

NEW
CONSTRUCTION

R
G

RANKIN PLAZA
RETAIL SPACE
FOR LEASE



4,561 SF divisible to 2 endcaps of 3,268 and 1,528 SF

📍 21 parking spots

491 E Commercial Boulevard, Oakland Park, FL 33334

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

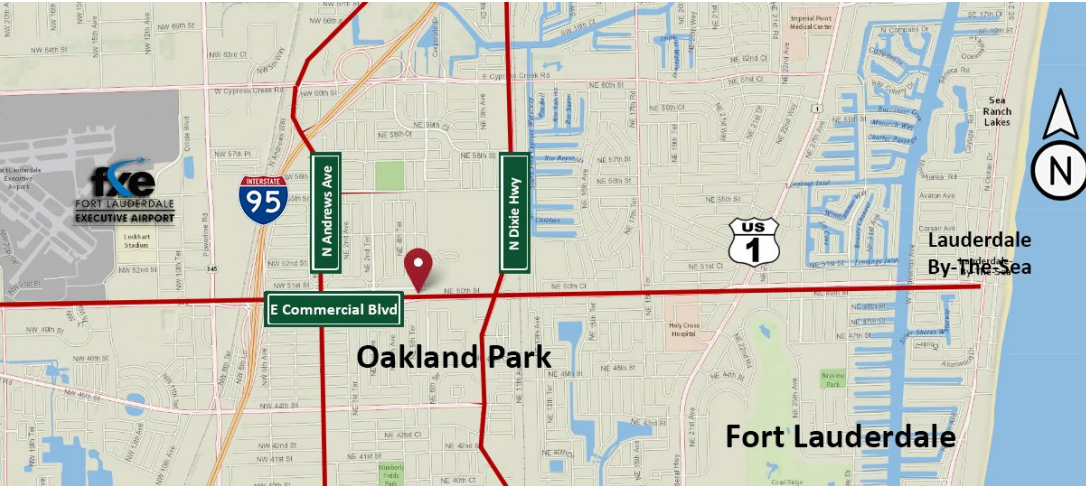
Clinton Casey | ext. 227 | clint@rotellagroup.com

Office | 954-568-9015 | rotellagroup.com



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Brand new building with **2 available stores** located in Oakland Park, Broward County, between North Andrews Ave and North Dixie Highway, a very busy commercial area of Greater Fort Lauderdale.



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- For Lease @ \$28 NNN
- Uses: Retail or Service
- 15'6" Clear
- Bonus Loft with each space
- Vanilla shell spaces with tile floors
- Impact windows
- Excellent Signage Availability
- Great visibility on E Commercial Blvd



Side Parking Lot

- Dense housing area
- High Traffic Count (69,000 VPD)
- 3 minutes to I-95
- Proximity to schools*

**vape shops not permitted*

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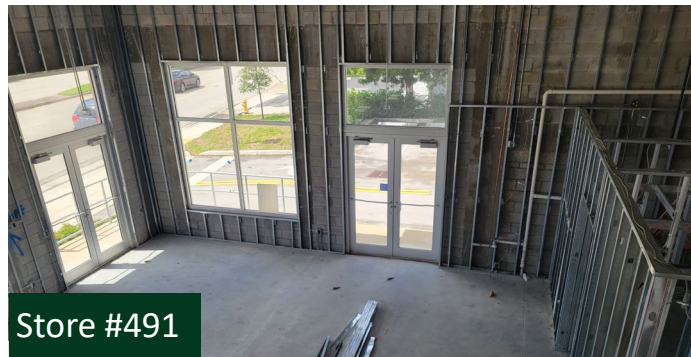
Rear Parking Lot



Back corridor



Store #491



Store #491



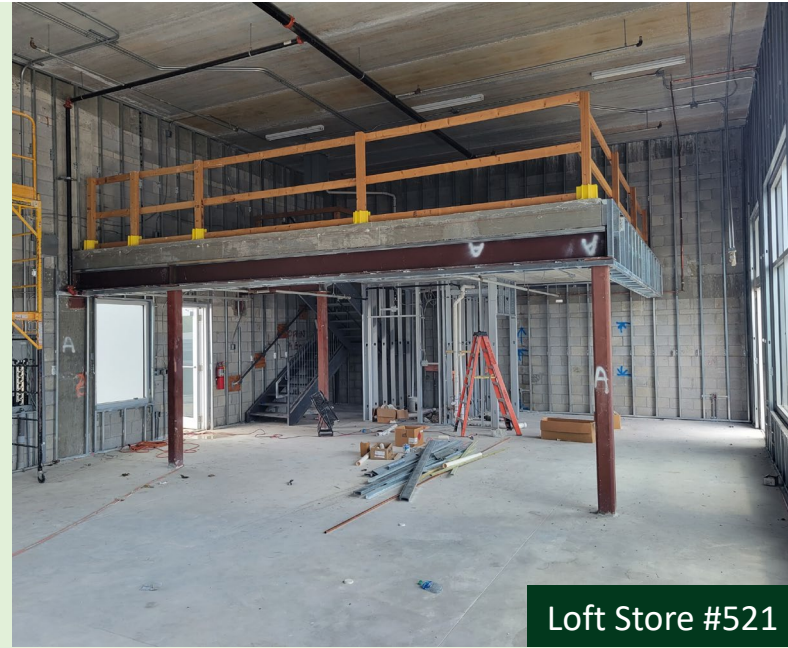
Store #491

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Floor Plan

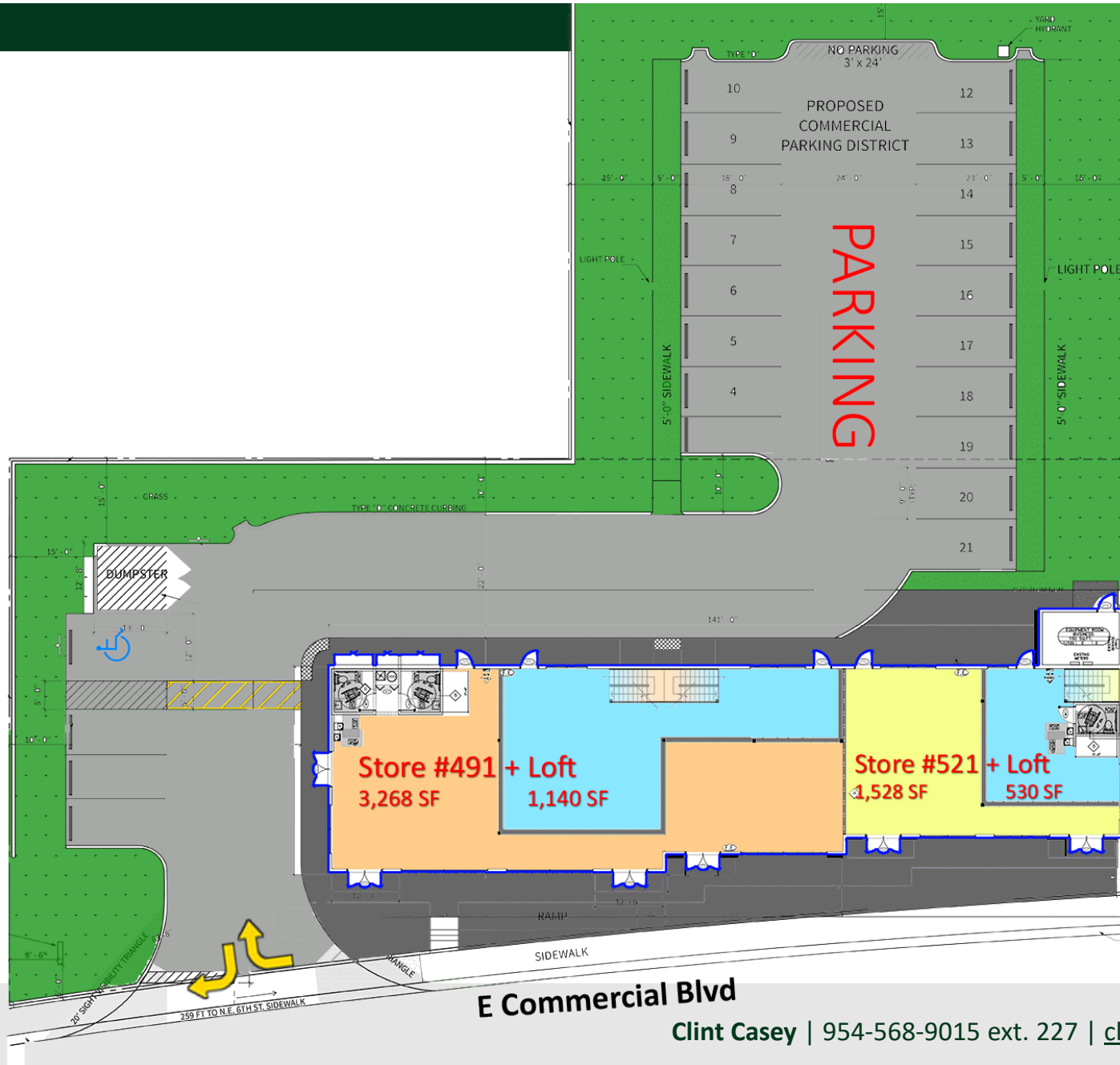




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Ample parking



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Who is in the area



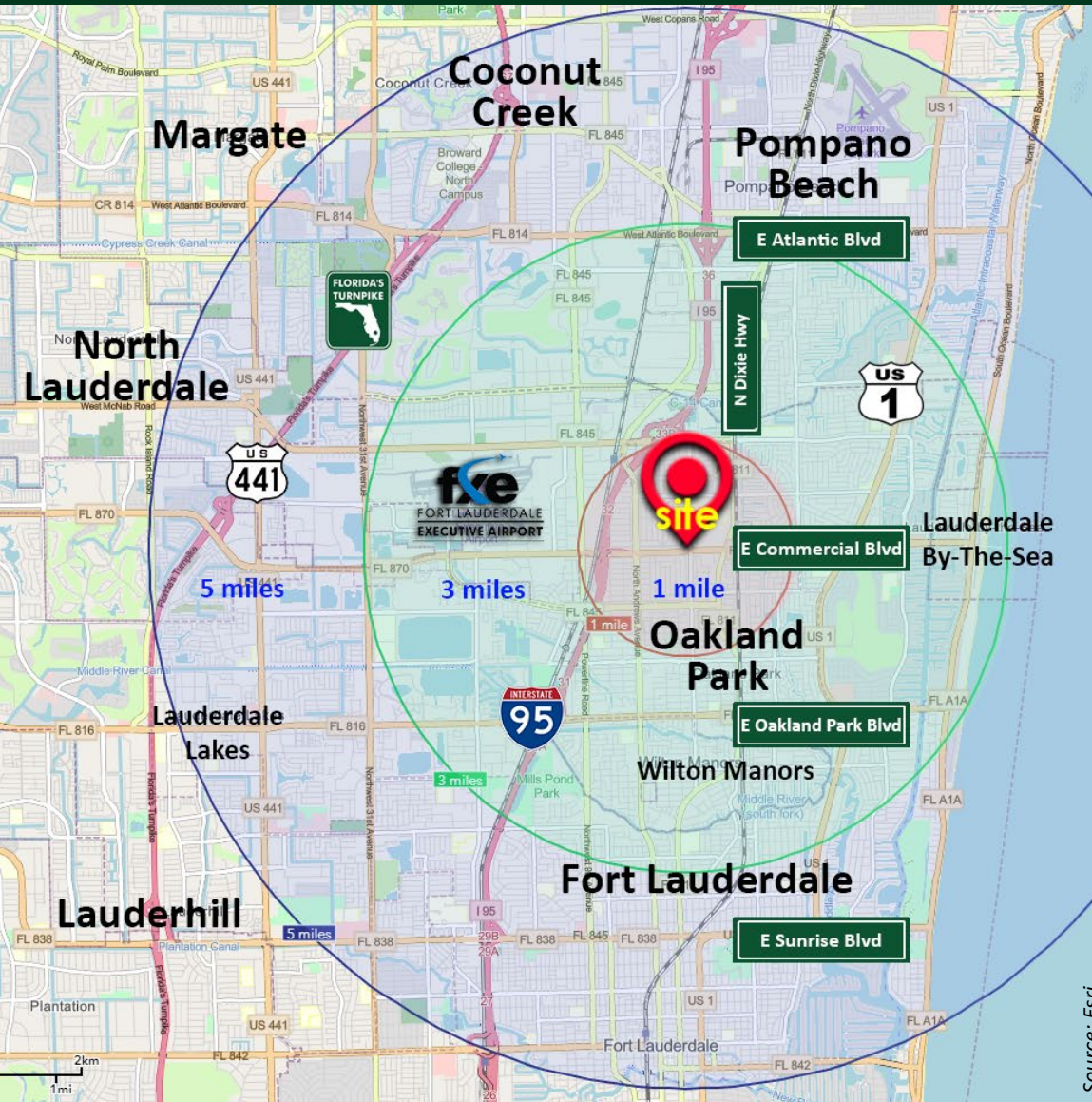
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Demographics



2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	18,495	134,250	367,237
Total Daytime Population	20,920	177,688	430,555
Average Household Income	\$86,522	\$108,352	\$98,009
Median Age	39.5	47.9	43.8
Total Businesses	2,189	16,255	33,350
Total Employees	14,008	121,380	261,681

2027 Demographics Forecast	1 Mile	3 Miles	5 Miles
Total Population	18,278	134,965	373,235
Average Household Income	\$102,967	\$129,172	\$117,660
Median Age	39.9	48.3	44.2

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Commercial Real Estate Brokers

The Rotella Group, Inc.

3300 North Federal Highway, Suite 200
Fort Lauderdale, Florida 33306

Phone
954-568-9015

www.rotellagroup.com
info@rotellagroup.com

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