

7,000± SF FULLY EQUIPPED RESTAURANT FOR LEASE
3485 N Federal Highway, Oakland Park, FL 33306



Contact:

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The
Rotella Group Inc.

COMMERCIAL REAL ESTATE

www.RotellaGroup.com

PROPERTY
AERIAL

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HIGHLIGHTS

7,000± SF FULLY EQUIPPED RESTAURANT FOR LEASE

3485 N Federal Highway, Oakland Park, FL 33306

- 7,000± SF (70' x 100') restaurant **FOR LEASE AT \$45.00 NNN**
- Fully equipped / outdoor seating available.
- Adjacent to Roselli office building, City Furniture and The 02, a 165-unit luxury residential project.
- Pylon and building signage / abundant parking.
- Surrounded by the affluent neighborhood of Coral Ridge, Enclave and Coral Shores.
- Excellent visibility and frontage on US HWY 1 in Fort Lauderdale's premier retail corridor.
- New HVAC units, new porte-cochere lit, adjacent to two long term successful restaurants.
- New equipment and electrical panels throughout the restaurant.

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RESTAURANT
PHOTOS

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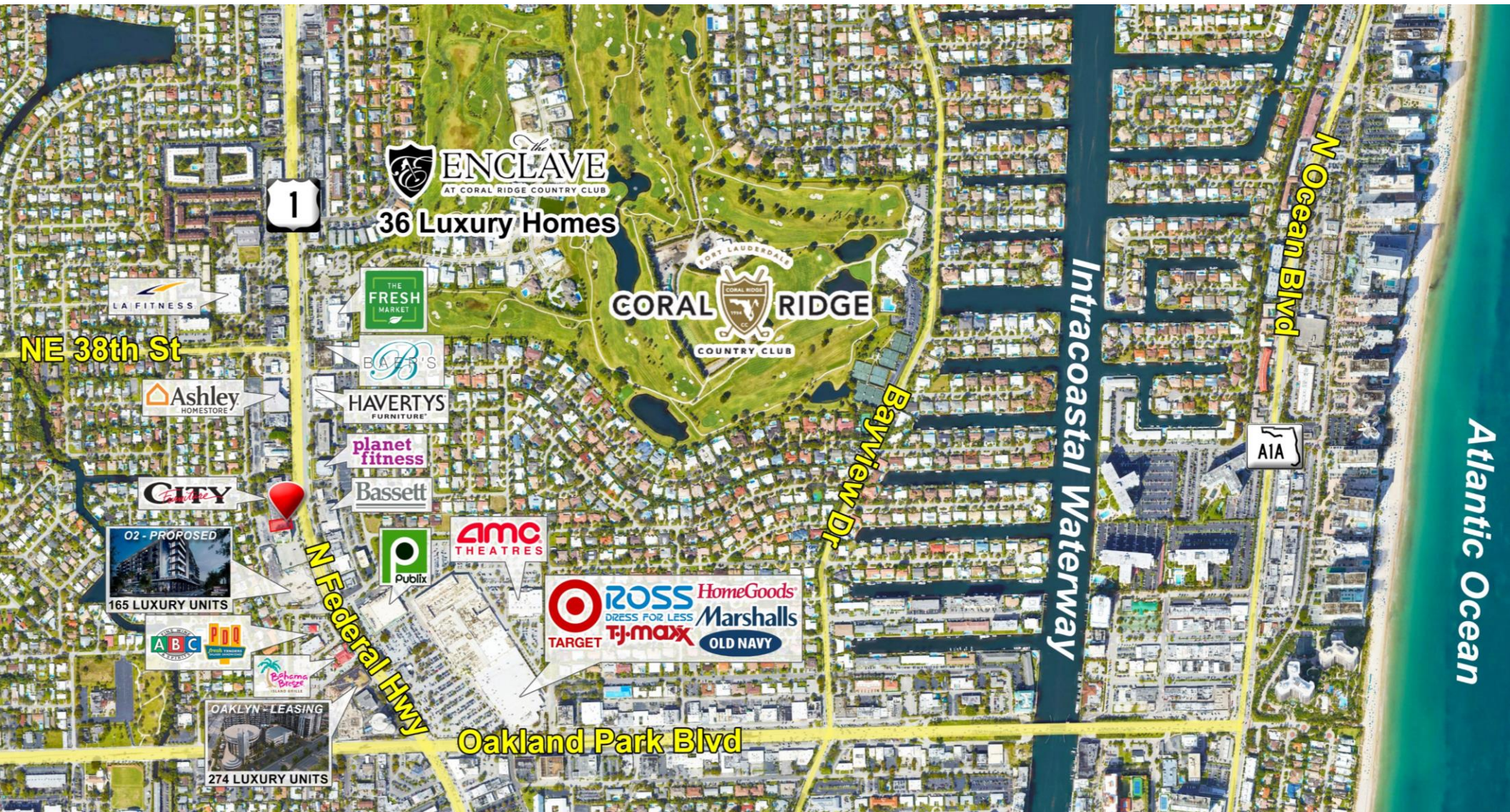
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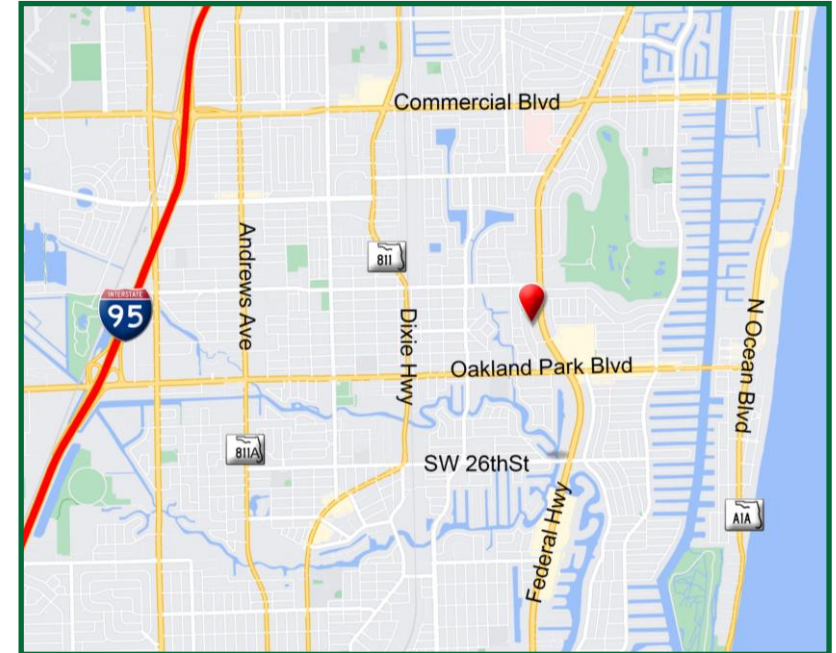
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PROPERTY DEMOGRAPHICS

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TRAFFIC COUNTS 2022 AADT

US Hwy 1 45,000

Source: FDOT



2022 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
EST POPULATION	15,197	67,687	126,449
AVG HH INCOME	\$110,511	\$109,242	\$102,450
MEDIAN AGE	48.8	49.4	47.3
TOTAL BUSINESSES	2,242	8,252	14,605
TOTAL DAYTIME POP	20,681	86,540	163,767

Source: Experian

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