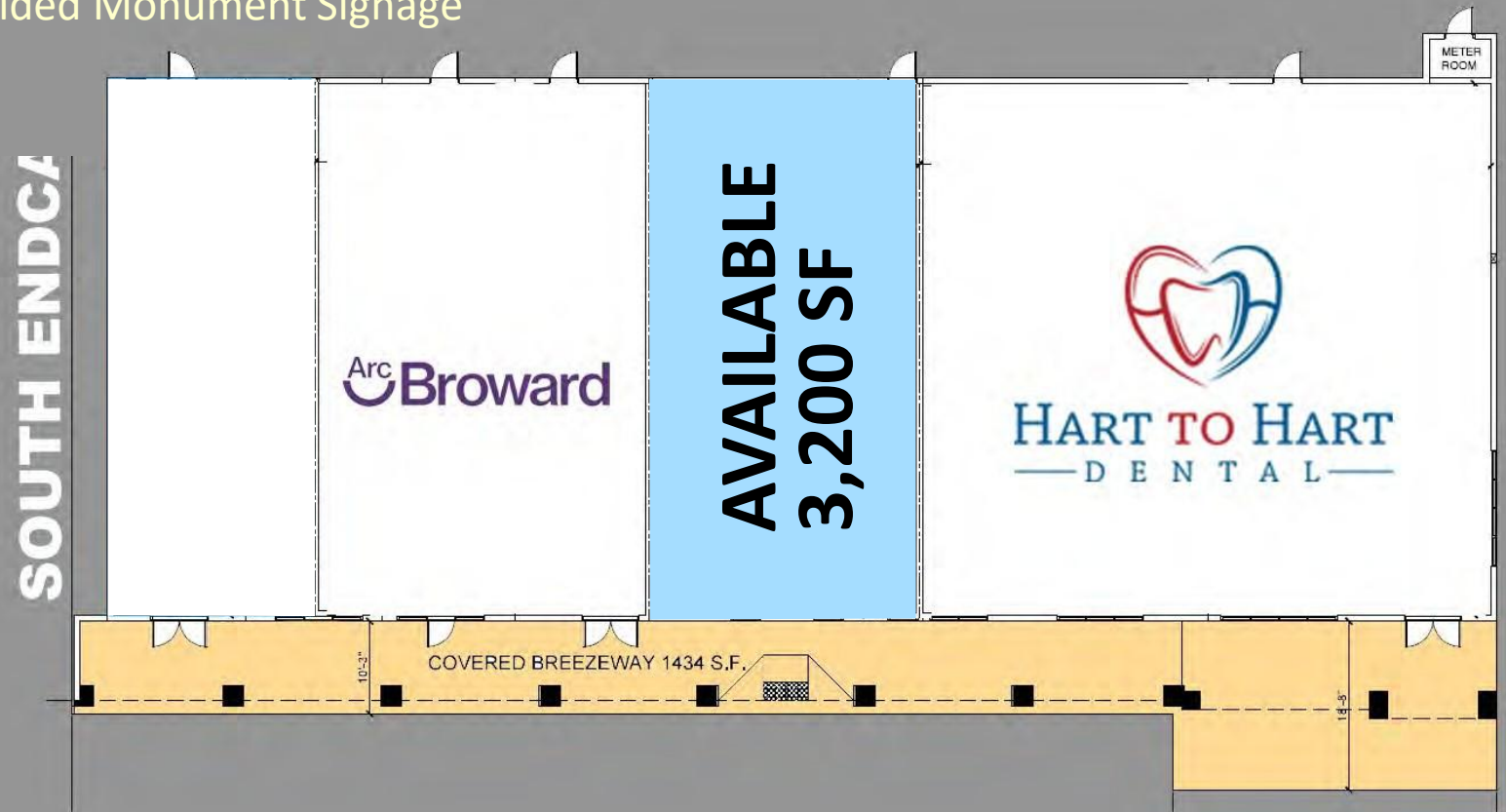


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Available Spaces

- 3,200 SF of Built Out Retail
- Prime Retail Space For Lease at \$32 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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Exterior Photos



Actual Store Signage



Actual Store Signage



Garden Seating Area



Corridor



Rear Parking

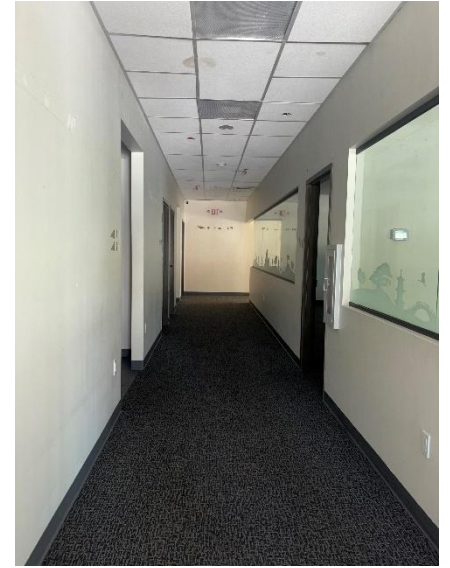
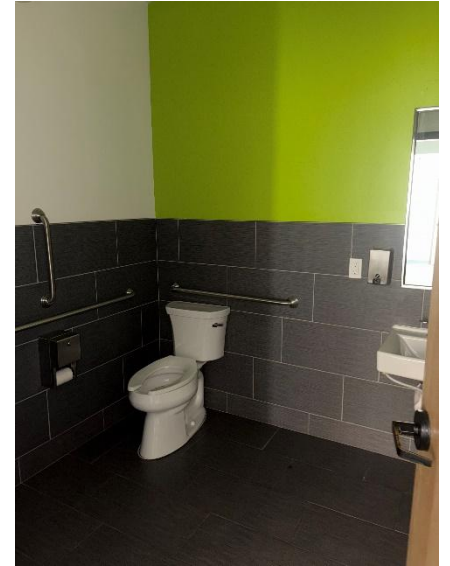
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Interior Photos



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