



**RETAIL
SPACE
FOR LEASE**



3,750 SF Build-Out Gym Space, Corner Unit

3496 NE 12th Avenue, Fort Lauderdale, FL 33334

Clinton Casey | extension 227 | clint@rotellagroup.com

Office | 954-568-9015 | rotellagroup.com

**The
R_G Rotella Group Inc.**
COMMERCIAL REAL ESTATE

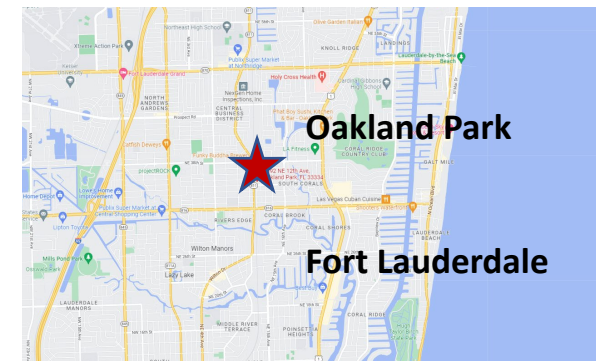


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The Rotella Group has been retained as the exclusive agent for leasing a 3,750 SF **Gym Space** located at 3496 NE 12th Ave, Fort Lauderdale, Broward County, in the Southeast Florida Market, **in the heart of Oakland Park's Culinary Arts District.**



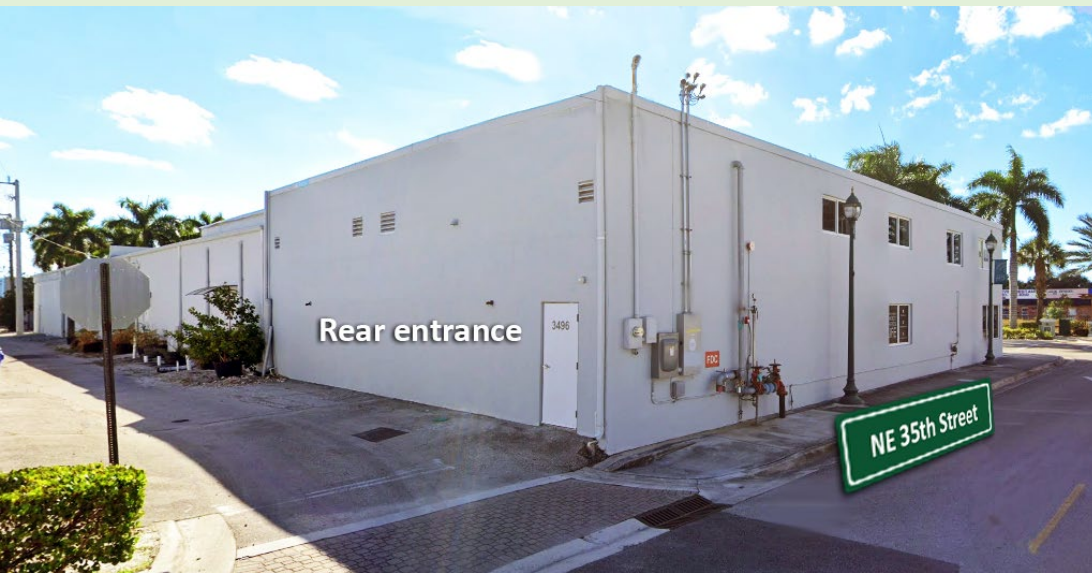
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3,750 SF Build-Out Gym Space, Corner Unit **For Lease**

- 3,750 SF Space
- 53' frontage
- Former "Ride Element"
- Excellent Visibility
- Ample parking
- Prominent Building Signage
- Impact Windows
- 17' Clear Ceilings
- Locker rooms with showers
- Special flooring
- Washer/Dryer Hookup
- Ideal for Gym, Yoga, Martial Arts, Cross Fit, Dance, Etc.



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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

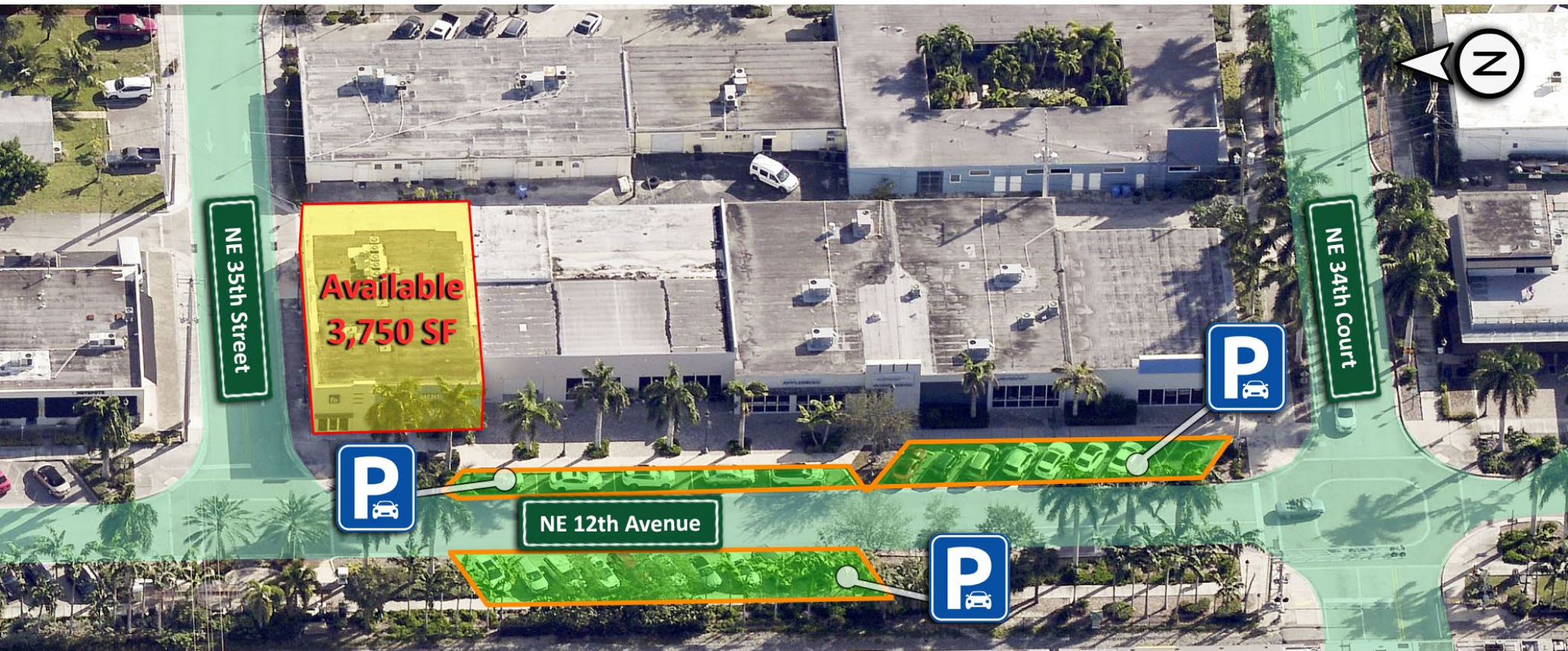
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Abundant Parking Spaces



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Traffic Counts

N Dixie Highway off of Oakland Park Blvd

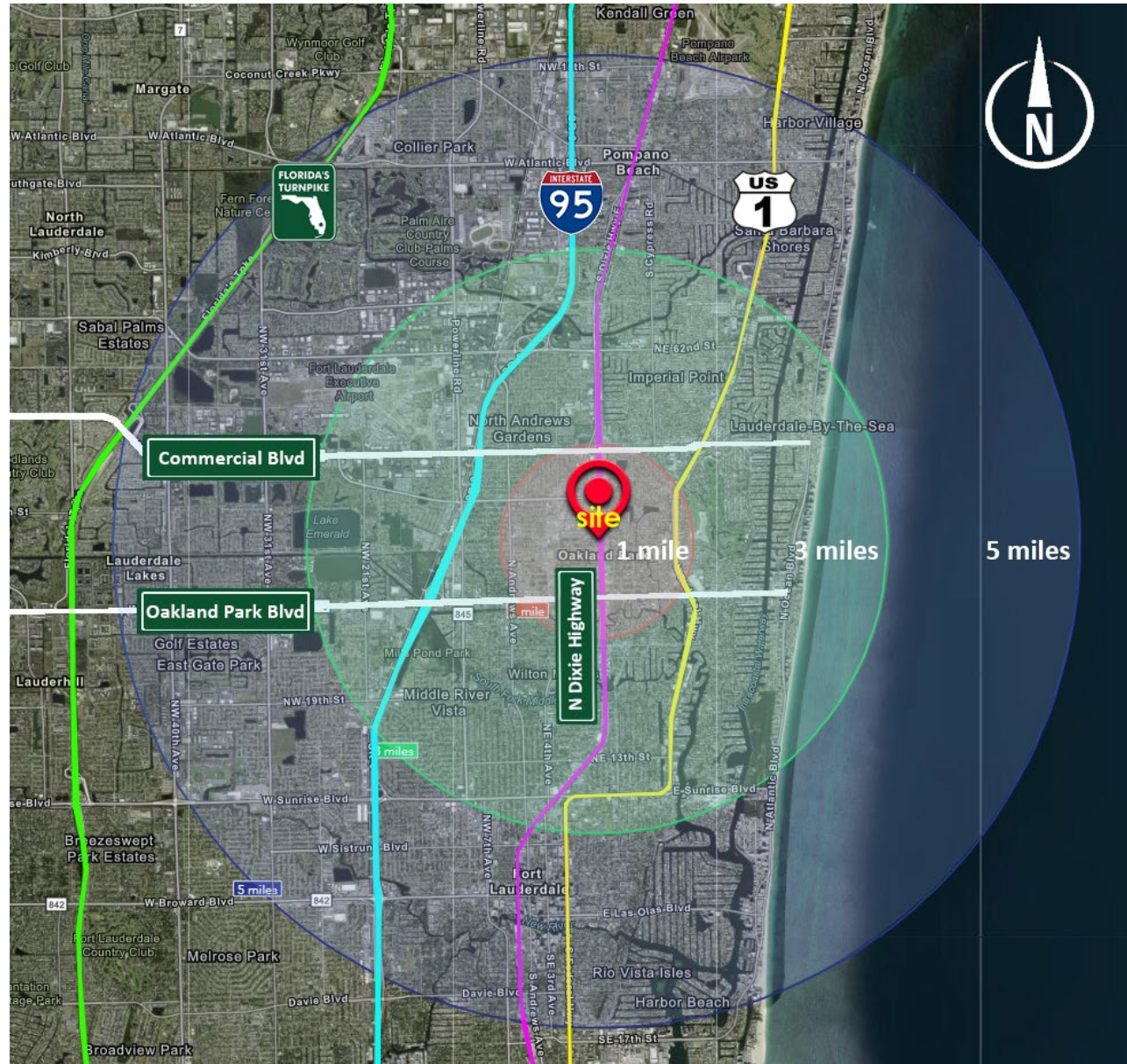
24,000 AADT

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

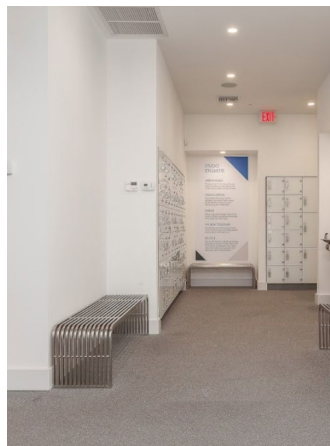


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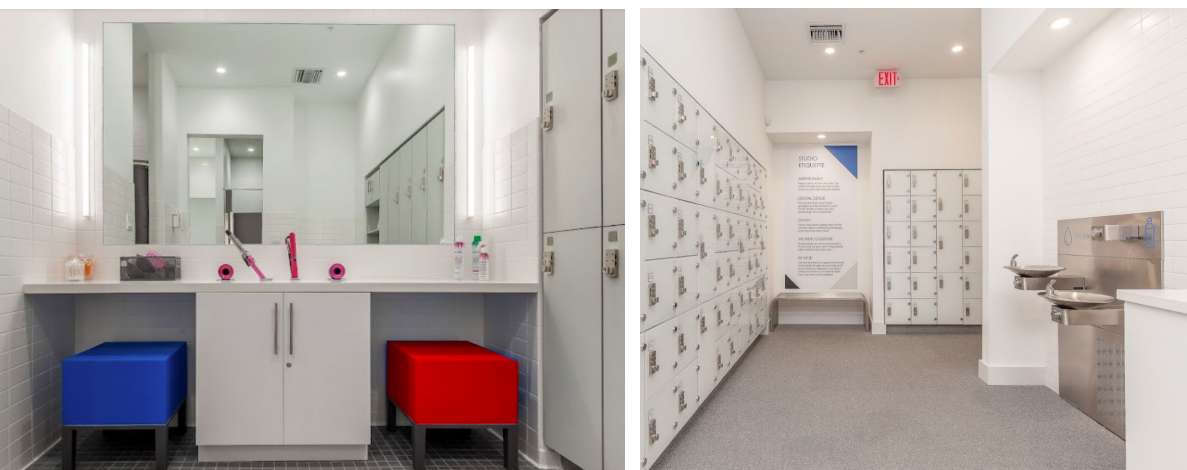
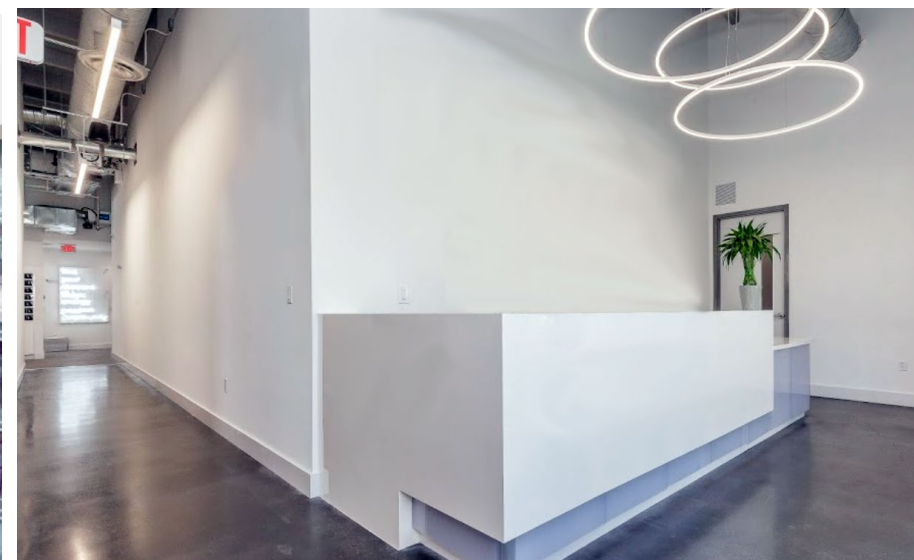


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Commercial Real Estate Brokers

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