

## 2102 East Oakland Park

Position your business on one of Fort Lauderdale's busiest east-west corridors. This 2,344 SF move-in-ready retail space offers outstanding street exposure, prominent signage opportunities, strong surrounding demographics, and convenient access to US-1 and I-95. Located within a well-maintained neighborhood retail center, the space is ideal for service retail, medical/professional users, boutique concepts, or specialty food and beverage.

With immediate availability, sufficient parking, and a flexible layout, this location provides a rare opportunity to establish a long-term presence in a dense, high-income coastal submarket.

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### Property Highlights

- 2,344 SF retail space (divisible – inquire)
  - \$30.00 PSF NNN
  - 7-year preferred lease term
  - Immediate availability
  - Full build-out – move-in ready condition
  - Excellent street frontage on E Oakland Park Blvd
  - Multiple signage opportunities
  - Three-tenant neighborhood retail center
  - Professionally maintained property
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### Location Advantages

- Situated directly on **E Oakland Park Boulevard**, a major retail and commuter artery
  - Quick access to **US-1 (Federal Highway)** and **I-95**
  - Minutes to Fort Lauderdale beaches, Coral Ridge, and surrounding residential neighborhoods
  - Dense year-round population plus seasonal “snowbird” traffic
  - Easily accessible for both local residents and commuters
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## Nearby Retailers & Area Drivers (Customize)

- Publix
  - Whole Foods / Trader Joe's
  - Starbucks
  - CVS / Walgreens
  - National banks
  - Coral Ridge Mall
  - Medical offices and professional services
  - Fort Lauderdale Beach (minutes away)
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## Ideal Uses

- Specialty Retail
  - Medical Retail
  - Sport Related Retail
  - Physical therapy / wellness
  - Boutique fitness
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## Building & Site Details

- Total center size: 6,648 SF
- Land area: 0.62 acres
- Year built: 1963
- On-site parking
- Signalized access nearby

### Recent improvements:

- Roof
  - HVAC
  - Electrical
  - Façade upgrades
  - Parking lot resurfacing
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## **Why This Location Works**

Retail opportunities with true visibility on Oakland Park Boulevard are limited. This property combines traffic exposure, accessibility, parking, and strong surrounding demographics — all at a competitive rental rate for the submarket. For tenants seeking long-term stability in an established trade area, this location checks every box.