Prime East Commercial Retail For Sale

2822 & 2824 E Commercial Blvd | Fort Lauderdale, FL 33308

Owner-User Opportunity | Second-Generation Fast Casual Restaurant Space
Existing Hood, Grease Trap & Walk-In Refrigerator | ±42,500 VPD

Fort Lauderdale Investment Opportunity

Offering Memorandum

MATTHEWS™

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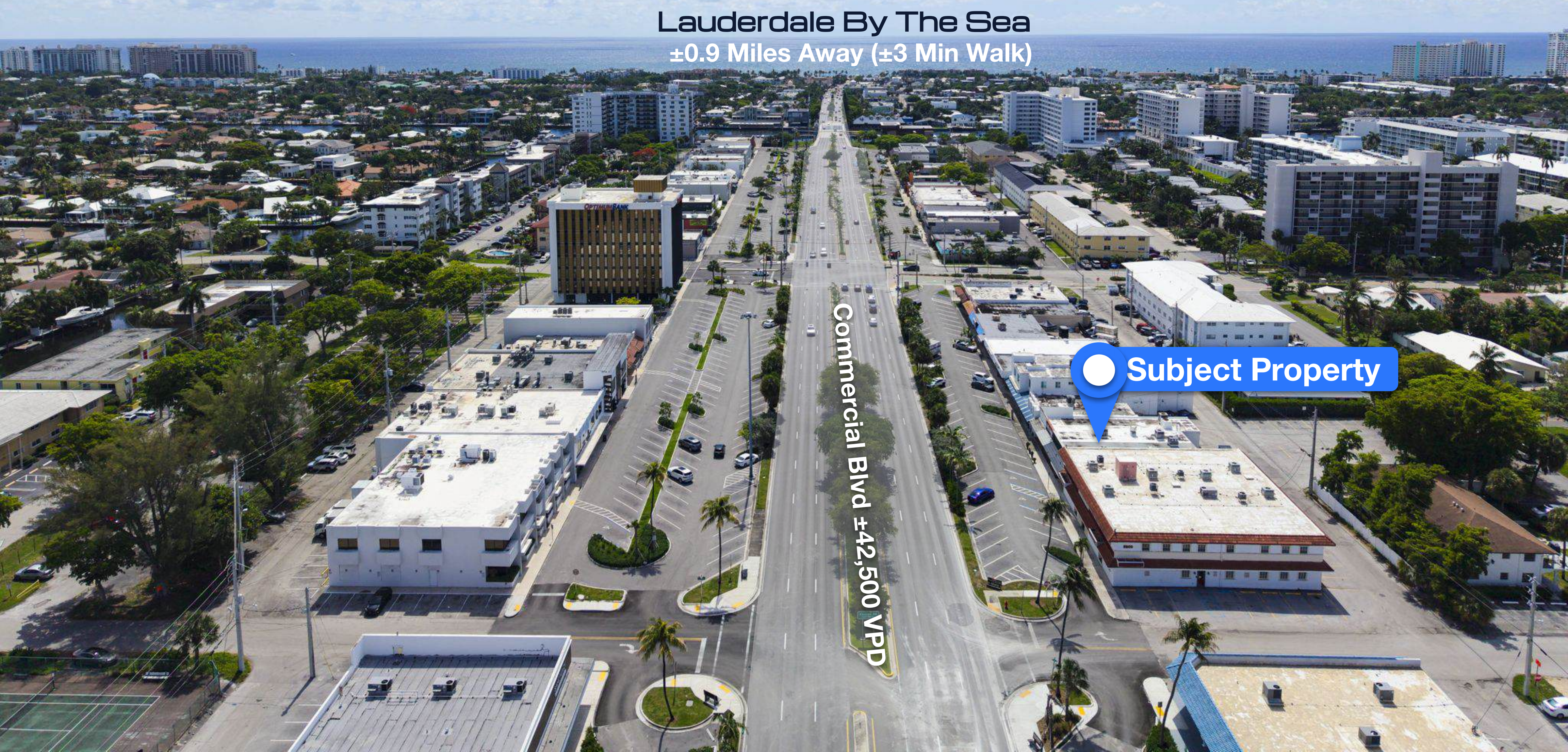

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Executive Summary

Prime East Commercial Retail For Sale
Fort Lauderdale, FL 33308

±2,508 SF
Total GLA

2
Of Suites

The Opportunity

Matthews™ is pleased to exclusively offer for sale this prime retail opportunity located in East Fort Lauderdale along E Commercial Boulevard. Positioned within one of South Florida's most desirable coastal trade areas, the property offers exceptional visibility, strong demographics, and close proximity to Lauderdale By-the-Sea, Fort Lauderdale Beach, and the Intracoastal Waterway.

The property presents a unique opportunity for an owner-user seeking to establish a presence in a highly sought-after market or an investor looking to acquire a well-located retail asset in a supply-constrained area. The existing second-generation restaurant buildout provides immediate occupancy potential for a variety of food and beverage concepts, including a café, coffee shop, sandwich shop, juice bar, or similar operator.

Benefiting from approximately ±42,500 vehicles per day along E Commercial Boulevard, the property offers excellent street frontage, signage exposure, and convenient access to surrounding residential communities, hotels, restaurants, and retail destinations. Average household incomes exceed $167,047 within a one-mile radius, supporting strong consumer spending and long-term retail demand.

Investment Highlights

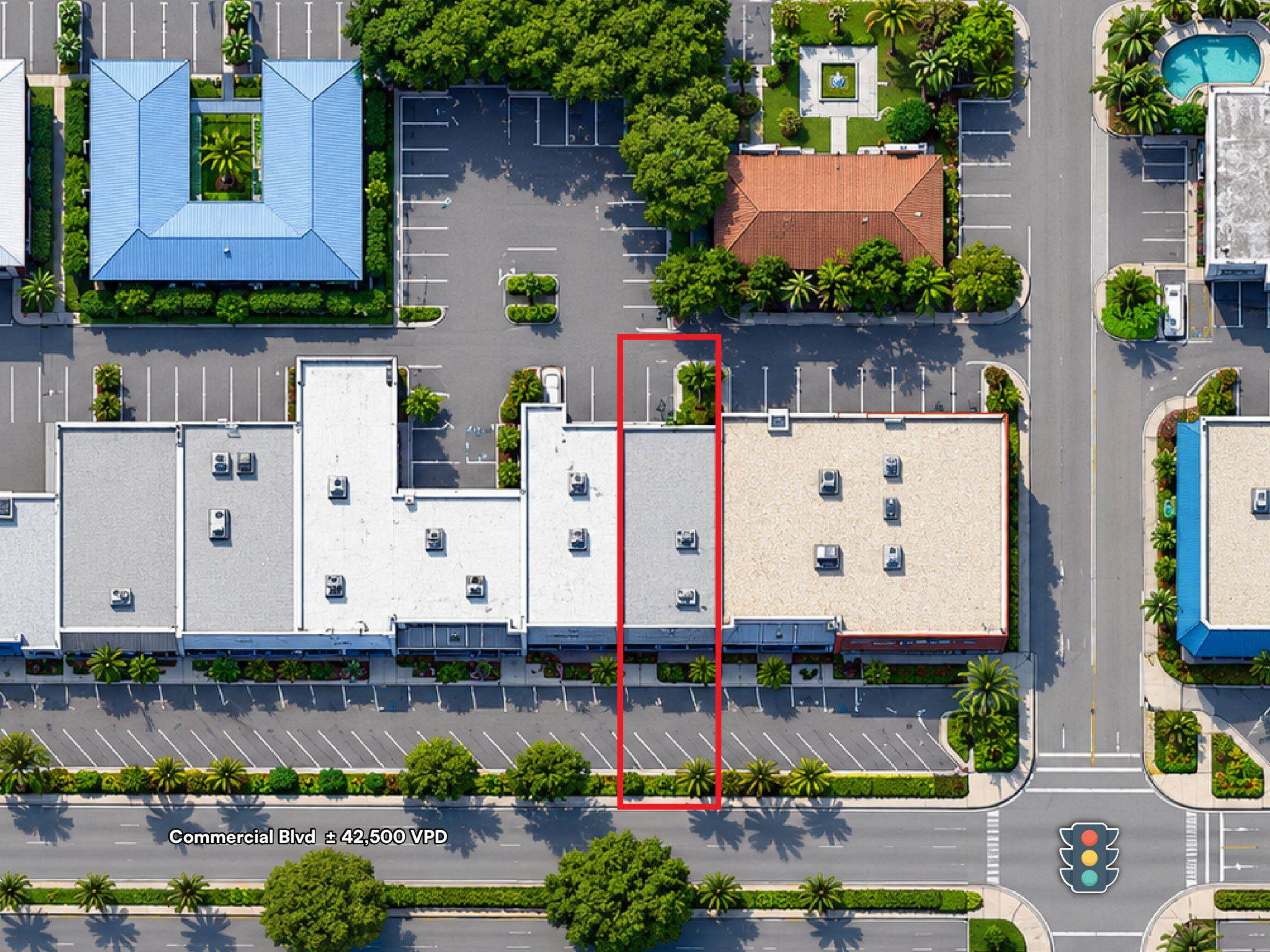
Property Highlights

- **Prime East Fort Lauderdale Location** - Located along E Commercial Boulevard, one of Fort Lauderdale's premier retail corridors, minutes from Lauderdale-by-the-Sea, Fort Lauderdale Beach, and the Intracoastal Waterway.
- **Owner-User Or Investment Opportunity** - Rare opportunity for an owner-user to establish a presence in a highly desirable coastal market or for an investor seeking a well-located retail asset.
- **Move-In Ready Restaurant Space** - Second-generation restaurant space with existing buildout, ideal for a breakfast café, sandwich shop, coffee concept, juice bar, or similar food and beverage operator.
- **High Visibility Retail Frontage** - Excellent street presence and signage opportunities along E Commercial Boulevard with approximately ±42,500 vehicles per day.
- **Steps From Lauderdale-By-The-Sea** - Positioned within one of South Florida's most desirable beachside trade areas, attracting both affluent residents and year-round visitors.
- **Affluent Surrounding Demographics** - Average household income exceeds $167,047 within a one-mile radius, supporting strong retail and restaurant demand.
- **Supply-Constrained Coastal Market** - East Fort Lauderdale offers limited retail inventory and high barriers to entry, supporting long-term property value and demand.
- **Near Fort Lauderdale Beach & The Intracoastal** - Surrounded by established restaurants, boutique retailers, hotels, and dense residential communities in one of Broward County's most sought-after locations.

Second Generation Fast Casual Restaurant Space

Second Generation Fast Casual Restaurant Space

E
Compass Vacation Homes
Villas By The Sea
±117 Units
PIER 14 TAPAS & COCKTAILS
ARUBA BEACH CAFE
Fountainhead Condominium
±130 Units
Warwick Condo Association
±139 Units
KALUZ RESTAURANT
Royal Mariner
±96 Units
The Wellington Association
±560 Units
POMPERDALE FAMOUS NEW YORK DELI
FORT LAUDERDALE PERIODONTICS AND IMPLANT DENTISTRY
Ridgeview Towers
±69 Units
TLC dental
Heritage Landings
±72 Units
WOW DENTAL CENTER
Coral Towers Condos
±53 Units
OPTIMUMBANK
THE GALWAY SHAWL
Bayview Regency Apartments
±21 Units
syncromune
La Mantequería
Anthony's CLAM HOUSE & GRILL
Commercial Blvd ± 42,500 VPD
Subject Property
Coral Ridge Animal Hospital
Your Ft. Lauderdale Vet


Commercial Blvd ± 42,500 VPD

Asset Overview

$676

Asset Overview

Address	2822-2824 E Commercial Blvd
City, State, Zip Code	Fort Lauderdale, FL 33308
County	Broward
Property Type	Store Front
APN	49-42-13-07-1250
GLA (SF)	±2,508
Lot Size (AC)	±0.08

Year Built / Year Renovated:	1966/1975
# of Buildings	1
# of Suites	2
Current Occupancy	50%
Parking	2 Reserved Spaces
Zoning	CB

Financial Overview

$1,690,000	**$676**	**Owner - User**	**±2,508 SF**
List Price	Price Per SF	Investment Opportunity	GLA

Fort Lauderdale, FL

186,000+ Total Population

108,000+ Employed Population

15.7% Growth Rate

$84,026 Average HH Income

Local Market Overview

Fort Lauderdale is a core coastal city within South Florida and functions as a major commercial, employment, and lifestyle center for northern Miami-Dade and central Broward County. The city benefits from a diversified economic base anchored by tourism, international trade, marine industries, healthcare, financial services, and professional business operations. Fort Lauderdale–Hollywood International Airport and Port Everglades provide critical infrastructure support, facilitating both global commerce and sustained visitor demand, which continue to drive employment growth and consumer spending across the market.

The local economy is further strengthened by steady population growth, favorable demographic trends, and continued in-migration from higher-cost urban and coastal markets across the Northeast and West Coast.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	18,631	122,503	275,723
2020 Census	15,727	108,479	241,402
Growth 2020-Current Year	18.46%	12.93%	14.22%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	9,912	60,722	132,516
2020 Census	8,471	53,609	114,387
Growth 2020-Current Year	17.01%	13.27%	15.85%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$167,047	$146,292	$138,747

COASTAL LIVING, STRATEGICALLY POSITIONED IN THE HEART OF SOUTH FLORIDA'S BUSINESS CORRIDOR.

Fort Lauderdale is strategically positioned along the I-95 corridor between Miami and Boca Raton, offering immediate access to South Florida's major employment hubs, transportation infrastructure, and coastal lifestyle amenities. The city's central location supports strong residential demand and connectivity throughout Broward County and the broader tri-county region.

0.8 Mi
Las Olas Boulevard

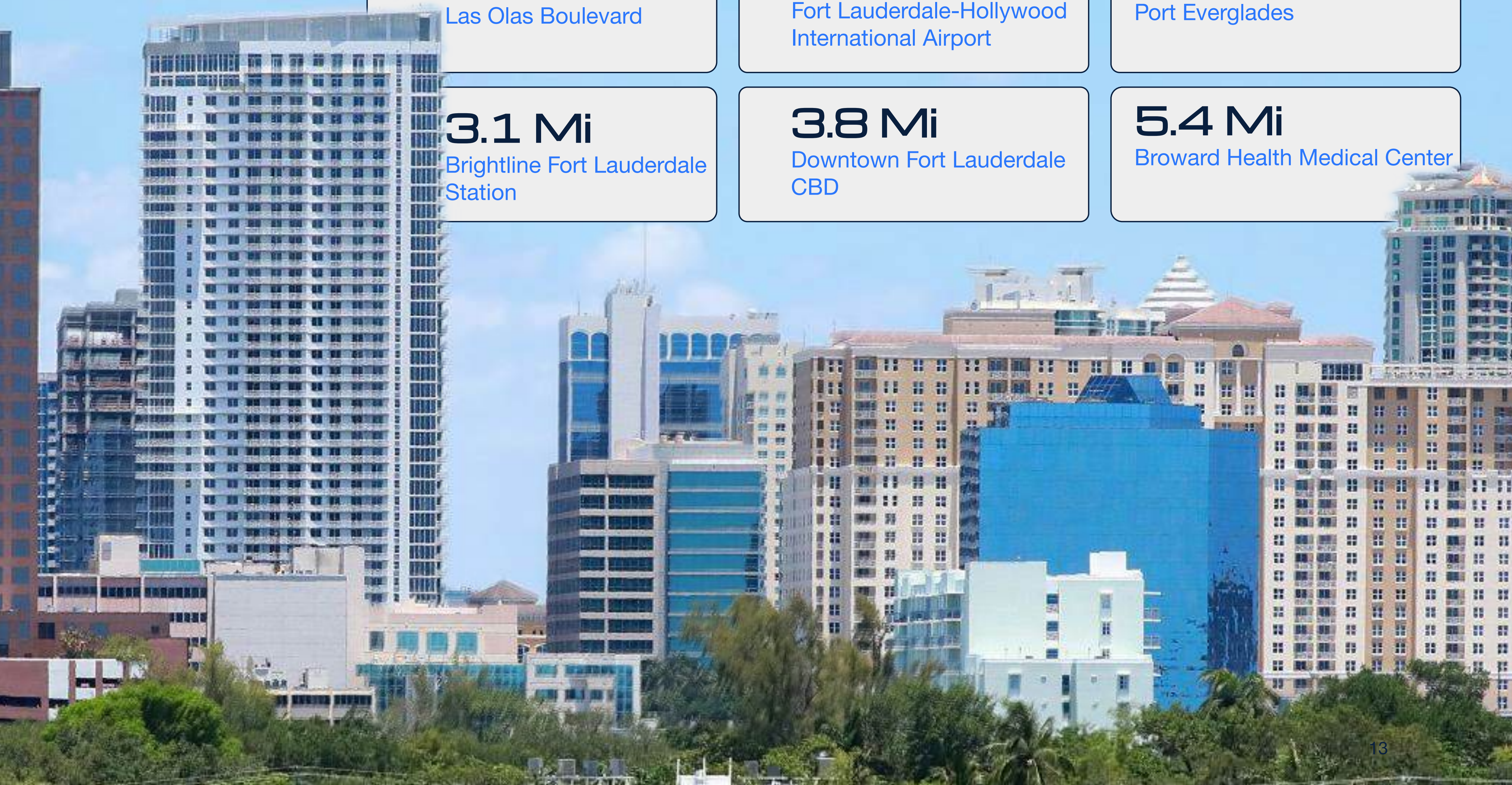
2.3 Mi
Fort Lauderdale-Hollywood International Airport

2.7 Mi
Port Everglades

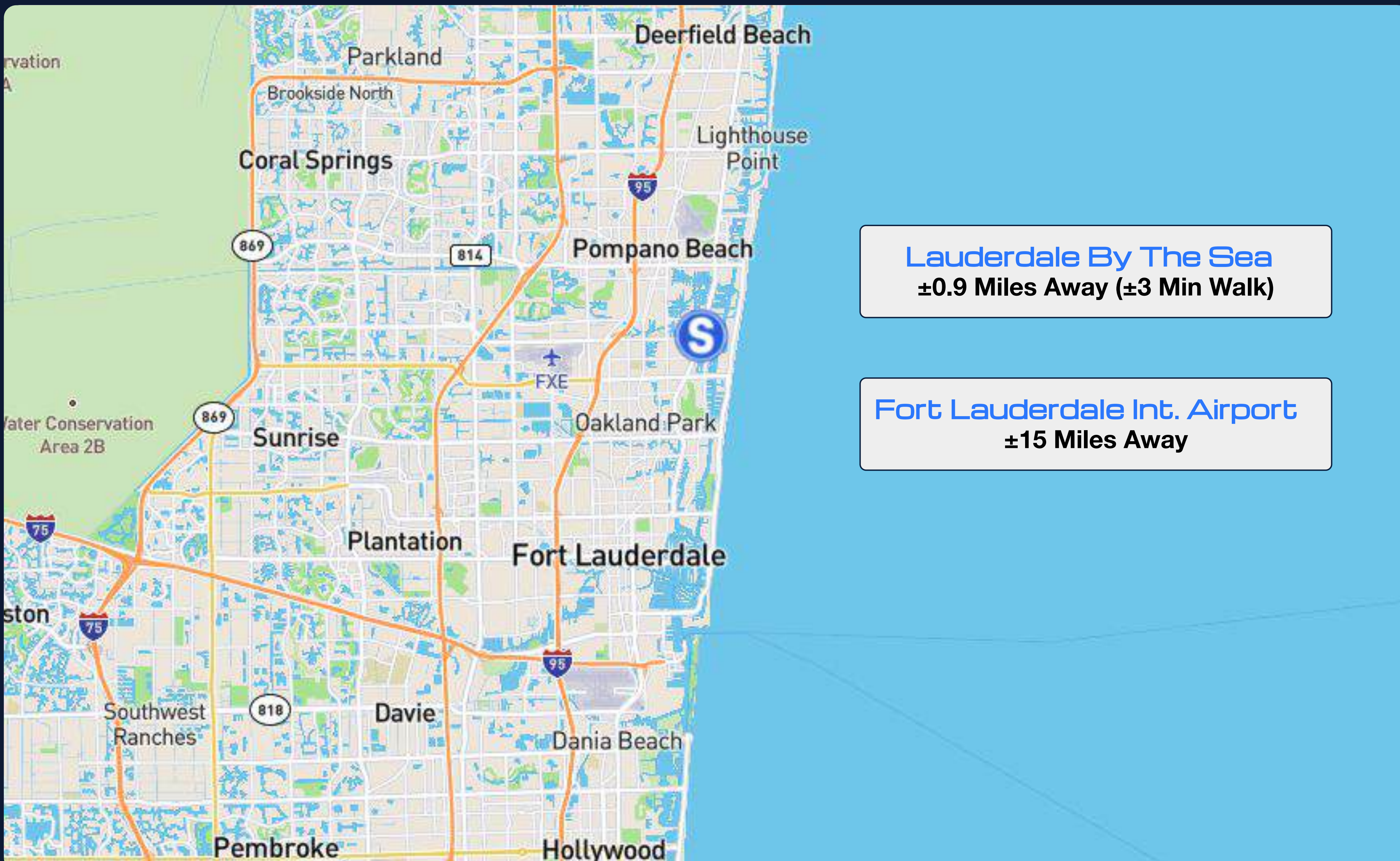
3.1 Mi
Brightline Fort Lauderdale Station

3.8 Mi
Downtown Fort Lauderdale CBD

5.4 Mi
Broward Health Medical Center



Regional Map



Lauderdale By The Sea
±0.9 Miles Away (±3 Min Walk)

Fort Lauderdale Int. Airport
±15 Miles Away

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