

RETAIL SPACE FOR LEASE

# OAKLAND PARK PLAZA

2300 W Oakland Park Boulevard, Oakland Park, FL 33111

9 SPACES TOTALING  
16,066 SF AVAILABLE  
INCLUDING 2 END-CAP SPACES



NEW RENOVATIONS INCLUDING FACADE, PARKING LOT, LIGHTING, LANDSCAPING & PYLON

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Jordan Nicholson**  
ASSOCIATE  
jnicholson@katzretail.com  
(954) 756-2797

**Daniel Solomon, CCIM**  
PRINCIPAL  
danielsolomon@katzretail.com  
(954) 401-2181

# Property Overview

## HIGHLIGHTS

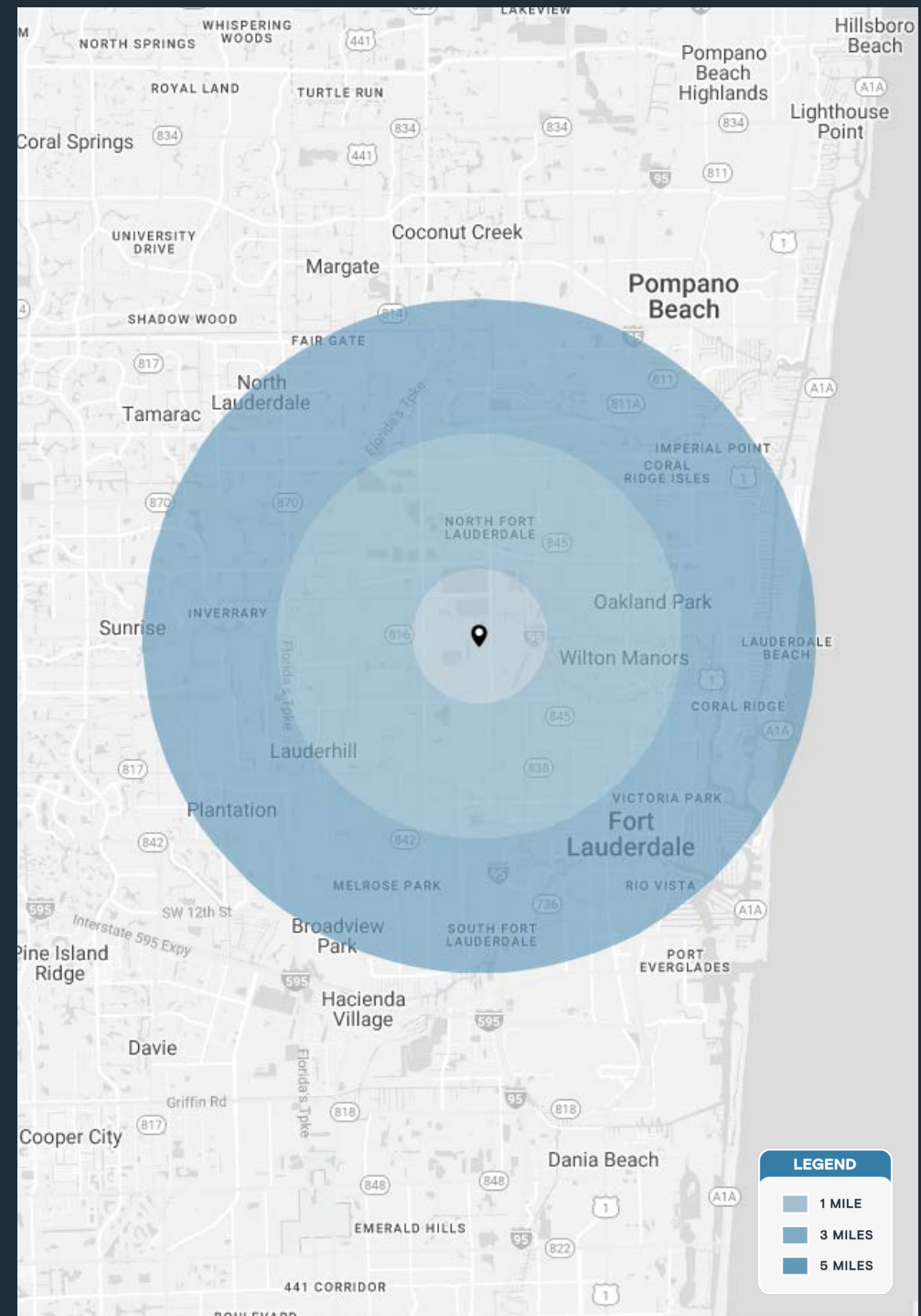
- New renovations including facade, parking lot, lighting, landscaping & pylon signage
- Spaces can be combined into larger spaces and two end-caps are available for lease
- Under new ownership
- Heavy traffic counts: 55,000 AADT on Oakland Park Boulevard
- Located at the hard corner of the signalized intersection
- Dense residential and daytime populatoin
- Easy access to I-95, US Highway 441, and other major Florida Turnpike on/off ramps

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	15,100	170,064	483,520
HOUSEHOLDS	6,395	66,652	200,280
EMPLOYEES	12,381	138,353	400,437
AVERAGE HH INCOME	\$74,865	\$72,771	\$96,330

## TRAFFIC COUNTS

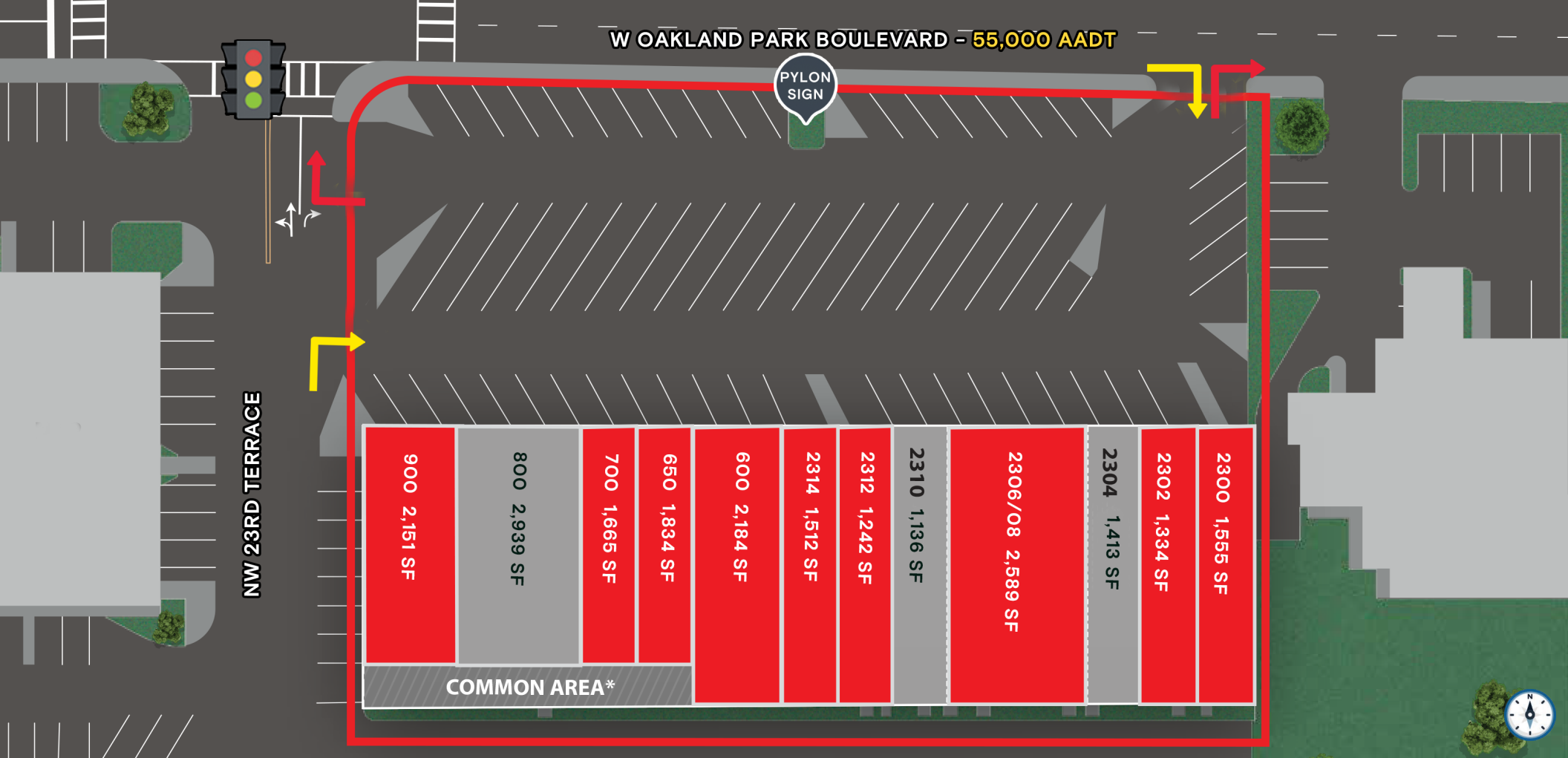
W OAKLAND PARK BOULEVARD	55,000 AADT
--------------------------	-------------





# NEW RENOVATIONS





## Tenant Roster

2300	1,555 SF Available	2306/08	2,589 SF Available	2314	1,512 SF Available	700	1,665 SF Available
2302	1,334 SF Available	2310	Momo Coco Massage	600	2,184 SF Available	800	Creative Touch Glam
2304	Dependable Finance	2312	1,242 SF Available	650	1,834 SF Available	900	2,151 SF Available



Publix ROSS petco  
 DRESS FOR LESS  
 Party City five SKECHERS  
 CHASE BELW Walgreens

SPROUTS  
 FARMERS MARKET

LOWE'S

Denny's

Publix  
 BURGER KING McDonald's 7  
 Little Caesars

Wendy's

95

= 247,000 AADT

THE HOME DEPOT

Wawa

TOYOTA

DUNKIN'

UNITED STATES POSTAL SERVICE

Exxon

Shell

DOLLAR GENERAL

BURGER KING

W OAKLAND PARK BOULEVARD = 66,000 AADT

FRESENIUS MEDICAL CARE

SITE

SITE

RaceTrac

SUNRISE HIGH SCHOOL  
 197 STUDENTS







Walmart

Mobil

CVS pharmacy

Advance Auto Parts

SUNRISE HIGH SCHOOL  
197 STUDENTS

SITE

W OAKLAND PARK BOULEVARD - 55,000 AADT

Auto Zone

IHOP

McDonald's

LONG JOHN SILVER'S

RaceTrac

BURGER KING

FRESENIUS MEDICAL CARE

ROSS  
DRESS FOR LESS

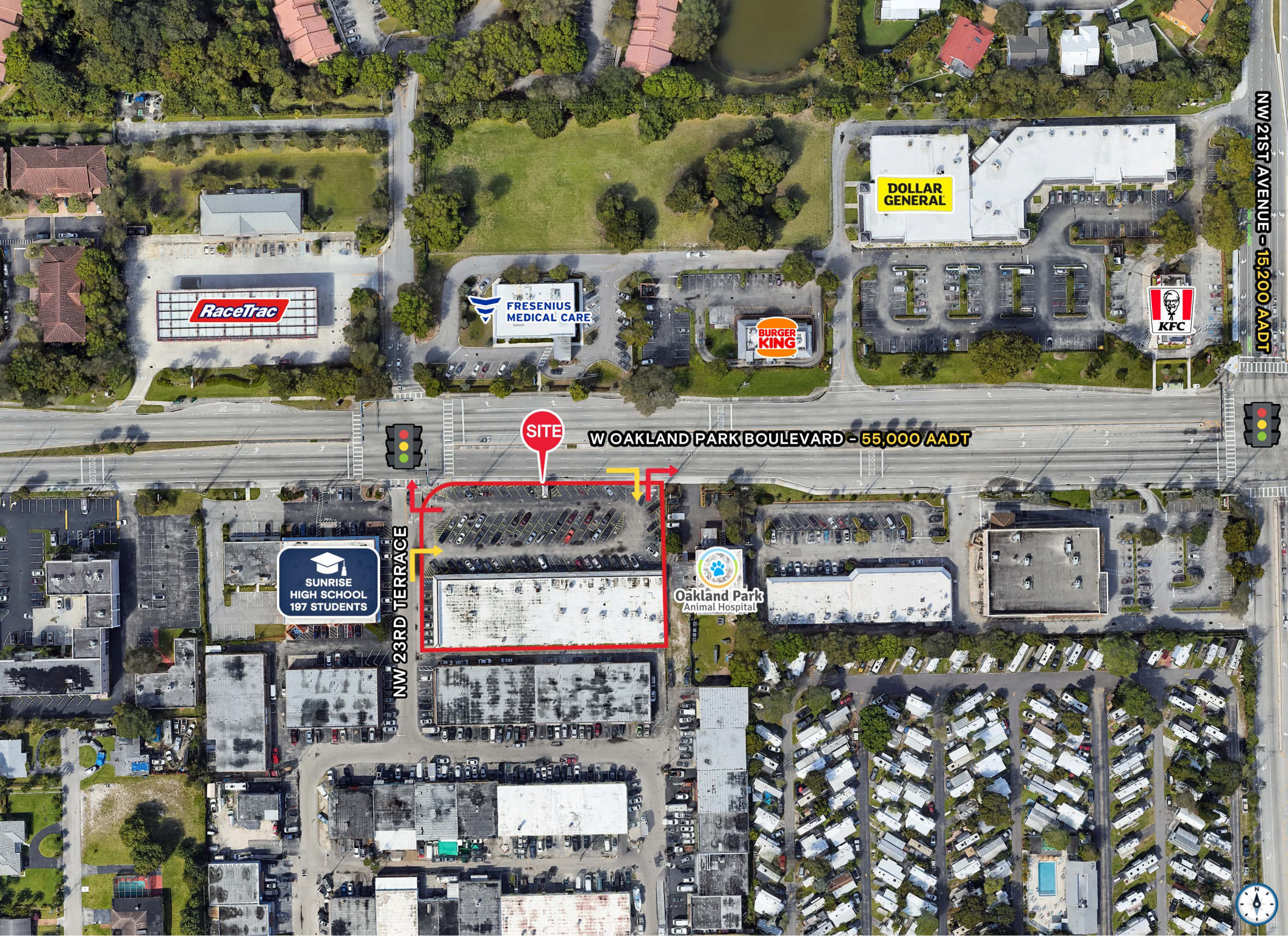
Burlington

five  
BELOW

DOLLAR TREE

FAMILY DOLLAR  
my family. my family dollar.





NW 21ST AVENUE - 15,200 AADT

W OAKLAND PARK BOULEVARD - 55,000 AADT

NW 23RD TERRACE

RaceTrac

FRESENIUS  
MEDICAL CARE

BURGER  
KING

DOLLAR  
GENERAL

KFC

SUNRISE  
HIGH SCHOOL  
197 STUDENTS

Oakland Park  
Animal Hospital

SITE











# Contact Brokers

Jordan Nicholson  
ASSOCIATE  
jnicholson@katzretail.com  
(954) 756-2797

Daniel Solomon, CCIM  
PRINCIPAL  
danielsolomon@katzretail.com  
(954) 401-2181



# KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)



The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 12.03.24