

# FOR SALE

## 2 BUILDING PORTFOLIO

PRICING UPON REQUEST\*



Dixie Hwy.

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# THE PORTFOLIO

CAN BE PURCHASED TOGETHER OR SEPARATELY



**±1,241 SF**

**FREE STANDING RESTAURANT**

**4390 N DIXIE HWY | OAKLAND PARK, FL 33334**

**±0.31 AC | AADT: ±26,000**

**±7,965 SF**

**FREE STANDING WAREHOUSE**

**4378 N DIXIE HWY | OAKLAND PARK, FL 33334**

**50% OFFICE + MEZZ | 21' CLEAR | DOCK & RAMP LOADING**

## PROJECT HIGHLIGHTS

**Prime Signalized Hard Corner:** Exceptional visibility and frontage at the intersection of Prospect Road (AADT: 22,500) & Dixie Highway (AADT: 26,000)

**Purchase Individually or as a Portfolio:** Flexible acquisition opportunity for investors, owner-users, and developers.

**Industrial & Retail Exposure:** Rare combination of warehouse and freestanding retail/restaurant assets in one offering.

**Strategic South Florida Location:** Minutes from I-95, Florida's Turnpike, Fort Lauderdale Executive Airport, Port Everglades, and Fort Lauderdale-Hollywood International Airport.

**Value-Add & Redevelopment Potential:** Immediate occupancy with long-term upside through repositioning, redevelopment, or continued income-producing use.

## PROJECT SUMMARY

**Berger Commercial Realty Corp.**, as the exclusive representative, is pleased to present the opportunity to acquire a unique two-property commercial portfolio strategically located at the signalized hard corner of Prospect Road and Dixie Highway in the heart of Broward County. Offering exceptional flexibility, the assets may be acquired individually or as a combined portfolio, providing investors and owner-users with multiple value-add and redevelopment opportunities in one of South Florida's most established commercial corridors.

The portfolio consists of a ±1,241-square-foot freestanding restaurant situated on ±13,358 square feet of land and a ±7,695-square-foot warehouse positioned on an adjacent ±12,388-square-foot parcel. Together, the properties encompass approximately ±25,746 square feet (±0.59 acres) of prime commercial land with outstanding frontage and visibility along two heavily traveled thoroughfares.

**Free Standing Restaurant:** Originally constructed in 1969, the restaurant occupies a highly visible corner location, making it ideally suited for continued restaurant use, retail, medical, professional services, or future redevelopment. Its exceptional exposure, accessibility, and traffic counts create a rare opportunity for users seeking a prominent South Florida location.

**Free Standing Warehouse:** The adjacent industrial building, constructed in 1991, contains ±7,695 square feet of functional warehouse space featuring approximately ±2,500 square feet of office space, an additional ±1,700-square-foot mezzanine, 21-foot clear ceiling heights, two dock-high loading doors, one ramp door and an existing paint booth. The efficient layout accommodates a wide range of distribution, light manufacturing, contractor, showroom, and service-related operations while providing flexibility for future repositioning or expansion.

Positioned just minutes from Interstate 95, Florida's Turnpike, Interstate 595, Fort Lauderdale-Hollywood International Airport, Port Everglades, and the area's major population centers, the portfolio offers outstanding connectivity throughout the South Florida market. Whether purchased individually or assembled as a combined holding, these assets provide a compelling opportunity to acquire well-located commercial real estate with immediate functionality, long-term appreciation potential, and significant redevelopment optionality in one of Broward County's most desirable infill locations.

# FREE STANDING RESTAURANT



**4390 N DIXIE HWY | OAKLAND PARK, FL 33334**

**Total Square Footage** ±1,241 SF

**Land Square Footage** ±13,358 SF

**Land Acreage** ±0.31 AC

**Year Built** 1969

**Parking Spaces** 15

**Zoning** B3 | Fort Lauderdale

**Frontage** Signaled Intersection

**Dixie Hwy. AADT** ±26,000

**Folio #** 494223220010



# FREE STANDING WAREHOUSE



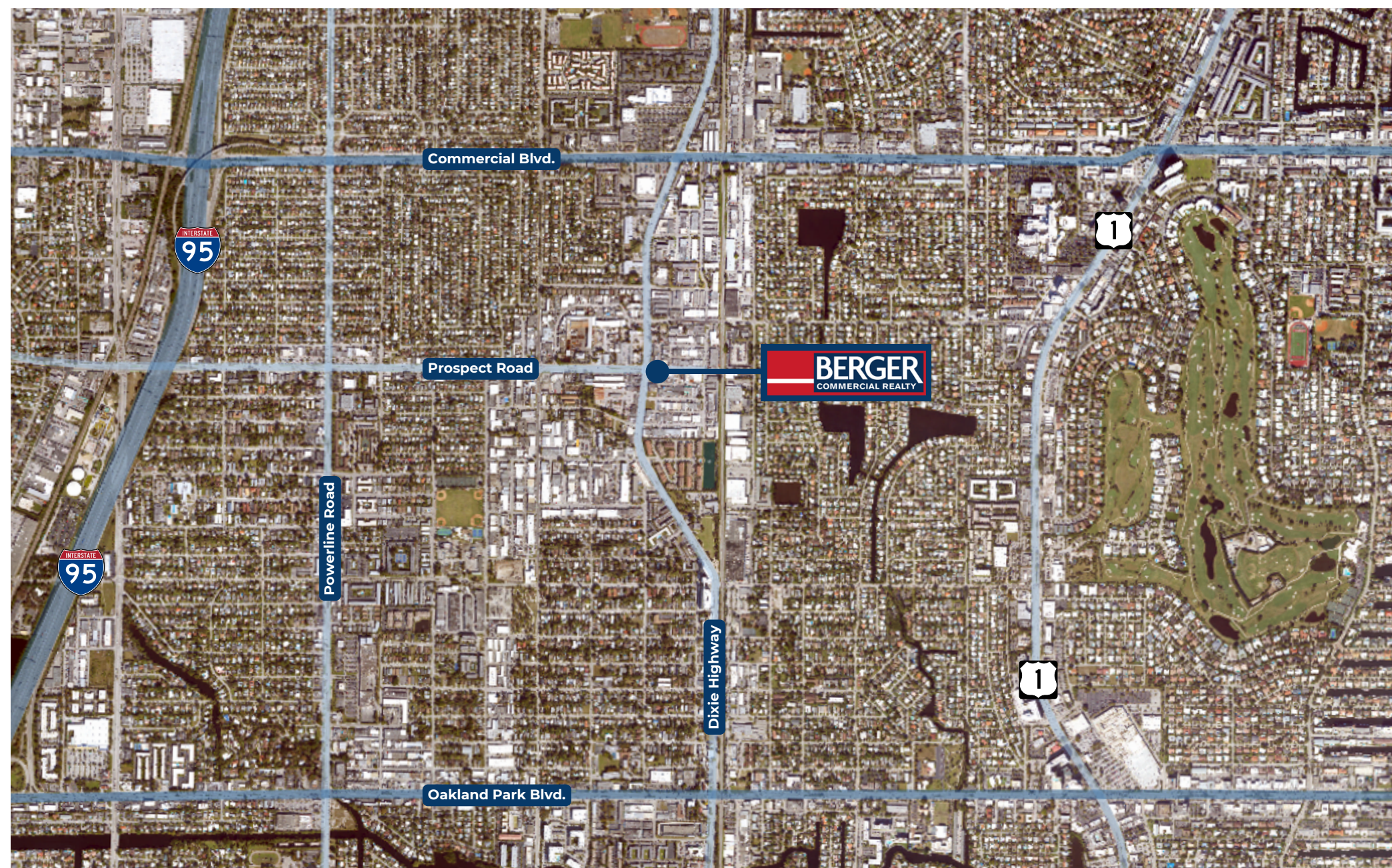
**4378 N DIXIE HWY | OAKLAND PARK, FL 33334**

|                                    |                                |
|------------------------------------|--------------------------------|
| <b>Total Square Footage</b>        | ±7,695 SF                      |
| <b>Land Square Footage</b>         | ±12,388 SF                     |
| <b>Land Acreage</b>                | ±0.28 AC                       |
| <b>Year Built</b>                  | 1991                           |
| <b>Office %</b>                    | 30%                            |
| <b>Mezzanine %</b>                 | 20%                            |
| <b>Upstairs Mezzanine Capacity</b> | 95lbs. PSF                     |
| <b>Clear Height</b>                | 21'                            |
| <b>Dock High Doors</b>             | 2                              |
| <b>Ramp Doors</b>                  | 1                              |
| <b>Paint Booth</b>                 | Yes                            |
| <b>Power Specs</b>                 | 3-phase   120/240V             |
| <b>Parking Spaces</b>              | 7                              |
| <b>Roof Condition</b>              | Good Operating Condition       |
| <b>HVAC Age(s)</b>                 | 2011 & 2024                    |
| <b>40-Year Recertification</b>     | Completed in 2023              |
| <b>Zoning</b>                      | B-3   Fort Lauderdale          |
| <b>Dixie Hwy. AADT</b>             | ±26,000                        |
| <b>Folio #</b>                     | 494223220040<br>& 494223220030 |

# WAREHOUSE PHOTOS



# ACCESSABILITY MAP



# CONTACT INFORMATION



## DISCLAIMER

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Prospective purchasers are encouraged to conduct their own independent investigation and due diligence regarding all aspects of the Property. Berger Commercial Realty Corp. and the Owner shall not be liable for any inaccuracies or omissions contained herein.

## SALES TEAM

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