

# 7,100 SF OFFICE / RETAIL- 2 STORY BUILDING FOR SALE

2734 E. OAKLAND PARK BLVD, FORT LAUDERDALE, FL 33306



*Abundance of Free and Metered Parking  
& Dedicated Parking Spots in the rear*

## THE ROTELLA GROUP, INC.

Clint Casey | [clint@rotellagroup.com](mailto:clint@rotellagroup.com)

William Rotella | [wjr@rotellagroup.com](mailto:wjr@rotellagroup.com)

954-568-9015 | [rotellagroup.com](http://rotellagroup.com)





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## PROPERTY HIGHLIGHTS

- **Size:** 7,100 SF / 2 Story
- **Land:** 7,753
- **OPEX:** \$12.15
- **Zoning:** CB Community Business
- **Year Built:** 1971 – remodeled 2021
- **Parking:** 8 dedicated spaces in rear  
Abundance of free & metered space in front of the building

	1 <sup>st</sup> Floor Front	1 <sup>st</sup> Floor Back	2 <sup>nd</sup> Floor
<b>Size</b>	2,500 SF*	2,500 SF*	2,000 SF
<b>Ceiling</b>	9' - Tiles	10' - Open	8' - Tiles
<b>Restrooms</b>	2		2
<b>HVAC</b>	1		1
<b>Flooring</b>	Carpet	Tile	Wood
<b>Offices</b>	1	None	7

\* 1<sup>st</sup> Floor space 2,500 - 5,000 contiguous

## DEMOGRAPHICS

Source: Esri	1 MILE	3 MILE	5 MILE
<b>Population</b>	16,738	108,963	263,800
<b>Daytime Pop</b>	23,330	125,961	359,586
<b>Avg HH Income</b>	\$183,486	\$145,021	\$131,127
<b>Median Age</b>	59.2	50.8	45.7
<b>Total Business</b>	2,048	10,593	26,732
<b>Total Employees</b>	14,778	73,302	231,857

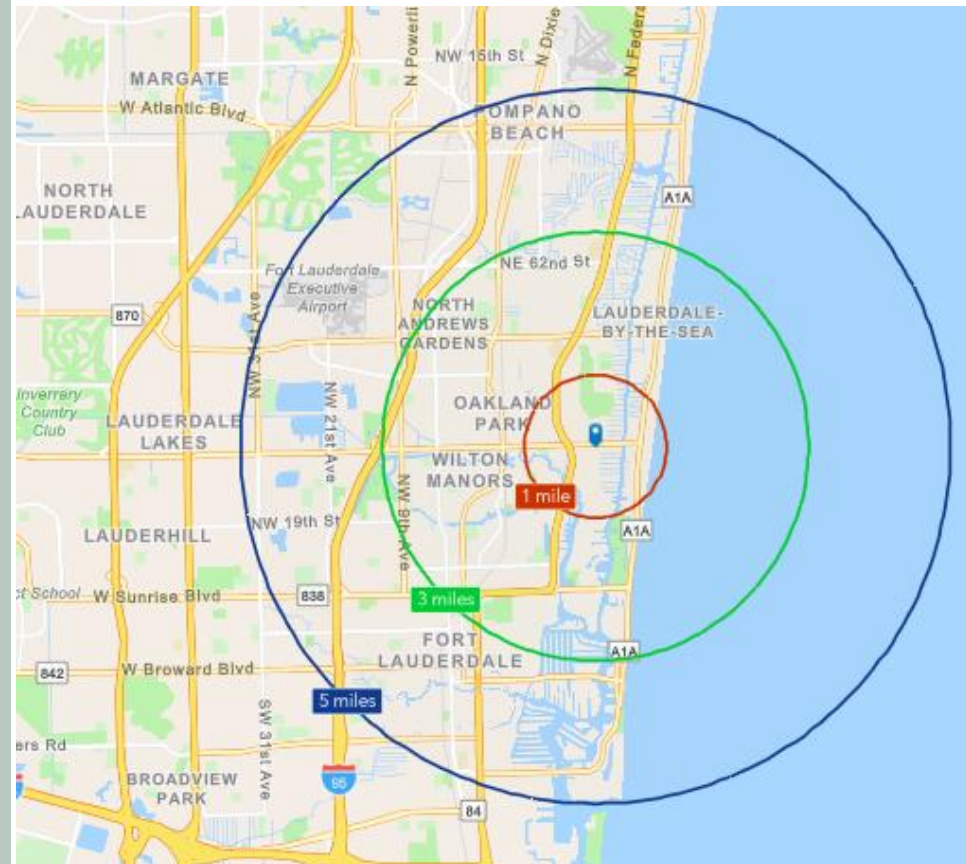
## TRAFFIC COUNTS

Source: FDOT

E Oakland Prk. Blvd  
27,000 AADT

Located on the highly trafficked **East Oakland Park Boulevard corridor** in the Coral Ridge area of Fort Lauderdale, **this two-story ±7,100 SF building** offers outstanding visibility and accessibility near **US-1, Downtown Fort Lauderdale, Wilton Manors, and the beach.**

Surrounded by a strong mix of retail, office, medical, dining, and residential developments, the property is ideally positioned for office, medical, creative, or service-oriented users seeking a prime East Fort Lauderdale location.





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## PHOTOS



At the front entrance, visitors are welcomed by a bright, well-lit hallway with beautiful glass doors and convenient elevator access to the second floor.

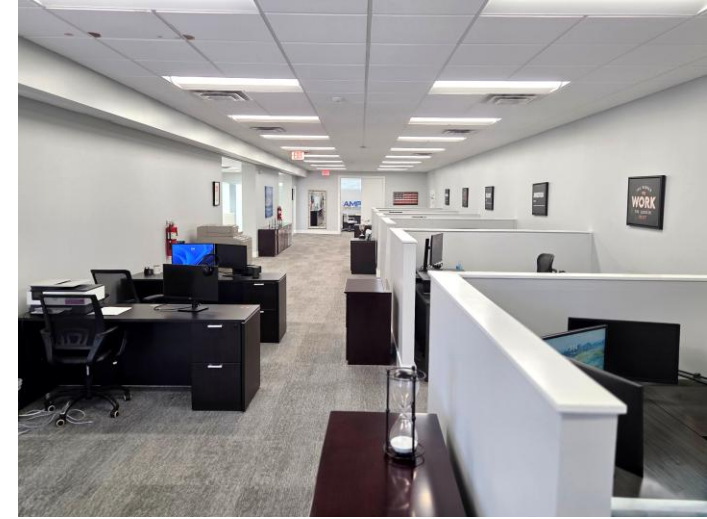
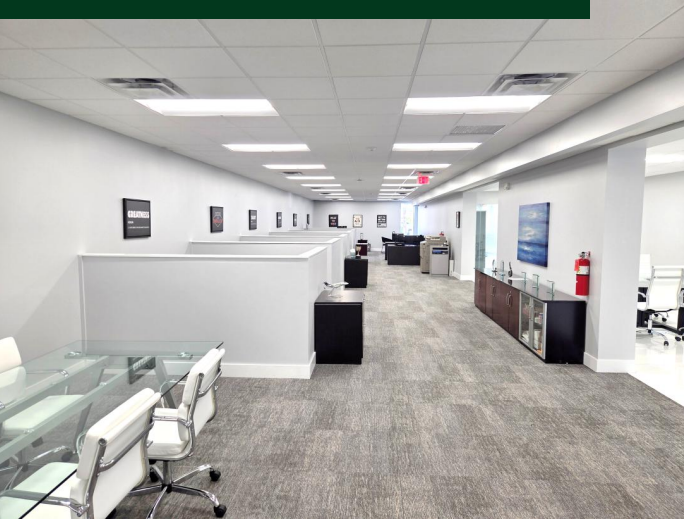
Professional and inviting atmosphere ideal for clients, staff, and visitors



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## PHOTOS



- Well-maintained two-story professional building with shared business environment
- Building can be delivered 100% occupied or vacant
- Flexible layout suitable for professional office, medical, creative, or service-oriented users
- Established tenant mix includes a mortgage company, tailor shop, and home builder offices



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## REIMAGINED OFFICE LAYOUT

*Existing Layout*



*Proposed Open Workspace*



A refreshed open-layout concept designed to maximize functionality and natural flow, with flexible partition walls that can be removed or reconfigured to accommodate a variety of office layouts and business needs.



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## REIMAGINED LAYOUT



REIMAGINED OFFICE SPACE



REIMAGINED RETAIL SPACE

**INTERIOR FINISHES PALETTE**

A modern, professional environment with a calm neutral palette, clean lines, and refined materiality.

<b>PAINT</b>	<b>CARPET TILE</b>				
<p>WARM WHITE Walls &amp; Ceilings</p> <p>SOFT GRAY Accent Walls</p> <p>TEXTURED LINEAR Light Gray</p>					
<b>WOOD VENEER</b>	<b>QUARTZ SURFACE</b>	<b>METAL FINISH</b>	<b>GLASS</b>	<b>ACCENT PALETTE</b>	<b>GREENERY</b>
LIGHT WALNUT Millwork & Caseworks	CALACATTA INSPIRED Reception Desk & Surfaces	BLACKENED METAL Accents & Details	CLEAR GLASS Partitions & Doors	ART, FURNISHINGS & ACCESSORIES	

TIMELESS. REFINED. PROFESSIONAL.

**RETAIL INTERIOR PALETTE**

A warm, modern retail environment that balances clean minimalism with natural textures and understated elegance.

<b>PAINT</b>	<b>FLOORING</b>					
<p>WARM OFF-WHITE Walls &amp; Ceilings</p> <p>SOFT TAUPE Accent Walls</p>						
<b>WOOD FINISH</b>	<b>FIXTURE METAL</b>	<b>DISPLAY FINISH</b>	<b>FABRIC PALETTE</b>			
LIGHT OAK Millwork, Caseworks & Architectural Details	MATTE BLACK Display Fixtures & Hardware	LIGHT WOOD & BLACK METAL Display Tables, Shelving & Fixtures	NEUTRAL TEXTILES Upholstery, Drapery & Soft Goods			
<b>ACCENT PALETTE</b>	<b>GREENERY</b>	<b>CERAMIC FINISH</b>	<b>BRUSHED METAL</b>	<b>ART &amp; GRAPHICS</b>	<b>NATURAL ELEMENTS</b>	<b>DESIGN INTENT</b>
						<p>This palette creates a calm, inviting retail experience that highlights merchandise through warmth, texture, and refined simplicity.</p>
ART, FURNISHINGS & ACCESSORIES		CERAMIC FINISH Planters & Decor	BRUSHED METAL Hardware & Details	ART & GRAPHICS Wall Decor	NATURAL ELEMENTS Biophilic Touches	

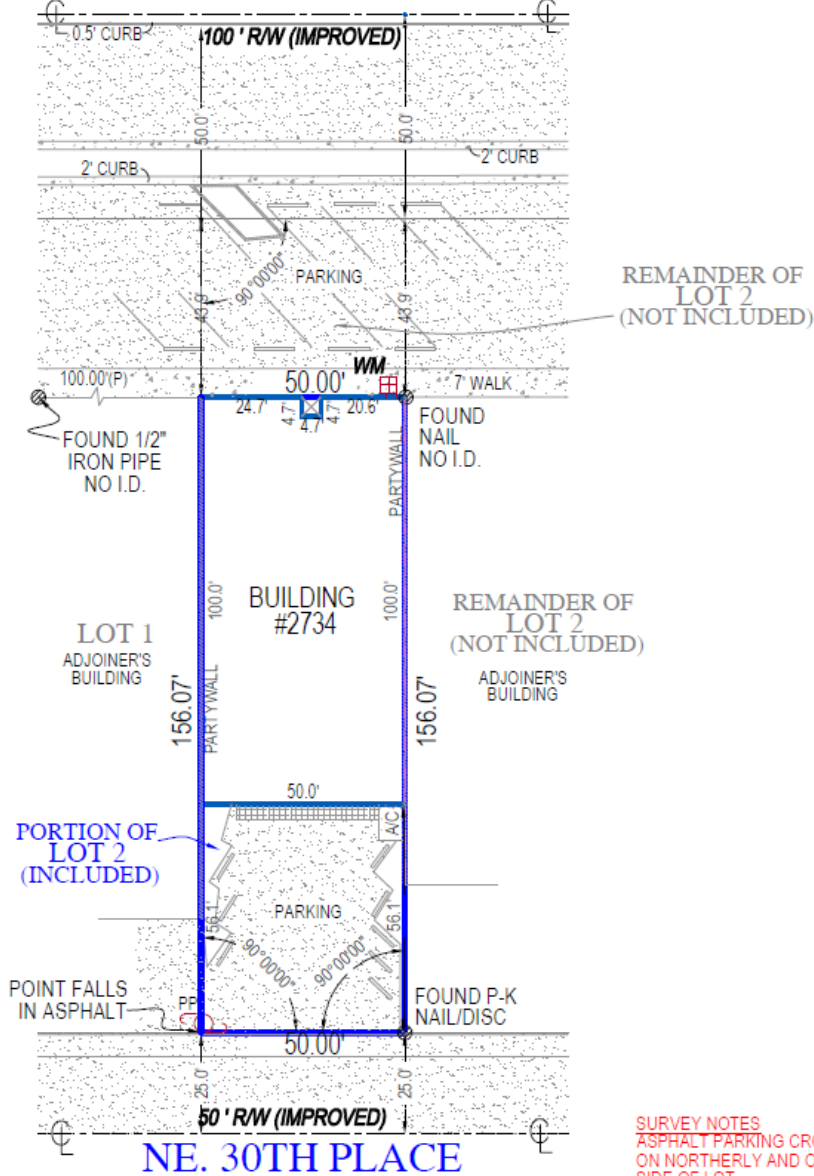


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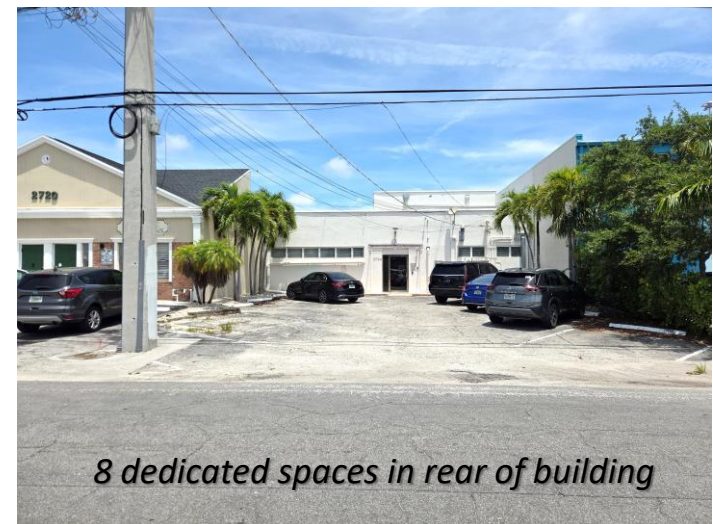
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## SURVEY

### BOUNDARY SURVEY E. OAKLAND PARK BLVD.



**SURVEY NOTES**  
ASPHALT PARKING CROSSING INTO R/W  
ON NORTHERLY AND ON SOUTHERLY  
SIDE OF LOT

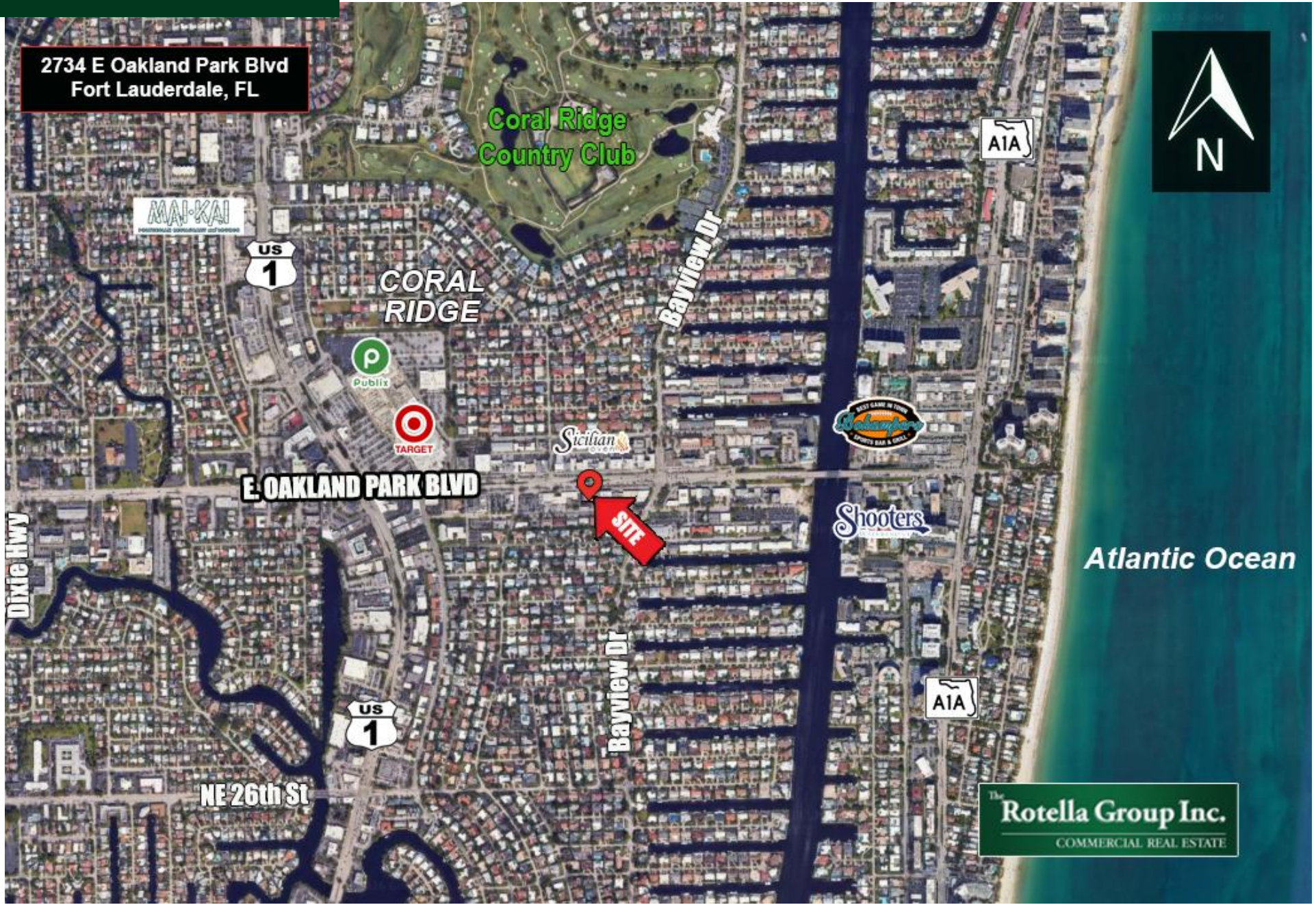




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## AERIALS





## The Rotella Group, Inc.

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Commercial Real Estate Brokers

### SOUTH FLORIDA OFFICE

3300 North Federal Highway, Suite 200  
Fort Lauderdale, FL 33306  
Phone 954-568-9015

[www.rotellagroup.com](http://www.rotellagroup.com)  
[info@rotellagroup.com](mailto:info@rotellagroup.com)

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