

Owner-User Flex Industrial / Retail Asset Vacant | Multi-Tenant | Divisible

211 & 215 E Oakland Park Boulevard
Oakland Park, FL 33334



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Property Overview

The property presents a flexible owner-user or investment opportunity along East Oakland Park Boulevard, featuring two interconnected buildings with strong frontage, dual access points, and high visibility along a major corridor. The asset supports a wide range of uses, including showroom, office, and warehouse, with functional features such as grade-level roll-up doors.

Configured as a divisible, multi-tenant layout, the property allows for full or partial occupancy while offering the ability to generate supplemental income, providing flexibility and value creation in a supply-constrained small-bay flex market.



Property Information

Asking Price: \$2,315,000

Address:	211 and 215 E Oakland Park Blvd
Building Size:	5,474 SF
Lot Size:	0.25 AC
Parking:	20 spaces (3.65/1,000 SF)
Zoning:	B-1
Ceiling Height:	16'-18'
Storefront Entrances:	Three (3)

☆ Property Highlights

Positioned as a highly adaptable flex asset, the property offers functional design, multi-tenant flexibility, and strong frontage along a high-traffic corridor, supporting a wide range of commercial uses while providing scalable occupancy options and long-term value in a supply-constrained market.

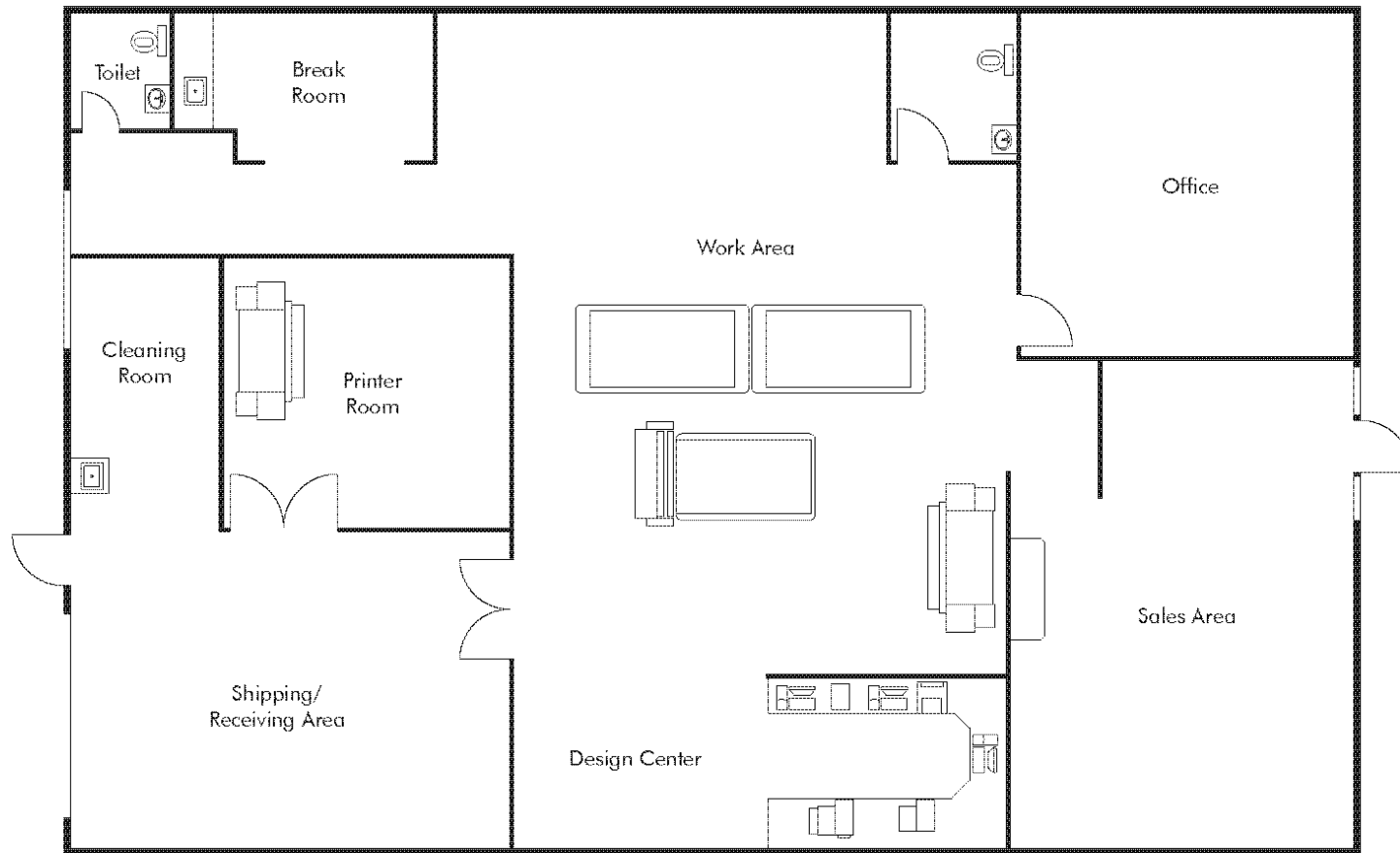
- Rare **5,474 SF** flex asset across two contiguous buildings that can function as a single-user property or be demised for multi-tenant use, offering maximum flexibility for ownership and exit strategy.
- Highly functional design featuring **3 roll-up doors and 3 storefront entrances**, allowing for seamless operations, multiple access points, and easy division for separate users.
- Designed for functionality and versatility, the property features high **clear heights (16'-18')**, multiple roll-up doors, and storefront entrances—ideal for showroom, warehouse, or service-oriented users.
- Exceptional parking with **20 spaces**, a significant competitive advantage in a supply-constrained submarket where parking is often limited.
- Prime frontage on East Oakland Park Boulevard (~50,000 VPD) provides **outstanding visibility**, signage potential, and consistent daily traffic exposure.
- Located in a tight **~4% vacancy submarket**, positioning the asset for strong tenant demand and future lease-up or mark-to-market upside.
- Well-maintained property with **3-phase power**, hurricane-rated windows/doors, and solid roof/HVAC systems, minimizing near-term capital needs and supporting a wide range of commercial uses.



flex asset across two contiguous buildings



Floor Plan



211 E OAKLAND PARK - FLOOR PLAN

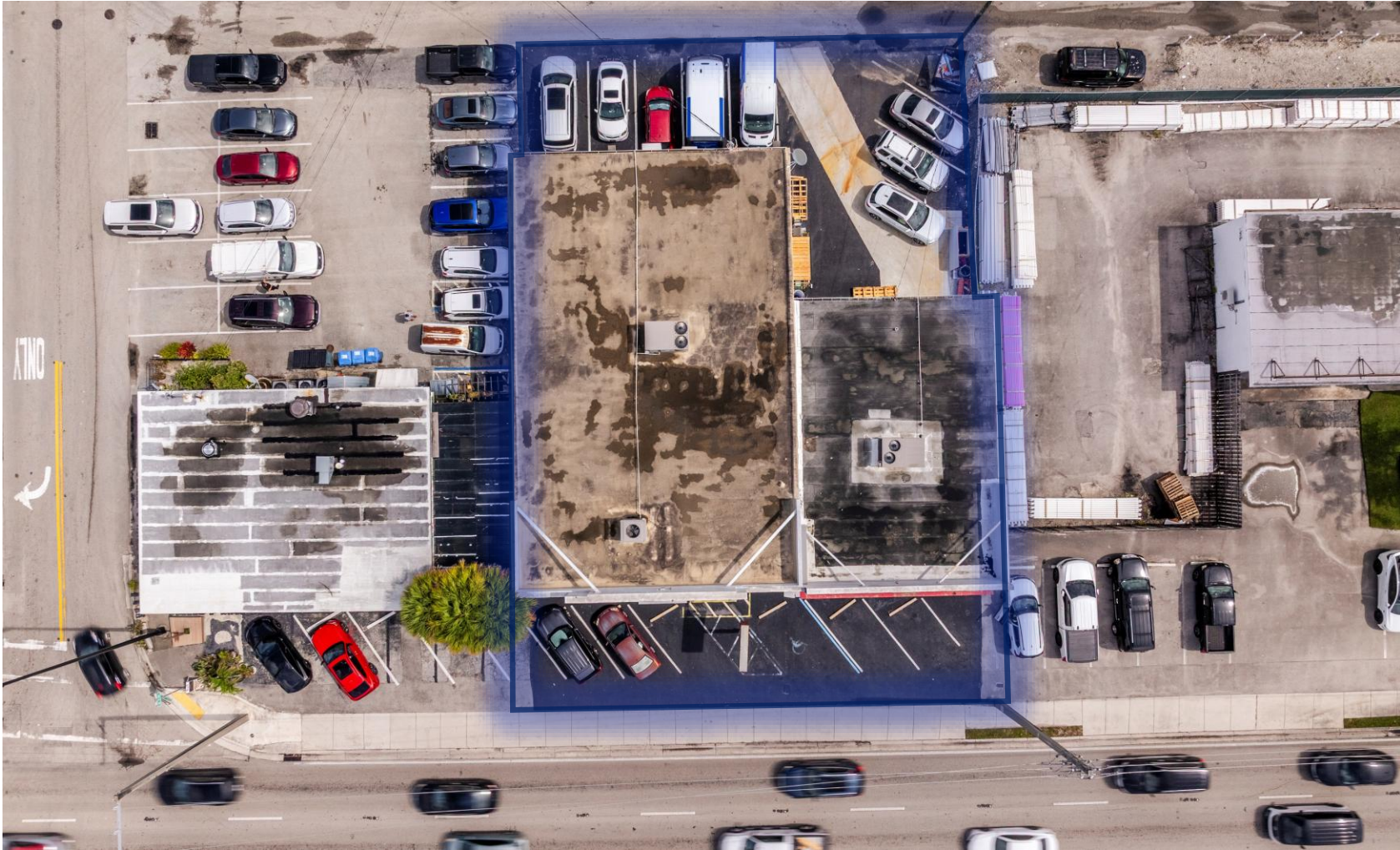


Ideal For:

- Showroom
- Service Retail
- Light Industrial
- E-Commerce
- Flex Workspace
- Trade Users
- Storage & Fulfillment
- Distribution
- Specialty Services



Site Plan

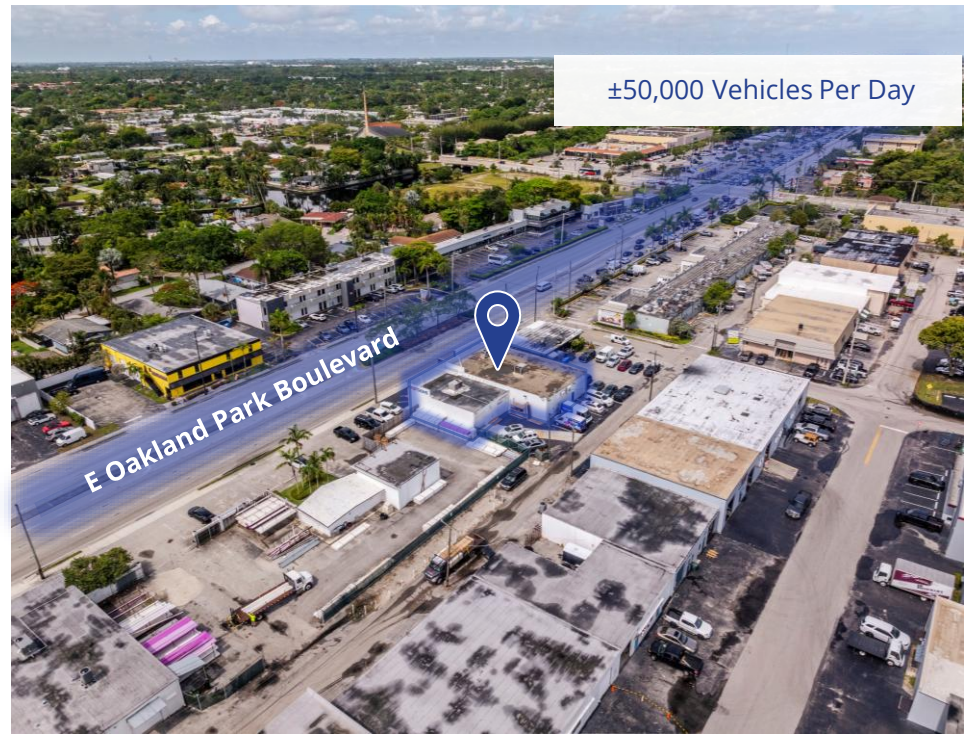


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Aerial Photos



Parcel & Access Overview



N Andrews Avenue

NE 2nd Avenue

NE 32nd Street

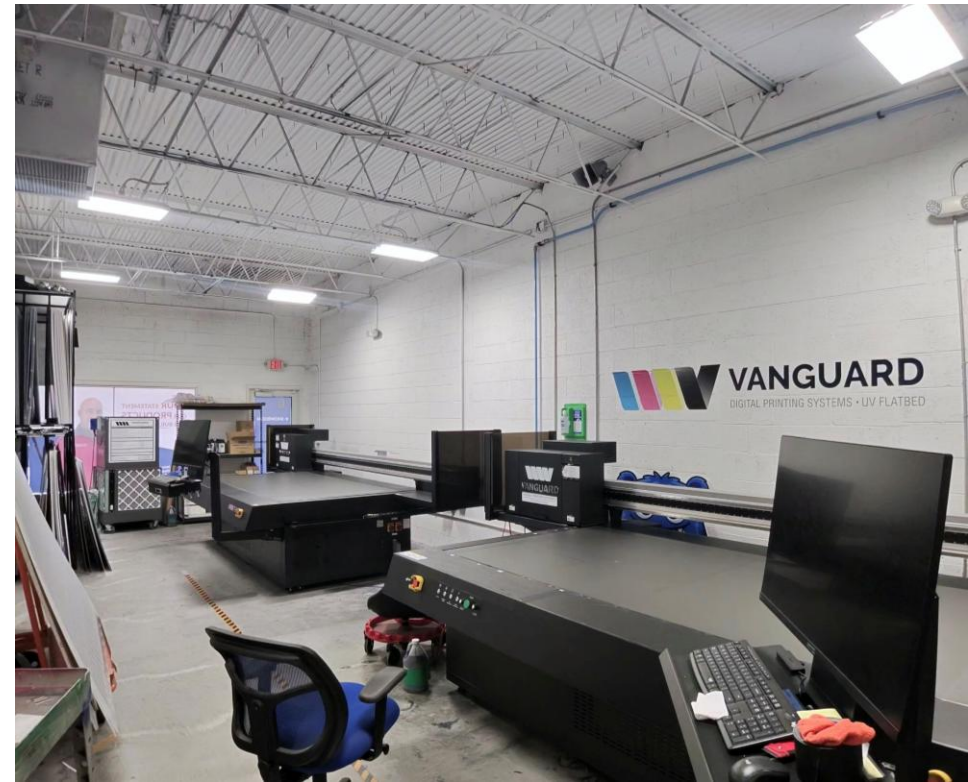
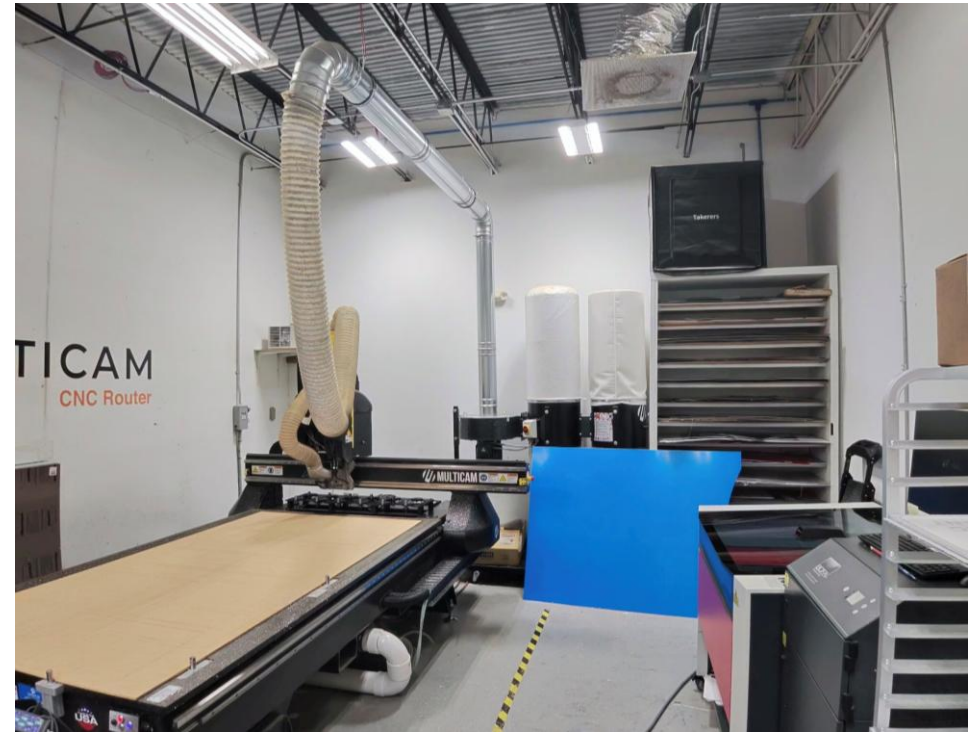
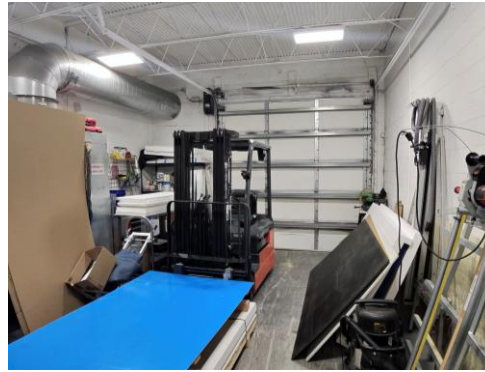
E Oakland Park Boulevard

NE 3rd Avenue





Interior Photos



Demographic Overview

Population	1 Mile	3 Mile	5 Mile
2025 Population	19,405	159,234	389,416
2030 Population	20,002	166,223	404,643
2024-2029 Annual Rate Change	0.61%	0.86%	0.77%
2025 Median Age	45.3	44.0	43.4

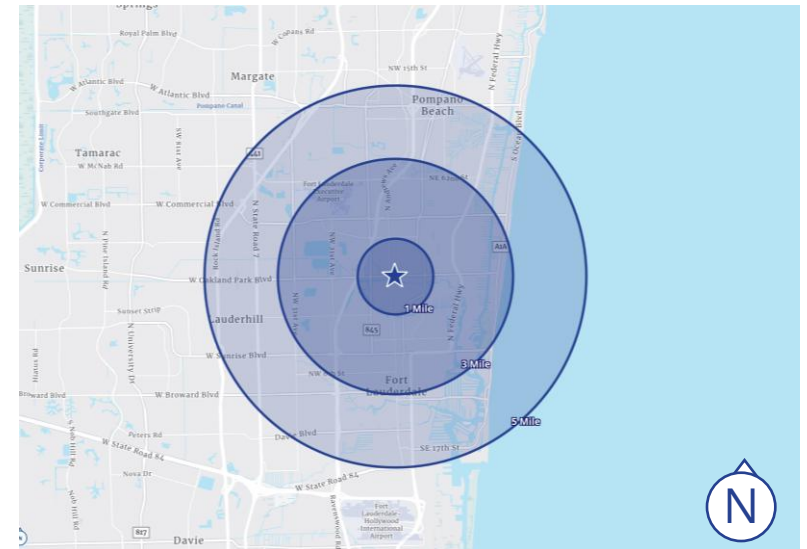
Households	1 Mile	3 Mile	5 Mile
2025 Total Households	9,267	74,535	173,899
2030 Total Households	9,640	78,642	182,979
2024-2029 Annual Rate Change	0.79%	1.08%	1.02%
2025 Avg. Household Size	2.07	2.12	2.21

Median Household Income	1 Mile	3 Mile	5 Mile
2025 Median HH Income	\$72,448	\$76,124	\$74,030
2030 Median HH Income	\$85,279	\$91,629	\$87,107
2024-2029 Annual Rate Change	3.31%	3.78%	3.31%

Average Household Income	1 Mile	3 Mile	5 Mile
2025 Average HH Income	\$106,336	\$120,083	\$115,085
2030 Average HH Income	\$121,068	\$135,336	\$129,435

OAKLAND PARK OVERVIEW

Oakland Park is an evolving urban community with approximately 19,400 residents within a one-mile radius and steady growth projected through 2030. The housing market reflects a balanced mix of renters and owners, with ownership levels gradually increasing, supporting neighborhood stability and reinvestment. Median household income averages around \$72,400, with nearly 36% of households earning \$100,000 or more, indicating growing purchasing power. The population trends older, with a median age of 45.3, and continued growth among residents age 55 and over, supporting demand for stable residential and service-oriented uses.





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