



RETAIL SPACE FOR LEASE



New Restaurant w/ Equipment & Outdoor Seating

3492 NE 12th Avenue, Fort Lauderdale, FL 33334

Clinton Casey | 954-684-2686 | clint@rotellagroup.com

Office | 954-568-9015 | rotellagroup.com

The Rotella Group Inc.
COMMERCIAL REAL ESTATE



3492 NE 12th Avenue, Fort Lauderdale, FL 33334

New Restaurant w/ Equipment & Outdoor Seating **For Lease**

The Rotella Group has been retained as the exclusive agent for the leasing of a 5,000 SF **New Restaurant Space** located at 3492 NE 12th Ave, Fort Lauderdale, Broward County, in the Southeast Florida Market, **in the heart of Oakland Park's Culinary Arts District.**

Brand new restaurant equipment is included in the lease.



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New Restaurant w/ Equipment & Outdoor Seating **For Lease**

5,000 SF New Space

75' frontage

Excellent Visibility

Prominent Building Signage

Outdoor Seating and Bar

Impact Windows

14' to 16' Clear Ceiling Heights



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- Zoned Commercial in the CRA of the **City of Oakland Park Culinary Arts District**
- Walking Distance to Acclaimed “*Funky Buddha Brewery*” and the upcoming “*Black Flamingo Brewing Co.*”
- 5 minutes to I-95 and US-1
- 17 Minutes to Fort Lauderdale Airport
- 5 Minutes to Fort Lauderdale Beaches

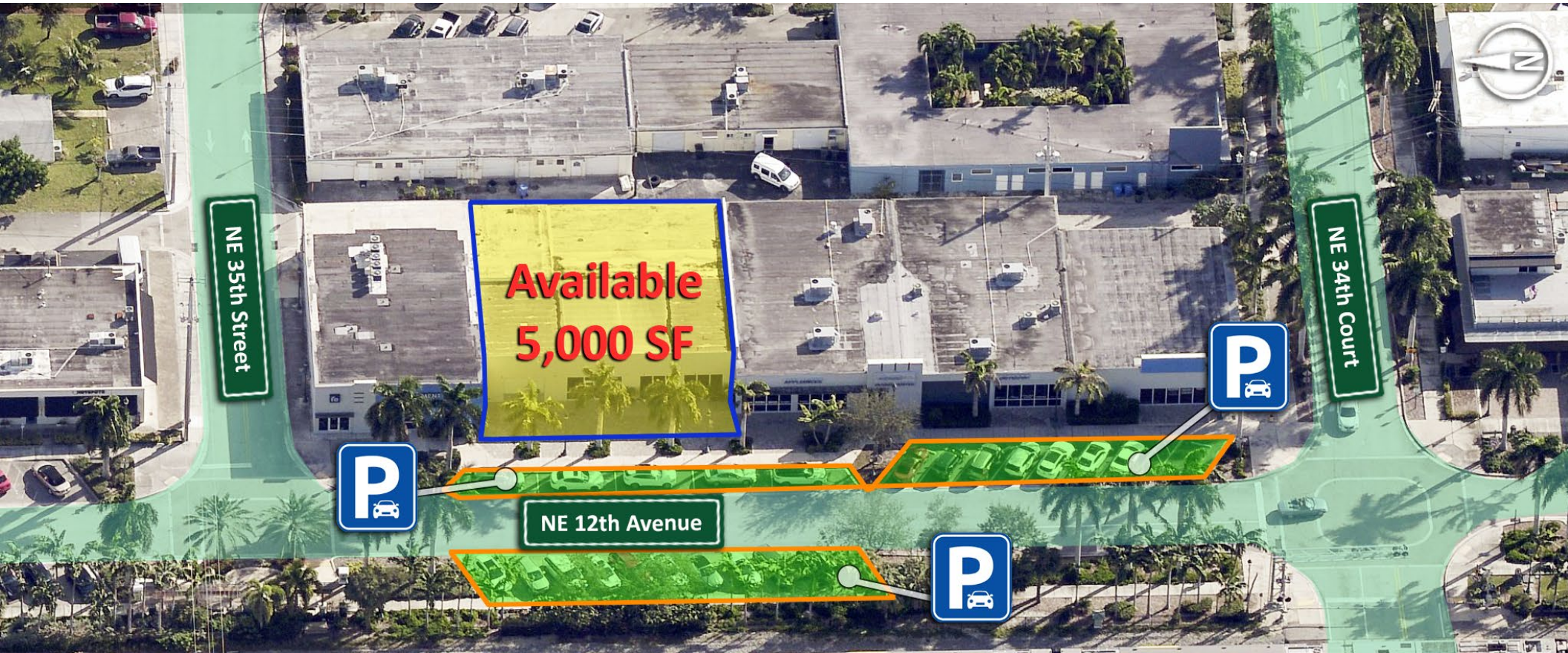
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Abundant Parking Spaces



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Traffic Counts

N Dixie Highway off of Oakland Park Blvd

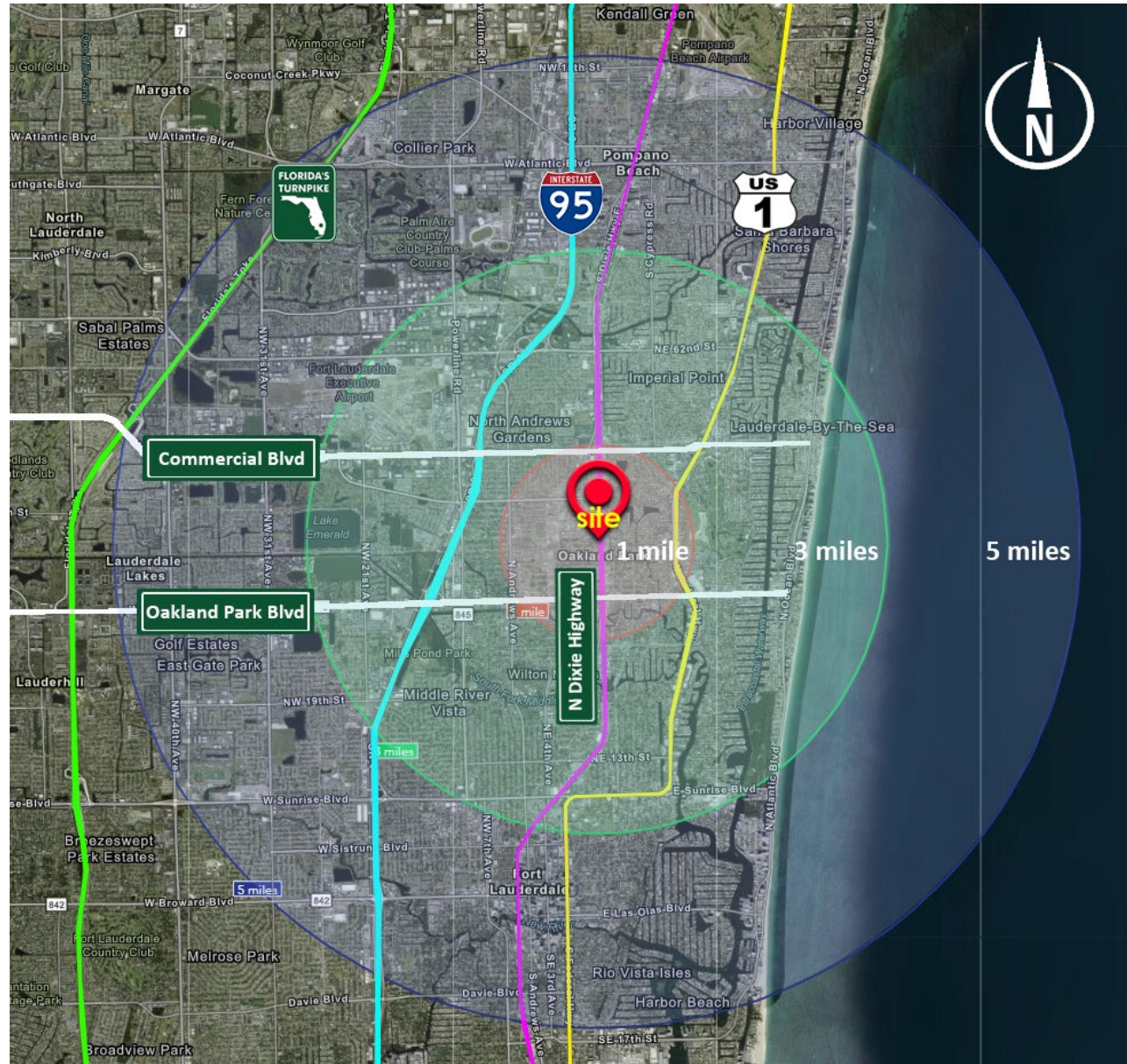
24,000 AADT

Source: FDOT

Demographics

2022	1 Mile	3 Miles	5 Miles
Total Population	17,785	134,765	339,000
Average HH Income	\$99,203	\$112,341	\$102,979
Median Age	44.1	46.4	43.7
Total Businesses	2,758	15,381	34,340
Total Daytime Population	22,185	162,399	417,455

Source: Esri



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New Restaurant w/ Equipment & Outdoor Seating **For Lease**



Almost Turn-Key
Restrooms Stubbed-In
Loft office w/ full bath
Grease Trap
Floor Drains
Heavy 3-Phase Power
Natural Gas
High Open Ceilings
Sprinklered



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Landlord will allow tenants to use new equipment



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Commercial Real Estate Brokers

The Rotella Group, Inc.

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