

FOR LEASE



3932 NE 5th Ave
Oakland Park, FL 33334



DESCRIPTION

This light Industrial property is in the heart of Oakland Park's Central Business district and just west of the Downtown mixed use district. It is directly across the street from City of Oakland Park's new park, splash pad, amphitheater and community center. Two grade level doors adds to the flexibility of the property. If needed, three phase power is available.



HIGHLIGHTS

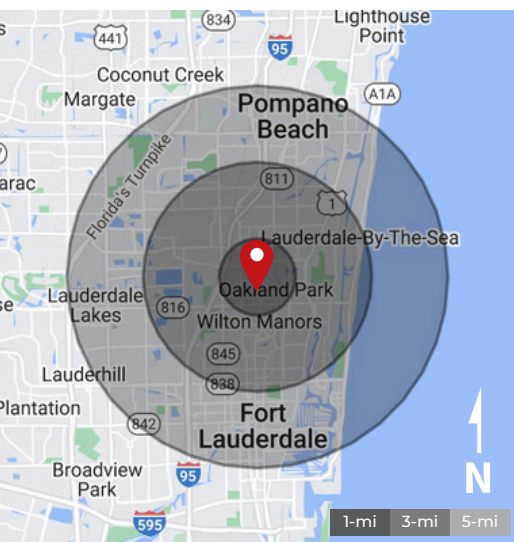
- Easy access to I-95
- A/C Office
- 3-phase power available
- 2 grade level doors
- Ample parking
- 80% warehouse space 20% office

SUMMARY

Pricing Guidance	± \$18/SF + \$7 CAM
Lease Type	NNN
Unit Size	± 3,000 SF
Ceiling Height	± 12 FT
Year Renovated	2024
Zoning	I-1



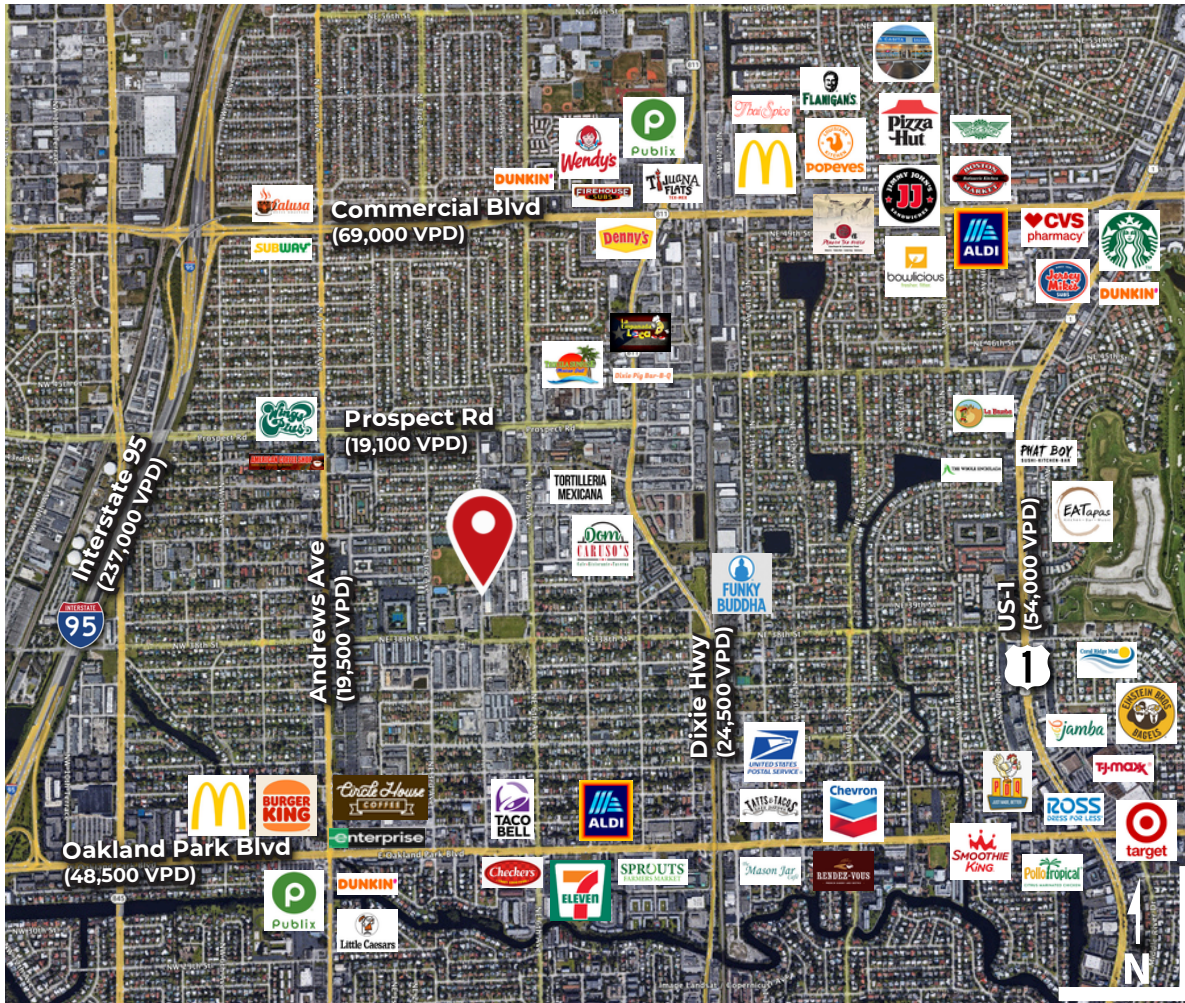
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LOCATION DESCRIPTION

The property is located in the heart of Oakland Park and sits across from the new Steven Fields Park condo community. This site is just three blocks from Oakland Park Blvd., five blocks from Dixie highway and less than two miles to I-95 and US-1.

Visit Our Website!



DEMOGRAPHICS Within 3 mi Radius

- \$89,631
Avg. Household Income
- \$1.87 B
Consumer Spending
- 142,860
Residential Population
- 117,194
Daytime Workforce
- 1.5 miles, 5 min.
To US1 and I-95

SURROUNDING AREA

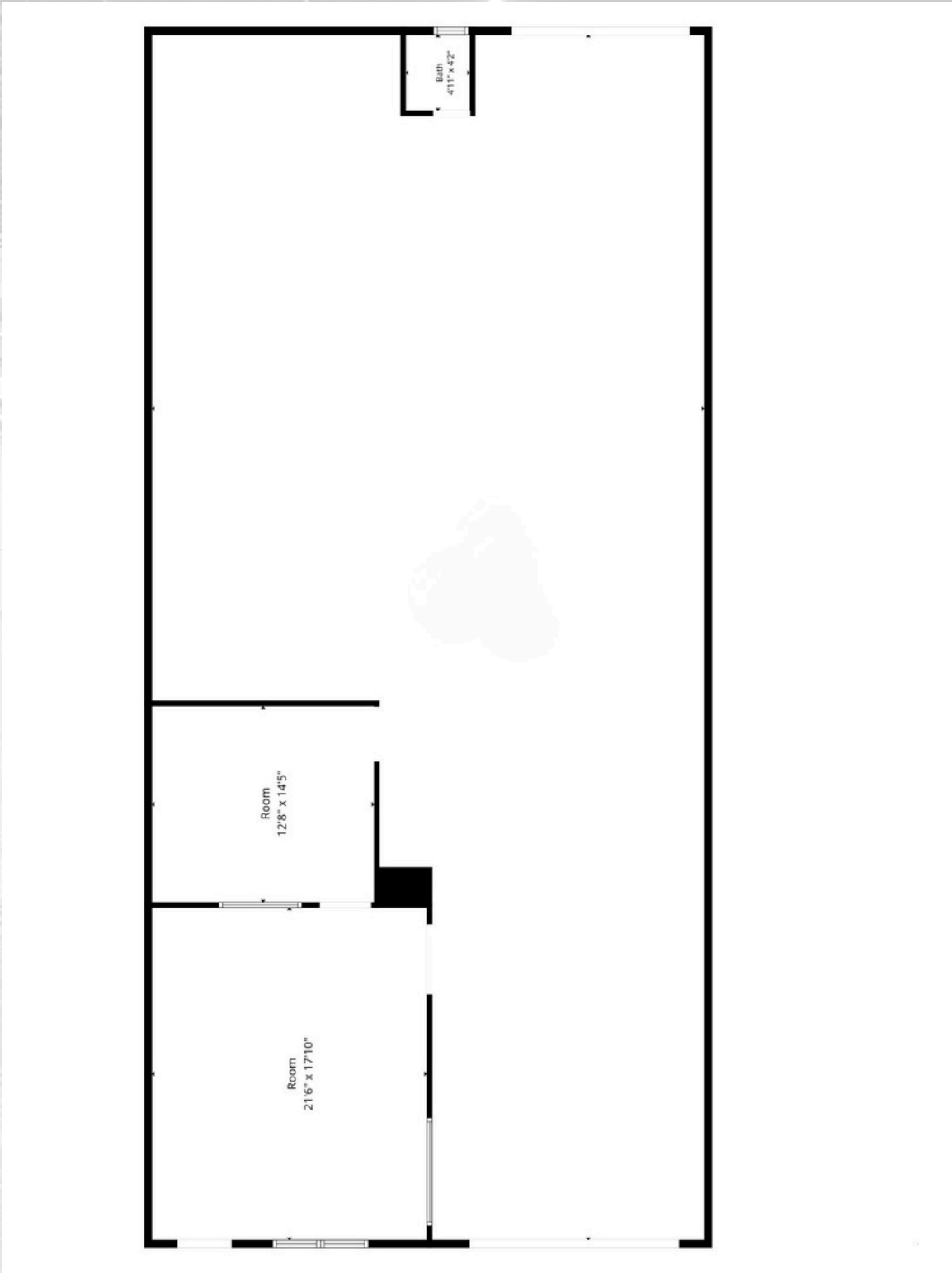
The surrounding area is vibrant, with notable landmarks like Oakland Park's Downtown Core and Central Business District. Over the next two years, 1,000 new residential units will be delivered within a one-mile radius, promising a steadily increasing customer base.

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Oakland Park, FL 33306





Floor Plan