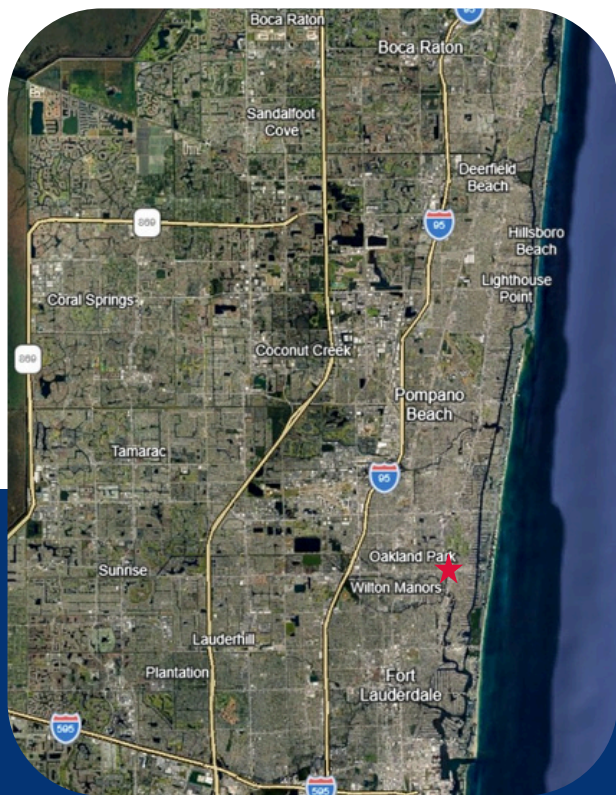




FREESTANDING GROUND FLOOR RETAIL FOR LEASE

\$50/SF
BASE RATE



Position your brand at the heart of Oakland Park's premier live-work-play destination. Situated at 3201 North Federal Highway, this three-story property features exceptional ground-floor retail opportunities within the vibrant Oaklyn campus. Designed to attract both steady local foot traffic and passing regional commuters, it delivers maximum visibility alongside a built-in customer base.

Elevate your business in a modern first-floor retail space, strategically located beneath two levels of premium medical and professional office suites. Benefit from exceptional exposure at one of Broward County's busiest intersections, with traffic counts exceeding 100,000 vehicles per day.

1 MILE TO THE BEACH

100,000 VEHICLES PER DAY

2 MILES TO I-95

130,000 POPULATION

2 MILES TO LAS OLAS

\$95K AVG HH INCOME

7 MILES TO FLL AIRPORT

660+ PARKING SPACES



WILLIAM CABRERA
 WILLC@LEVELREALTY.COM
 954.820.5061

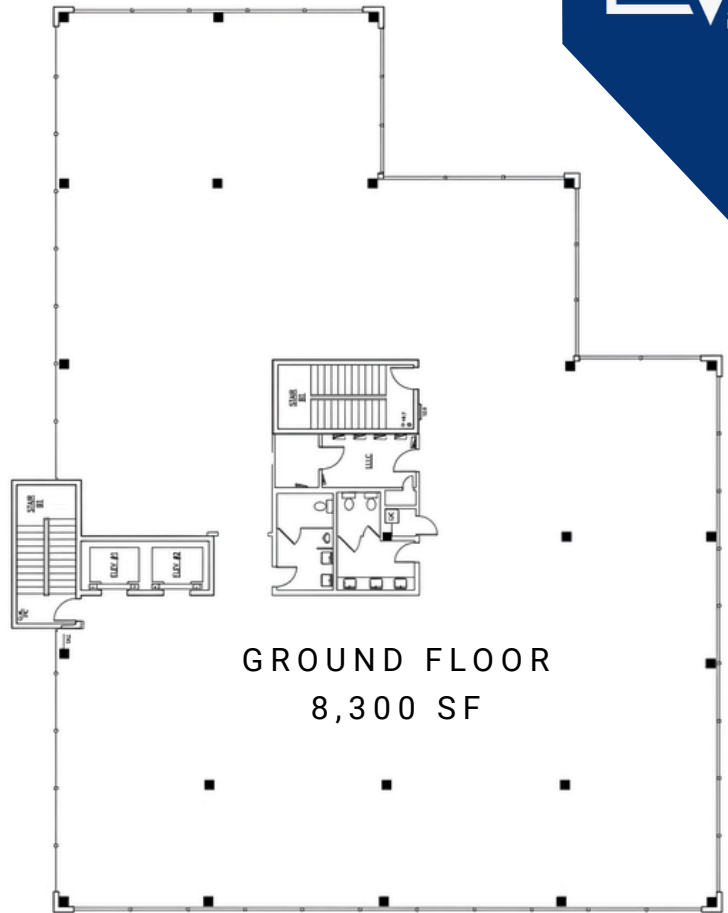
NICK BALDANZA
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HIGH VISIBILITY

SECOND BUSIEST
INTERSECTION
IN BROWARD COUNTY

IMMEDIATE ACCESS TO
RESIDENTS OF 274 LUXURY
APARTMENTS AND
100,000 SF OF OFFICE SPACE
WITHIN THE CAMPUS

AMPLE ACCESSIBILITY WITH
660+ PARKING SPACES WITH A
BRAND-NEW PARKING GARAGE
AND SURFACE-LEVEL LOTS



| Unit | Availability |
|-----------|---------------------|
| Demisable | 2,500 SF - 8,300 SF |



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