

# FOR LEASE

±8,040 SF Free Standing Retail / Showroom / Service

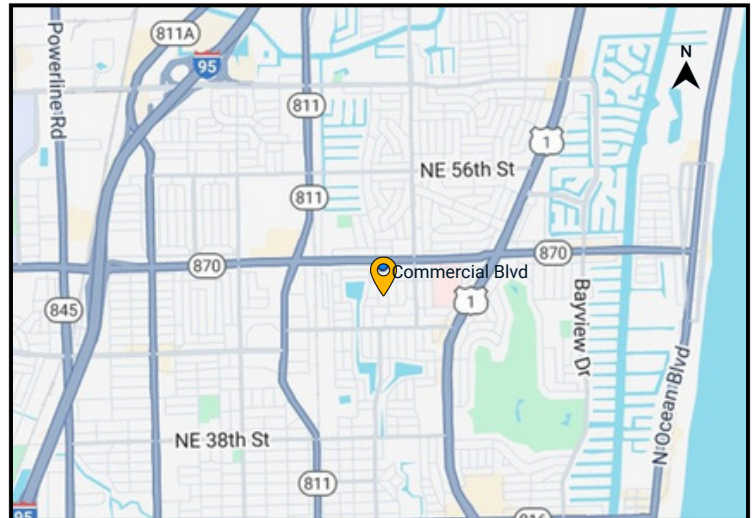


## 1582 E. Commercial Blvd., Oakland Park, FL



### Property Highlights:

- 120 Feet of Commercial Boulevard Frontage
- East Ft. Lauderdale Location
- 22 parking spaces - parking ratio: 2.75
- Average of 55,000 cars per day
- 356,000 population within 5 miles
- Building Dimensions: 107' W x 84' D
- Rear overhead door
- 8,040 SF space - potential to subdivide
- 2 Access points from Commercial Blvd
- Approx. 12ft ceiling height
- Delivery truck access from the rear



\$45 per SF



±8,040 SF



Total Renovation



### Leasing Information:

Caio Martin

c. 781-367-1454

caio@cc-reg.com

Ariel Ramirez

c. 786-873-9814

ariel@cc-reg.com

4000 Hollywood Blvd  
Suite 765-S  
Hollywood, FL 33021  
www.currentcapitalgroup.com

# PROPERTY INFORMATION SUMMARY

**Property:** 1582 E. Commercial Blvd. Oakland Park, Florida

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**Location:** Prime Commercial Frontage on Commercial Blvd. In Oakland Park, Florida - Approx. 1.5 miles West of the Beach

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**Description:** ±8,040 SF Free Standing Commercial Building Former single tenant use retailer for 25 years Building was just renovated, new roof, fresh paint, parking lot redone, landscaping, interior ceiling, clean-up of flooring, etc.

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**Land Area:** ±0.41 Acre

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**Parking:** 22 spaces

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**Economics:** \$45.00 per SF Base rent + estimated \$12.00 per SF NNN

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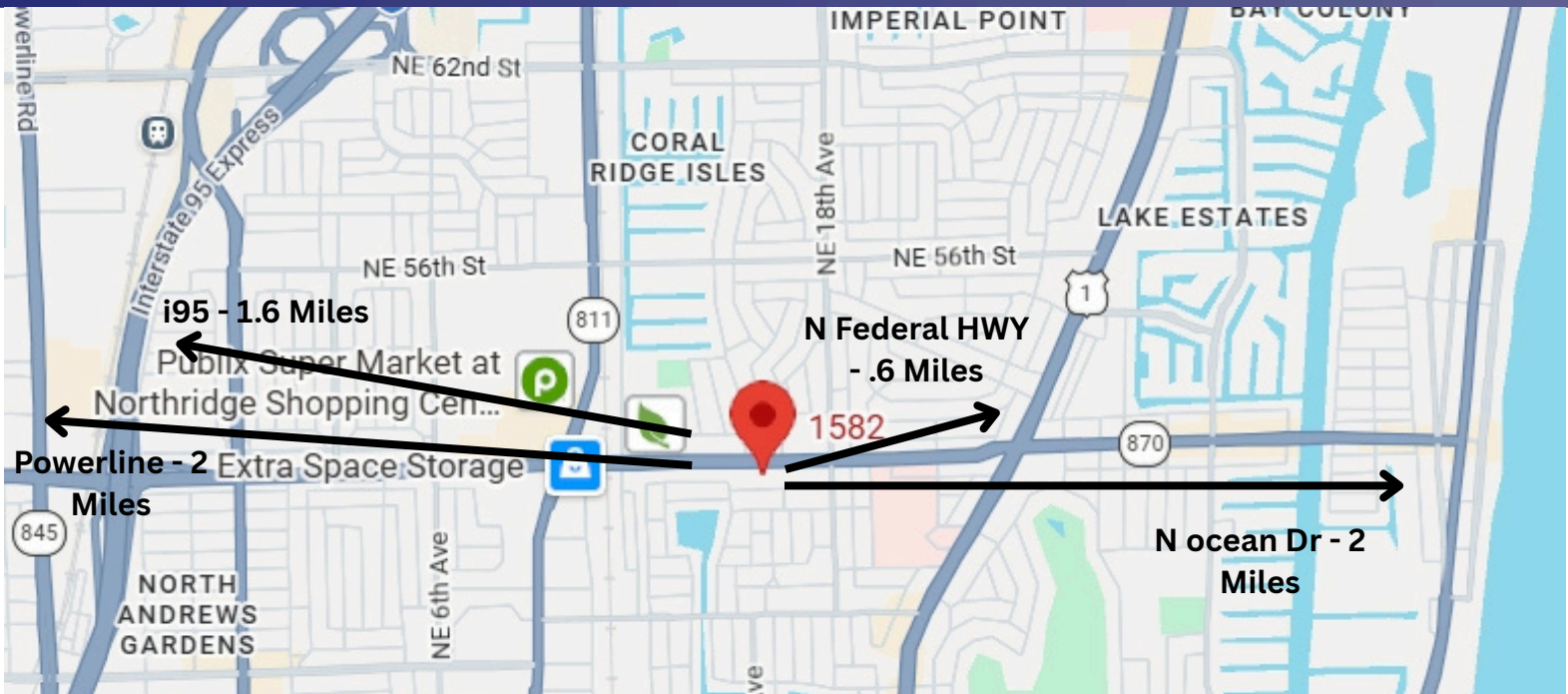
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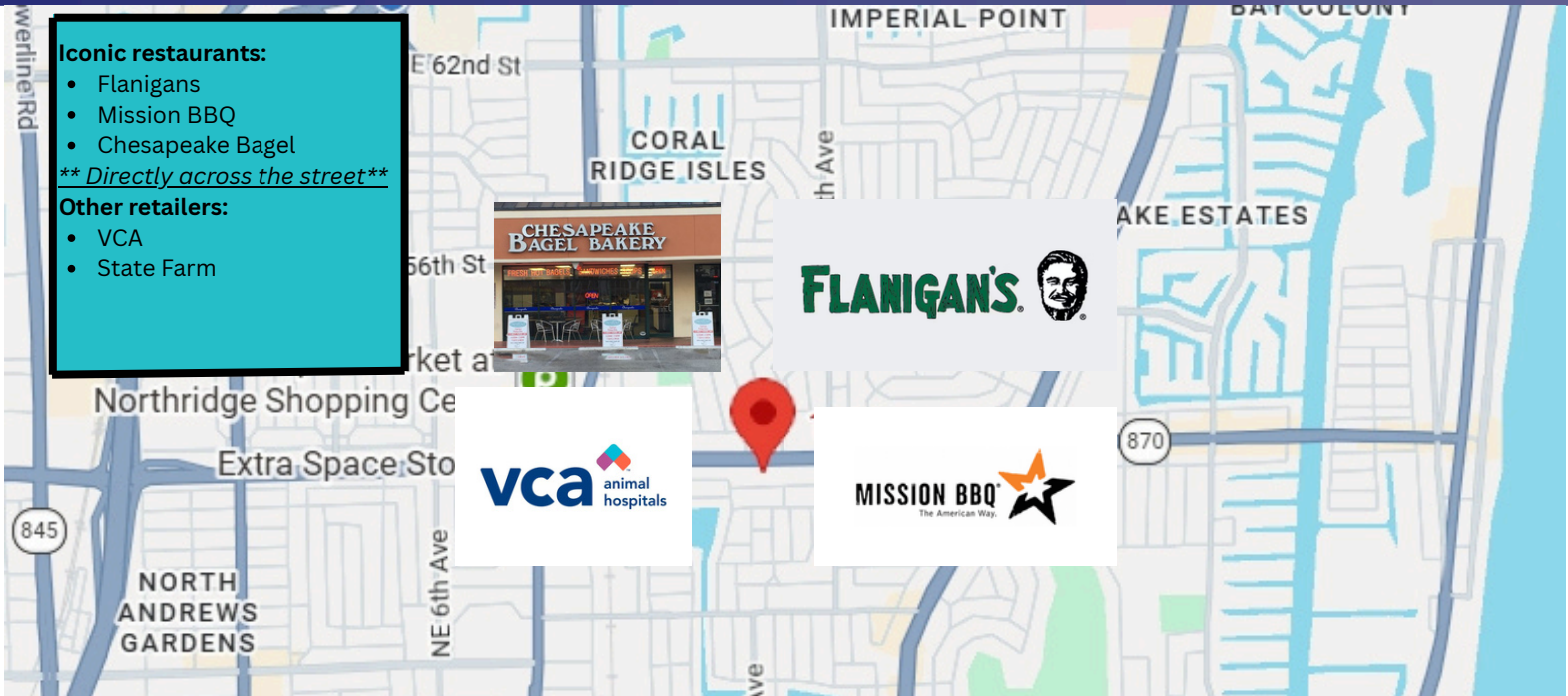
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# Distance to Highways and major roads



# Immediate neighbors and landmarks



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## PHOTOS / RENDERING

Future Facade #1



Future Facade #2



Future Facade



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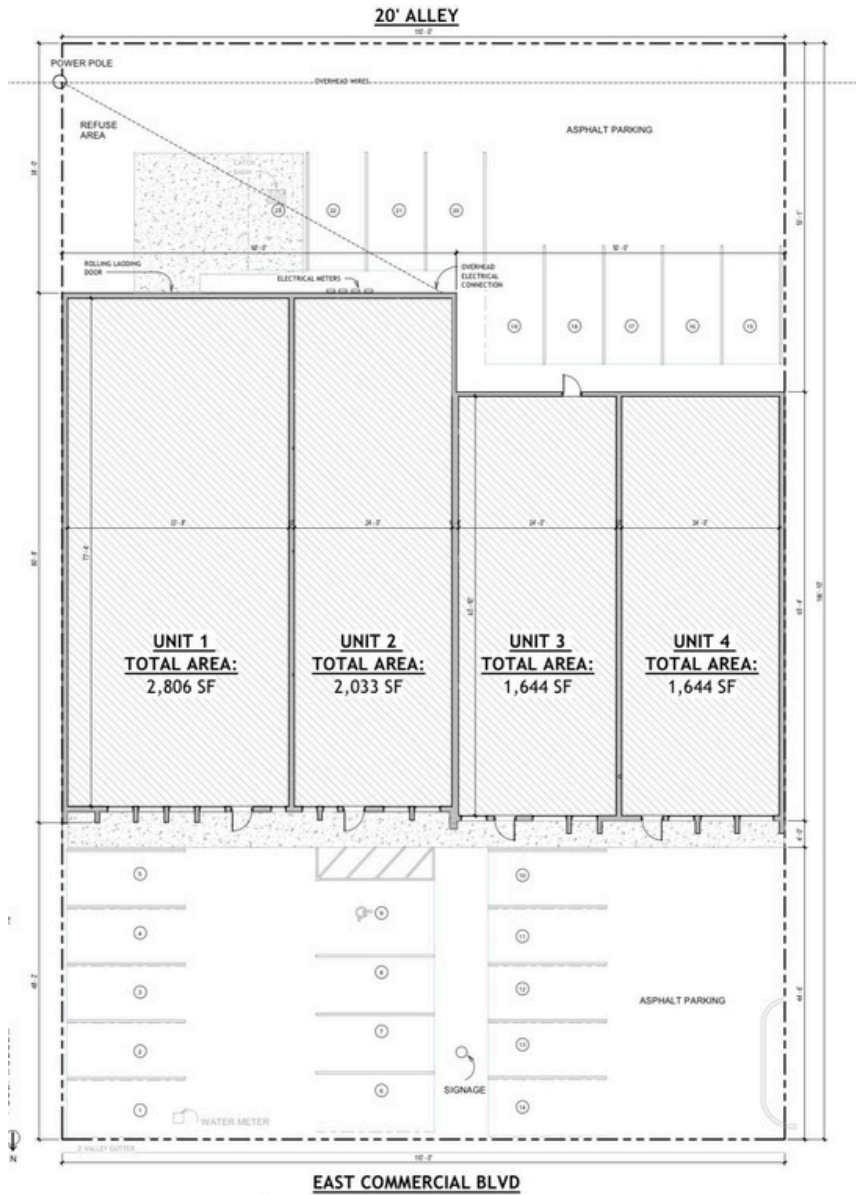


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## FLOOR PLAN



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