



**ENDCAP
FOR
LEASE**



ROSELLI PARK PLAZA

950 SF ENDCAP SPACE AVAILABLE

3411 North Dixie Highway, Fort Lauderdale, FL 33334

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Roselli Park Plaza is located at 3407 N. Dixie Highway in the heart of Oakland Park's Culinary Arts District. It recently completed a 10,000 SF redevelopment which earned it the **City of Oakland Park's POP Star Award**. It is also located adjacent to the Art Park, and its side "Art Wall" resulted of a collaboration between the City and Roselli Properties to improve this key corner of downtown Oakland Park.

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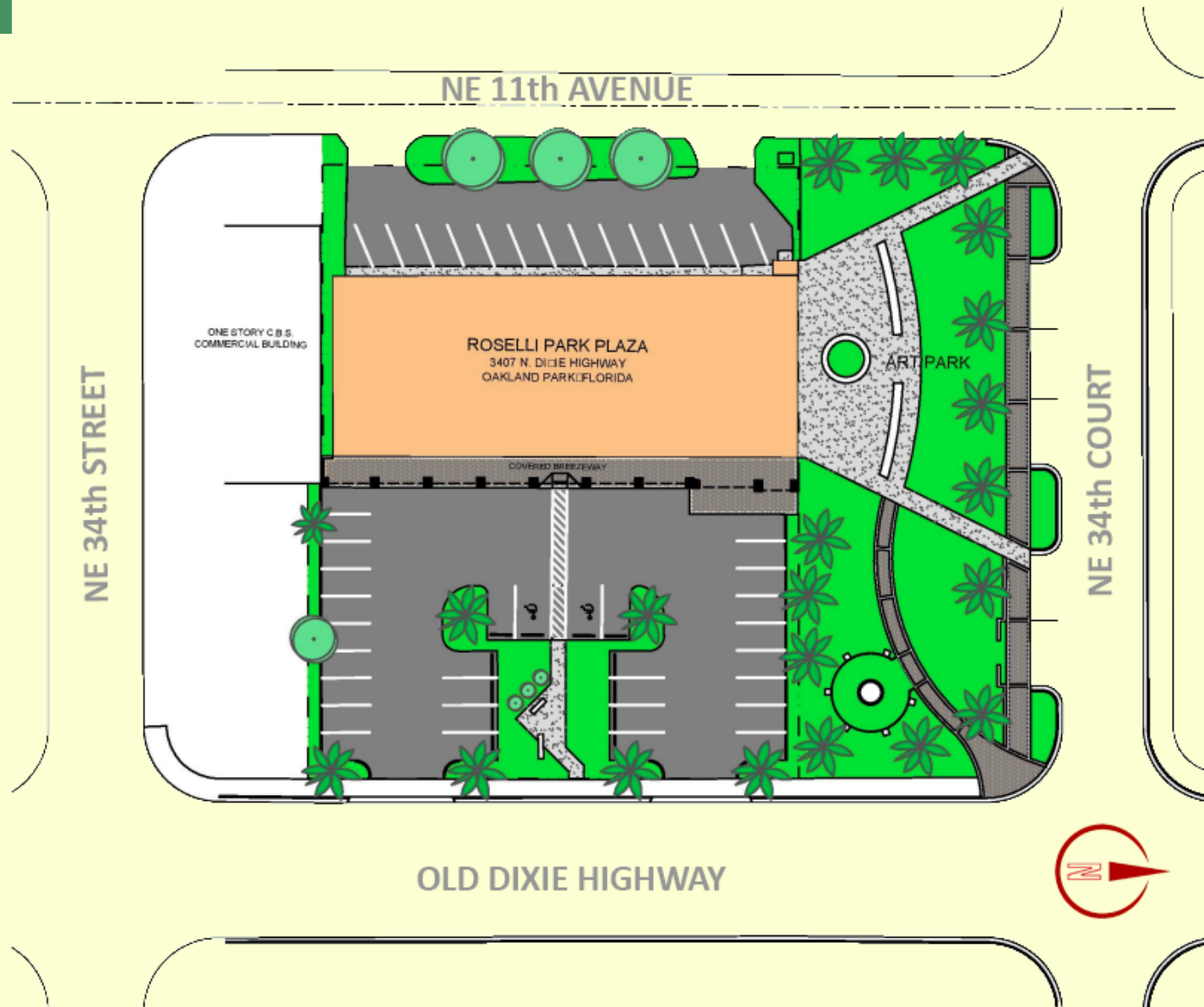
• Zoned Commercial in the Designated “Park Plaza” Culinary Arts District

• Walking Distance to Acclaimed “Funky Buddha Brewery”

• 5 minutes to I-95 and US-1

• 17 Minutes to Fort Lauderdale Airport

• 5 Minutes to Fort Lauderdale Beaches



SOUTH ENDCAP

AVAILABLE

Arc Broward



METER ROOM

10'-3"

COVERED BREEZEWAY 1434 S.F.

14'-3"

- 950 SF of Built Out Retail
- Prime Retail Space For Lease at \$35 PSF + \$7.50 CAM
- Glass Doors and Windows
- Licensed Outside Seating Adjacent To Park
- Illuminated Double Sided Monument Signage
- Abundant Parking

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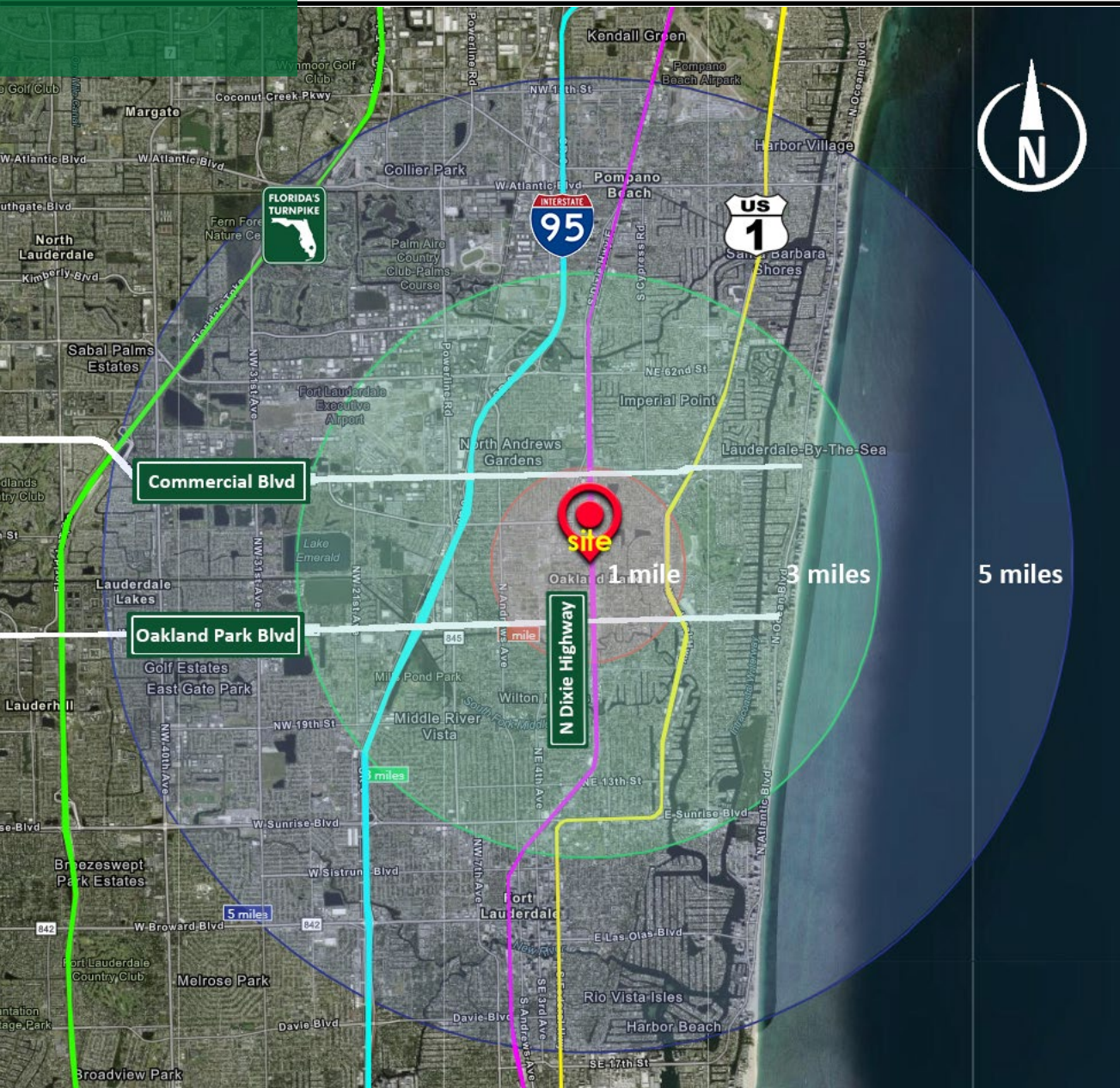
Actual Store



Rear entrance



Office



Demographics

2021	1 Mile	3 Miles	5 Miles
Total Population	18,548	134,139	327,186
AVG HH Income	\$77,932	\$95,821	\$87,361
Median Age	41,4	46,9	43,7
Total Businesses	2,664	15,036	30,901
Total Daytime Population	20,438	157,174	372,475

Source: Esri

Traffic Counts

N Dixie Highway off of Oakland Park Blvd

24,000 AADT

Source: FDOT

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