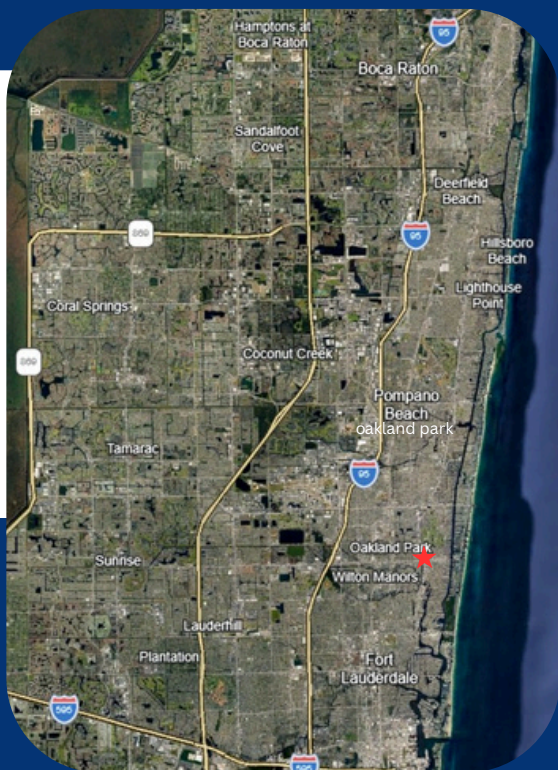




PARKLYN GROUND FLOOR RETAIL FOR LEASE

\$65/SF
BASE RATE



Situated at 3411 N Federal Highway with more than 100,000 vehicles per day off the corner of Oakland Park Blvd & N. Federal Hwy.

This ground-floor retail space puts your business in front of a thriving market of 130,000+ residents with an average household income of \$100k+ per year.

Located in a luxury apartment building with soaring 20-foot ceilings and 255+ parking spaces, Parklyn offers unmatched accessibility to your customer base. Just 1 mile from the beach, 2 miles from I-95, 2 miles from the upscale Las Olas Boulevard, and only 7 miles from Fort Lauderdale-Hollywood International Airport.

Whether you're launching a boutique, café, or professional service, Parklyn delivers the visibility, traffic, and affluent customer base your business needs to thrive in one of Florida's fastest-growing corridors.

Parklyn is an outstanding new development strategically located at the bustling crossroads of Oakland Park, Fort Lauderdale, and Wilton Manors.

Retail spaces now available for lease in this vibrant development. Adjacent to its fully leased sister property, Oaklyn, with an established reputation for quality living and community engagement.



HIGH VISIBILITY ON N FEDERAL HWY- ONE OF THE BUSIEST INTERSECTIONS IN BROWARD COUNTY

IMMEDIATE ACCESS TO RESIDENTS OF 165 LUXURY APARTMENTS

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

GREY SHELL CONDITION, READY FOR YOUR BRAND



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