

Shoppes at PDG Plaza

1855-1891 West Oakland Park Boulevard, Oakland Park, Florida 33311

N NEAL
LEASE · MANAGE · SELL

**Prime West-Side Retail
in a High-Growth
Broward Corridor**



\$1,662,500

For Information Contact: DK Mink // Neal Realty & Investments // (954) 568-0530 // DK@NealRealty.net

Information contained herein has been obtained from sources deemed reliable. Although we have no reason to doubt its accuracy, we regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.

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The Offering



Positioned on one of Oakland Park's busiest east-west arterials, minutes from I-95 and the Powerline Road corridor — at the center of a neighborhood drawing significant new residential density and public reinvestment.

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Trade Area Demographics

A GROWING, DIVERSE TRADE AREA

Population: ~46,500 (2026 est.), up 5.2% since 2020 and growing ~0.83% annually

Median household income: \$72,708

Median age: 38.1 years

Households: ~17,300

(avg. 2 per household; 54% families)

BUILT-IN DIVERSITY DRIVES TENANT DEMAND

A broad, multicultural customer base supports a wide range of retail, food, and service concepts.

Note: West-side trade-area incomes run somewhat below the citywide median, which blends in Oakland Park's higher-income eastern downtown.



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Property Overview

- Multi-Tenant Retail / Office Strip Center (PDG Plaza)
- Building: Approx. 9,440 Sf
- Land: Approx. 24,192 Sf
- Suite Sizes Ranging from 462 sf to 1,386 sf
- 1,165 sf Currently Vacant — Ideal for an Owner-User to Occupy
- In-Place Rents Below Market — Built-In Upside / Value-Add For An Owner-User Or Investor
- Zoning: B-1 (Community Business District) — Oakland Park



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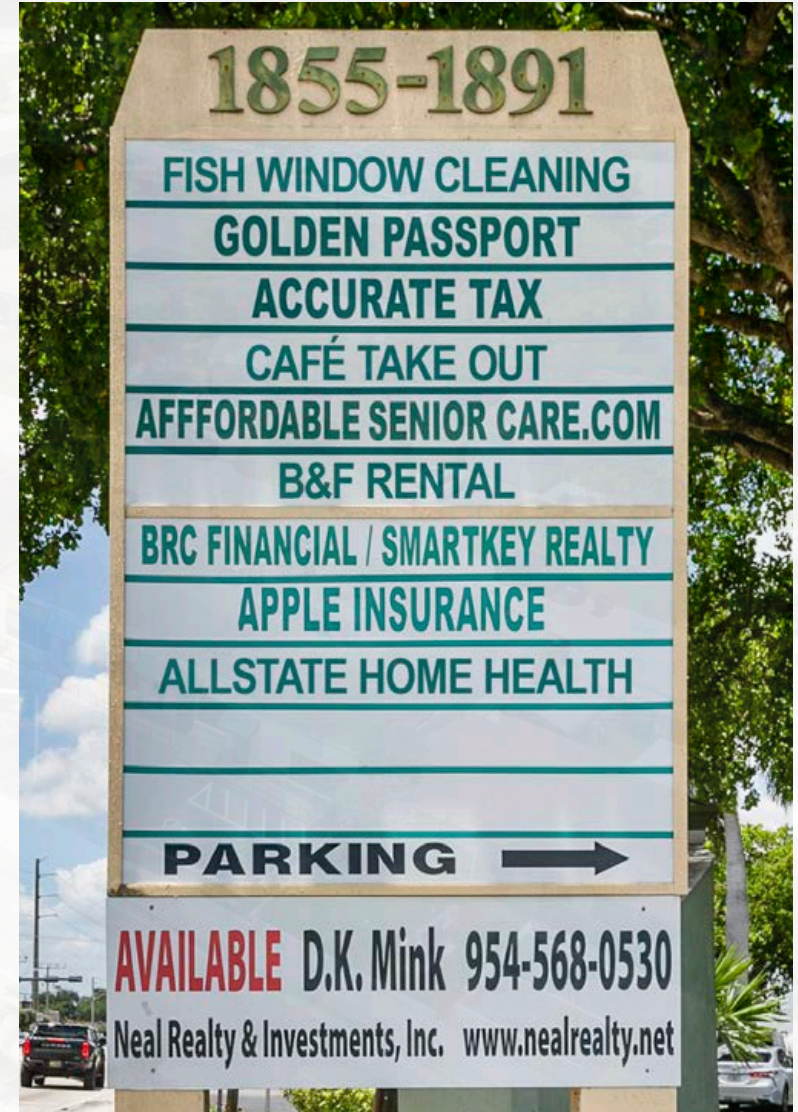
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B-1 ZONING — PERMITTED USES

- Small retail / boutique / convenience
- Professional offices (medical, legal, real estate, etc.)
- Personal services (salons, dry cleaners, etc.)
- Limited restaurants (may require additional approvals)
- Banks and neighborhood service uses



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Location & Visibility

New HCA 24-Hour Emergency Center — One Block West

A brand-new ~10,000 SF HCA Florida free-standing emergency room is being built one block west at 2104 W. Oakland Park Blvd. Open 24/7, backed by HCA Florida Healthcare — a major new traffic and credibility driver right on our corridor.

A City on the Rise — Oakland Park Growth

Called “the Brooklyn of Broward,” Oakland Park is booming: \$471M+ in new development since 2021, property values up 14.78% in FY2025 (2nd-highest in Broward), plus major mixed-use projects (Sky & Horizon) and a thriving Culinary Arts District.



Image: Hereford Dooley Architects Inc.

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High-Traffic Retail Corridor

- Direct frontage on W. Oakland Park Boulevard with exposure to approximately **43,000 vehicles per day**
- Less than one mile from I-95, carrying more than **220,000 vehicles daily**
- Strong commuter and neighborhood traffic supporting retail, service, medical, and office users
- Excellent visibility and accessibility from one of Broward County's primary east-west commercial arteries



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