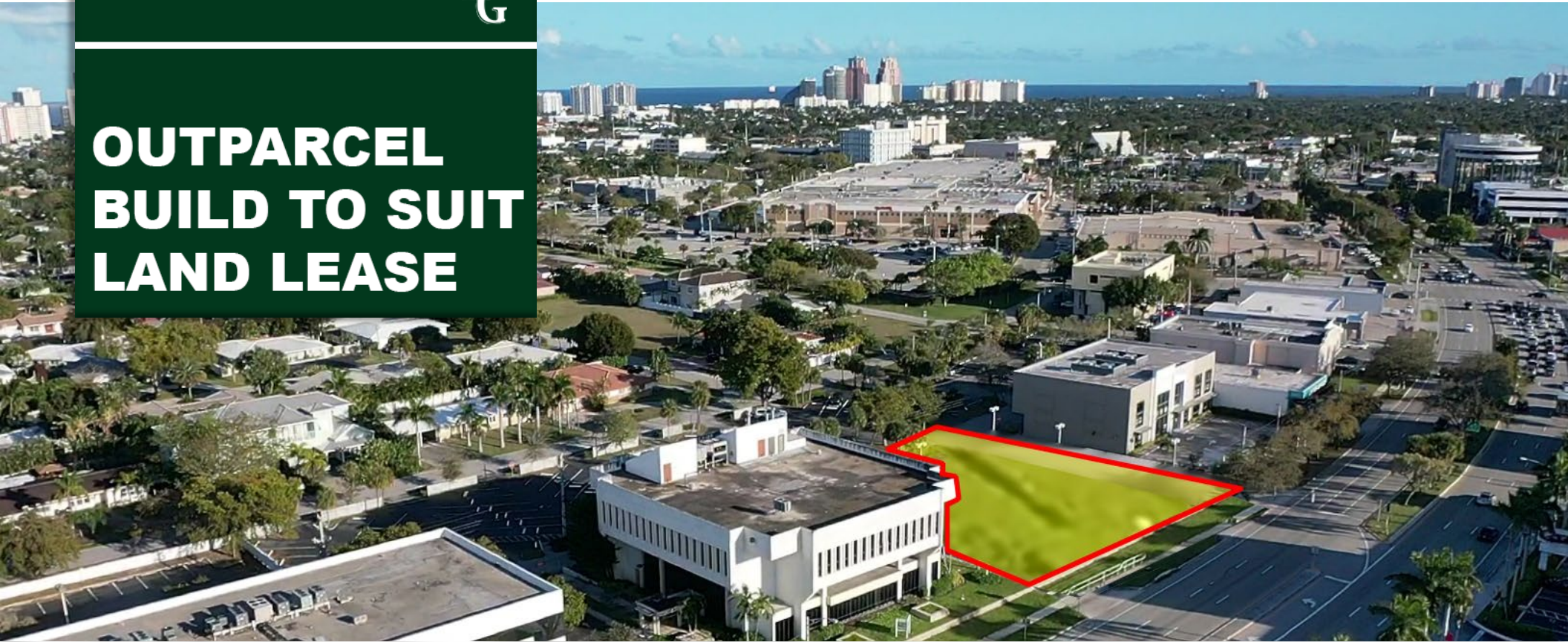




# OUTPARCEL BUILD TO SUIT LAND LEASE



## **3,500-4,000 SF Build-to-Suit** Land Lease

3600 North Federal Highway, Fort Lauderdale, FL 33308



Clint Casey | 954-684-2686 | [clint@rotellagroup.com](mailto:clint@rotellagroup.com)

Office | 954-568-901 | [rotellagroup.com](http://rotellagroup.com)

**The**  
**R&G Rotella Group Inc.**  
COMMERCIAL REAL ESTATE



3600 North Federal Highway, Fort Lauderdale, FL 33308

# Outparcel Build-To-Suit / Land For Lease



Buildable Square Feet:

- 4,000 +/- SF @ 4:1 Parking
- 3,500 +/- SF @ 5:1 Parking

Lighted Left In

Zoning B-1

**10 additional parking spots allocated for Outparcel in back parking**

Adjacent to 20,000 SF *Planet Fitness* opening in Dec 2022



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10 additional parking spots allocated for Outparcel in back parking

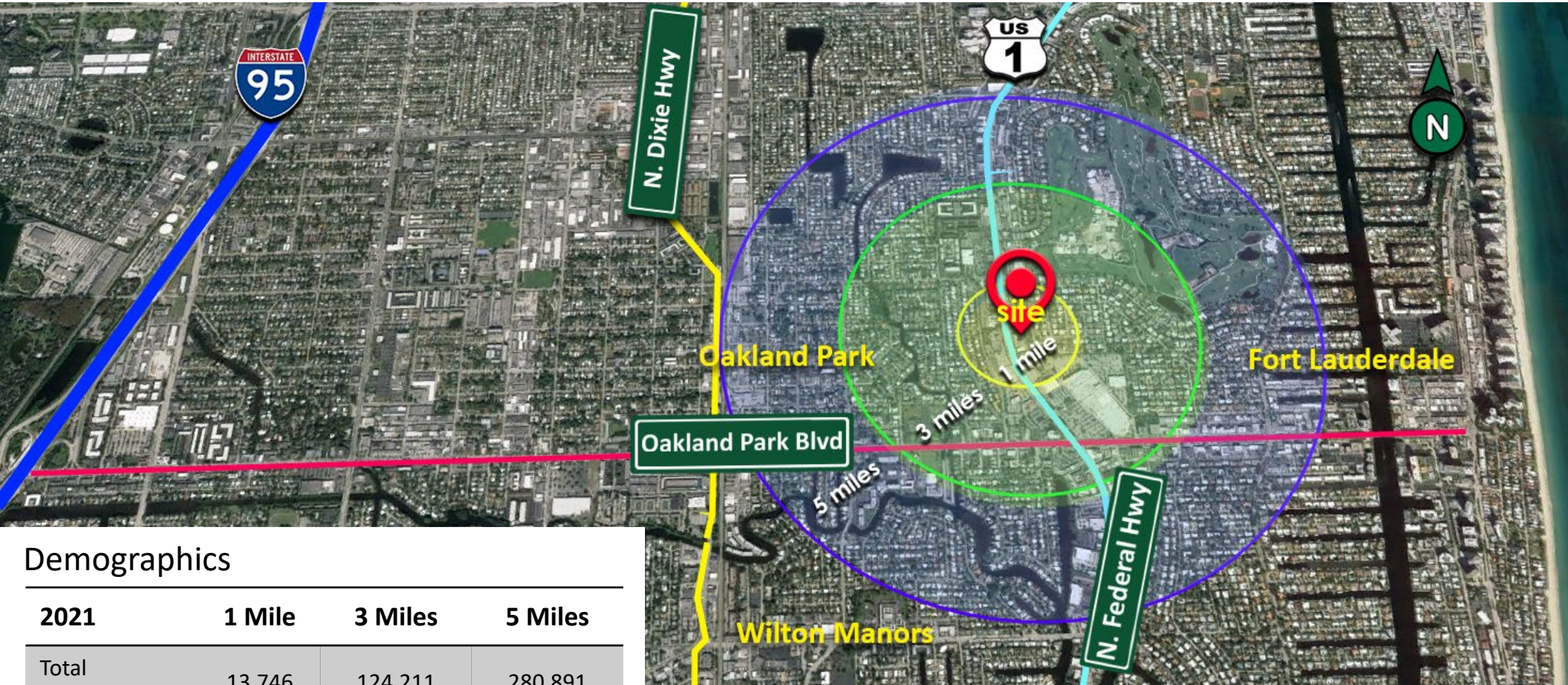


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# Outparcel Build-To-Suit / Land For Lease



## Demographics

| 2021                     | 1 Mile    | 3 Miles  | 5 Miles  |
|--------------------------|-----------|----------|----------|
| Total Population         | 13,746    | 124,211  | 280,891  |
| Median HH Income         | \$112,170 | \$99,622 | \$92,910 |
| Median Age               | 50.7      | 48.3     | 45.1     |
| Total Businesses         | 2,139     | 12,801   | 28,961   |
| Total Daytime Population | 18,199    | 137,681  | 334,694  |

Source: Esri

## Traffic Counts 2021

N Federal Hwy N of E Oakland Park Blvd

46,500 AADT

Source: FDOT

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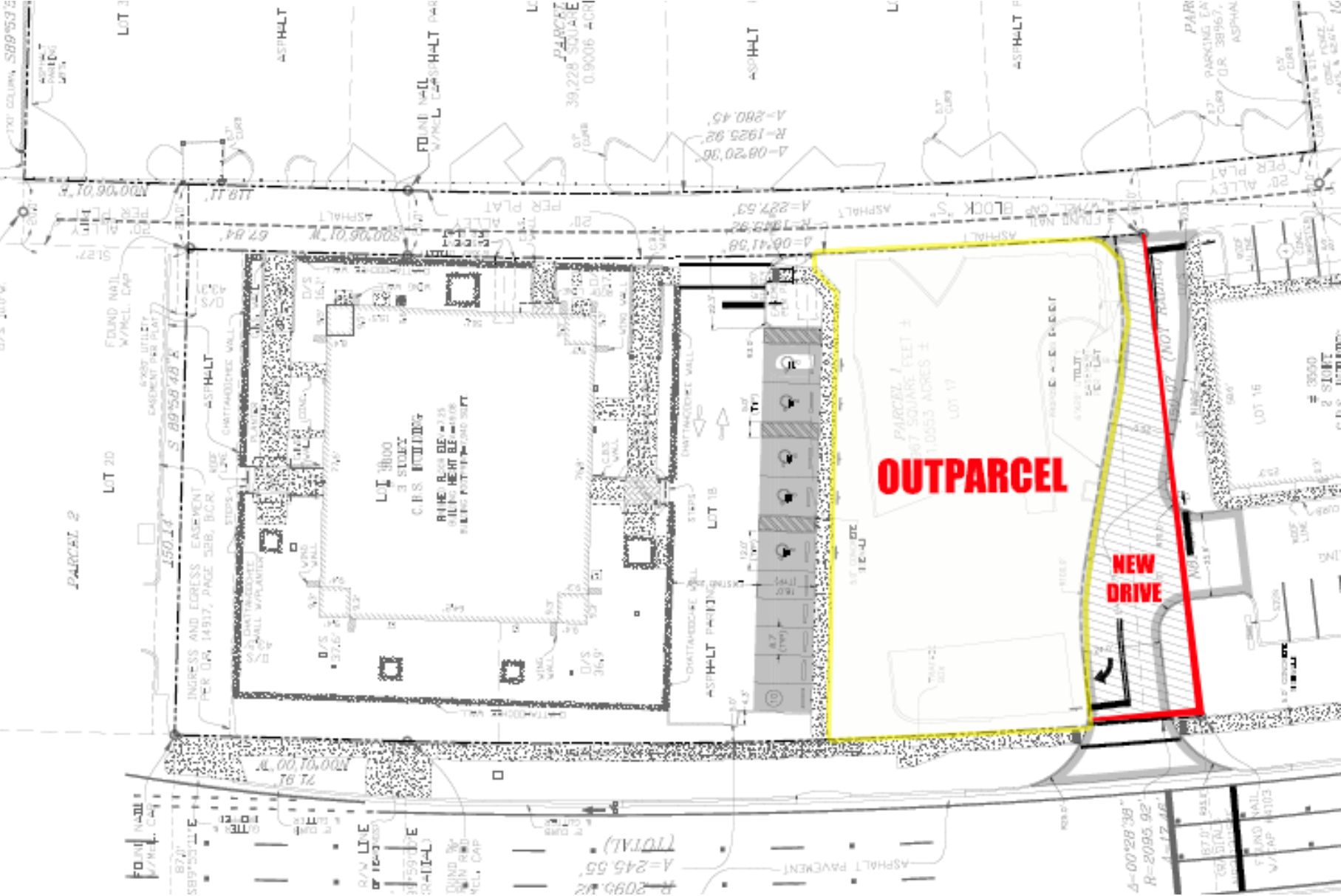
# Outparcel Build-To-Suit / Land For Lease



**Survey:**

**Buildable Square Feet**

- 4,000 +/- SF @ 4:1 Parking
- 3,500 +/- SF @ 5:1 Parking

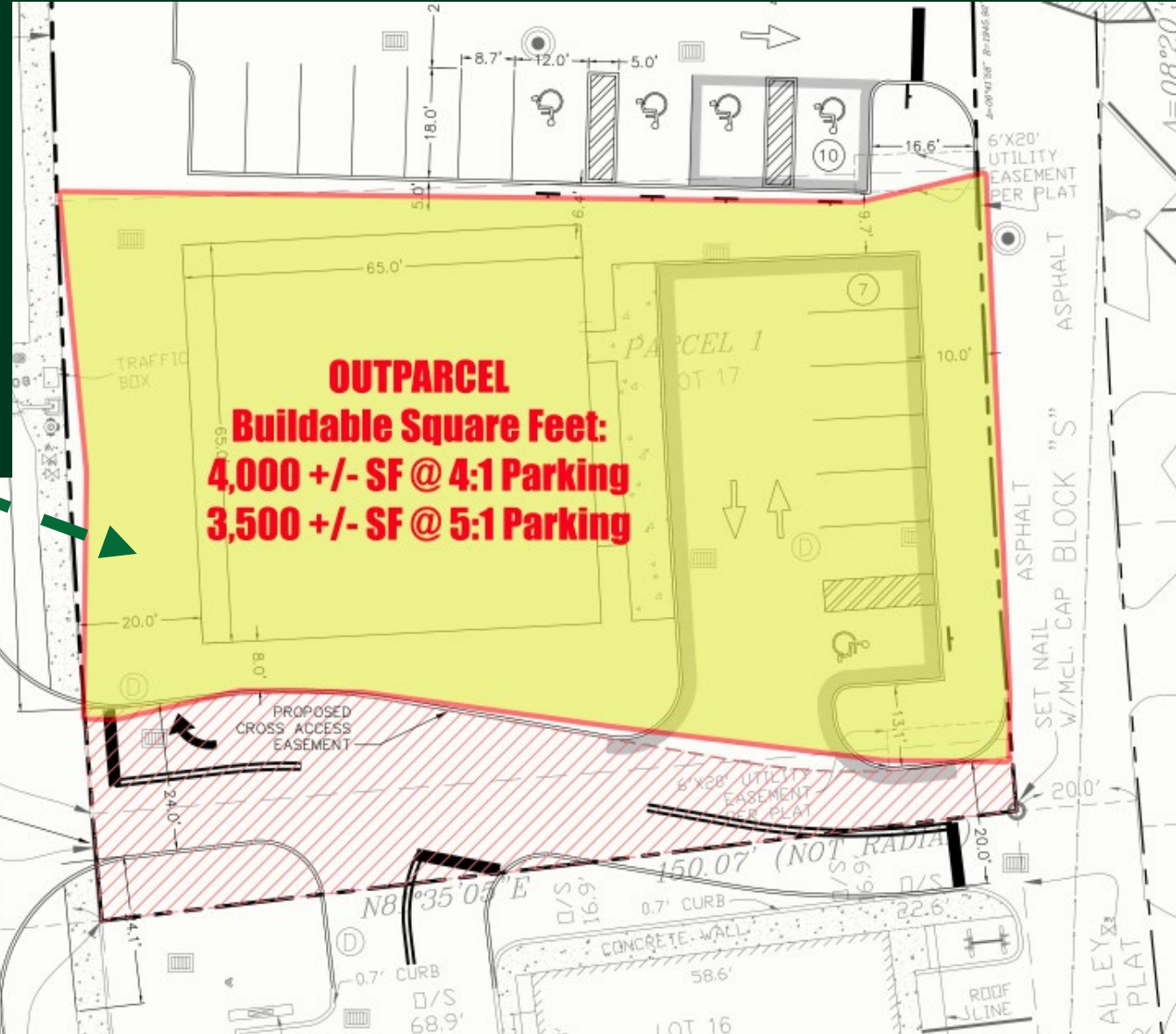
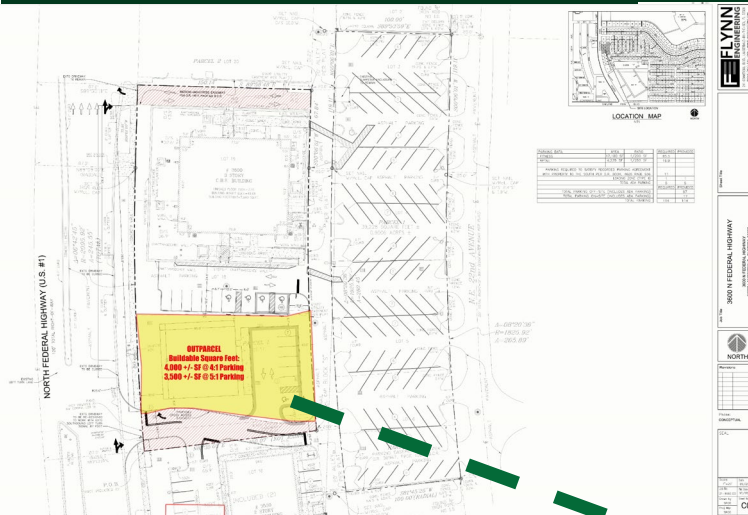


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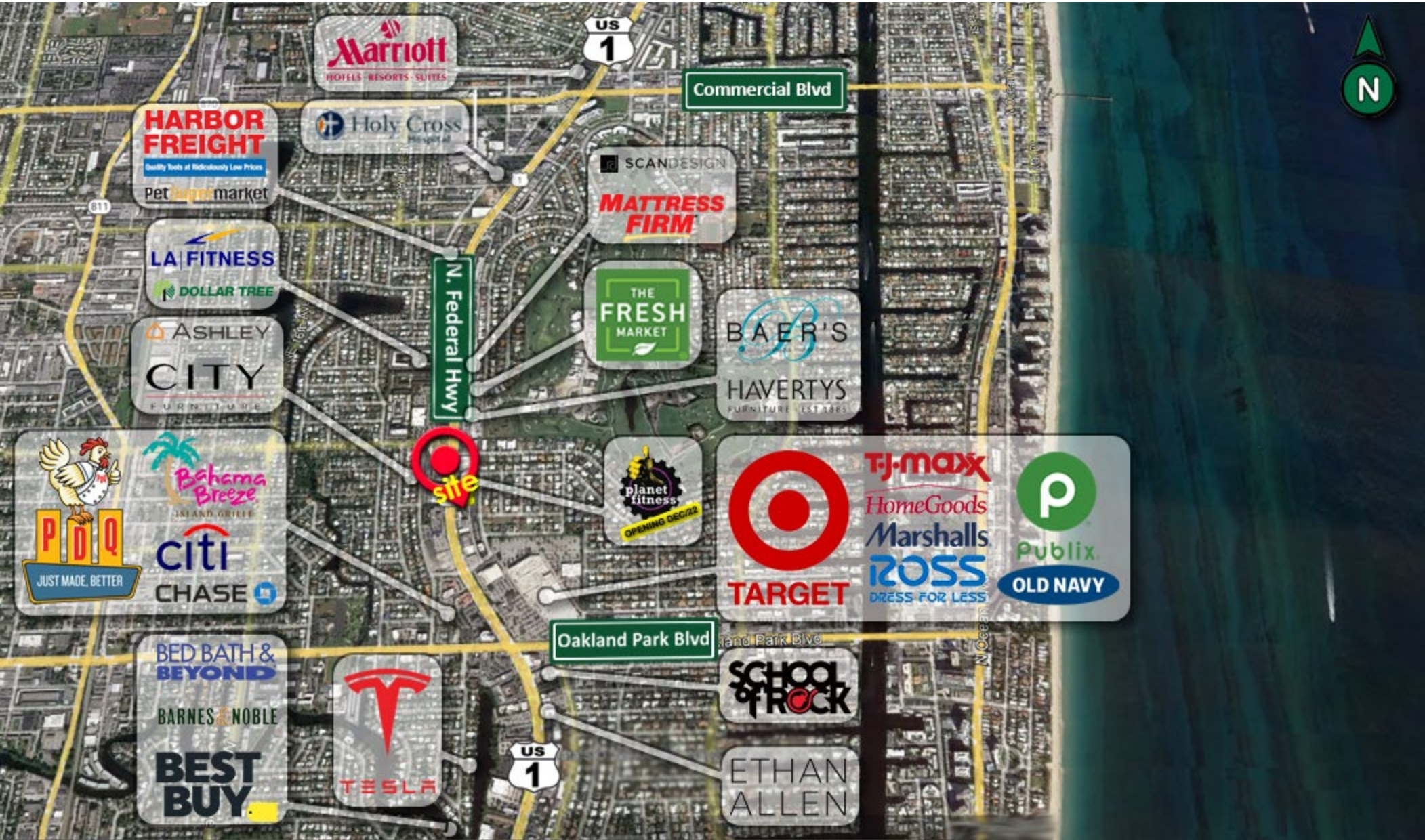
## Survey

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Commercial Real Estate Brokers

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