

# FOR LEASE



*Images are renderings*

**RETAIL / OFFICE FLEX**

# 3542 N FEDERAL HWY

*FORT LAUDERDALE, FL 33308*

# EXECUTIVE SUMMARY

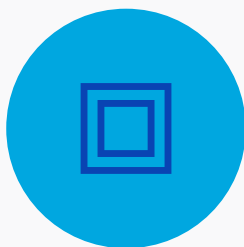
APEX CAPITAL REALTY is pleased to present 3542 N Federal Highway for lease a 5,849 SF freestanding Retail / Office Flex building on one of Fort Lauderdale’s most prominent commercial corridors. The property delivers vacant and is ready for tenant build-out, with strong visibility, signature signage exposure on US-1, and a flexible floor plate.

Positioned directly on US-1 with approximately 47,500 vehicles per day, the building serves an affluent trade area including Coral Ridge, Imperial Point, and Coral Ridge Country Club Estates providing a dense, high-income consumer base.

The property’s B-1 (Community Business District) zoning supports a wide range of uses, making it a strong fit for retail and design showrooms, medical and aesthetics practices, professional offices, fitness or wellness studios, and hospitality concepts such as a café, wine bar, or fast-casual restaurant.



**LEASEBLE AREA**  
**5,849 SF**



**LAND AREA**  
**7,074 SF**



**ZONING**  
**B-1**

**ASKING PRICE | \$35 PSF NNN**

**DELIVERED VACANT – AVAILABLE IMMEDIATELY**



# PROPERTY HIGHLIGHTS

## AADT

47,500 vehicles per day

## AVAILABILITY

Delivered vacant - ready for build-out

## PARKING

5 On-site parking spaces + East parking lots

## PARKING HIGHLIGHTS

The Parking Featured for the property includes 5 on-site parking spaces, plus first-come-first-serve parking at the two large parking lots to the east (owned by the same landlord).



# POTENTIAL USES

B-1 zoning supports a broad range of corridor-serving commercial tenants. Strongest fits for this building include:

- **RETAIL & SHOWROOM**
  - Furniture, kitchen & bath, flooring, or lighting showroom
  - Specialty retail (fitness, wellness, boutique)
- **MEDICAL & WELLNESS**
  - Med spa, aesthetics, or cosmetic clinic
  - Dental, chiropractic, or physical therapy
- **PROFESSIONAL OFFICE**
  - Law, accounting, or financial services
  - Real estate, insurance, or design studio
- **FOOD & BEVERAGE / FITNESS**
  - Fast-casual, café, wine bar, or coffee concept
  - Boutique fitness, salon, or day spa

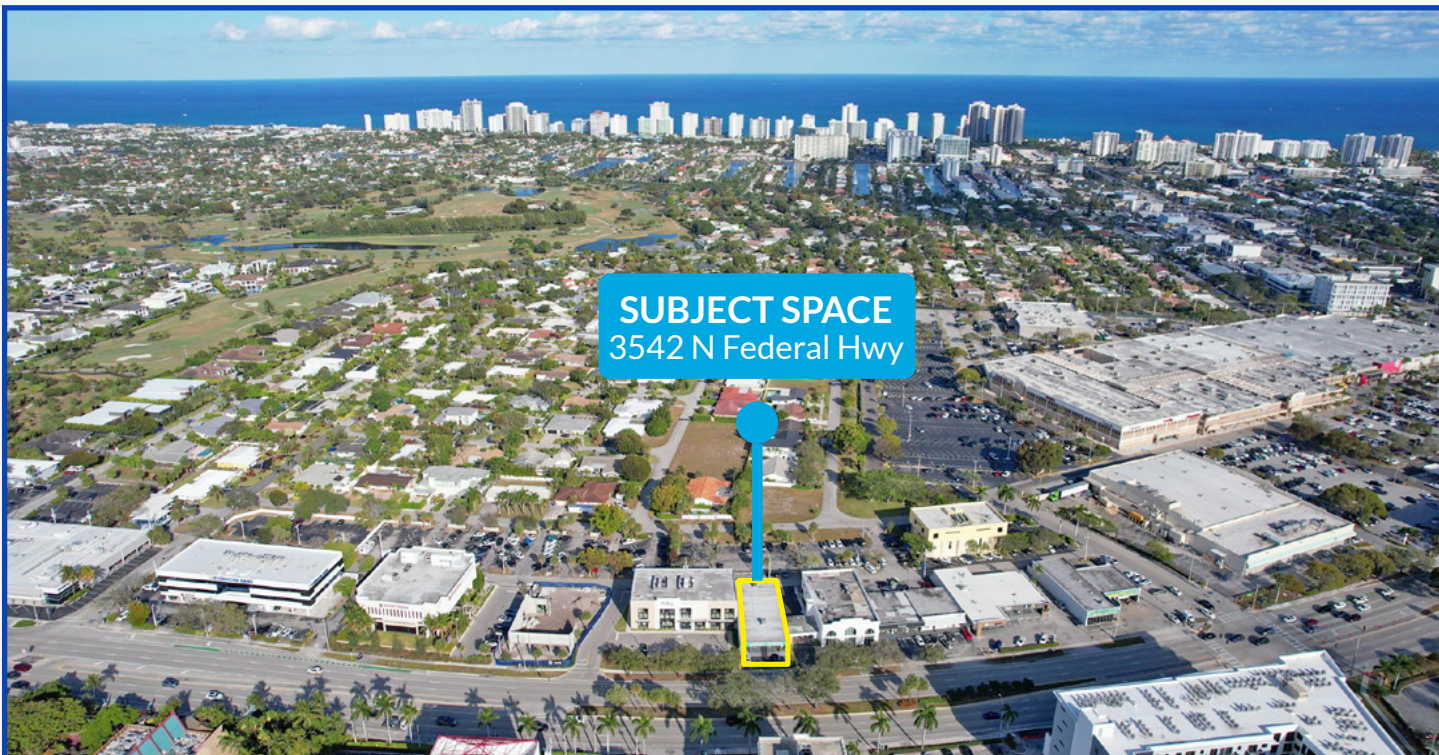
## LEASEABLE TERMS

<b>LEASEABLE AREA</b>	5,849 SF	<b>MONTHLY BASE RENT</b>	Approximately \$17,059
<b>LEASE RATE</b>	\$35 PSF NNN	<b>STRUCTURE</b>	Triple Net (NNN)
<b>ANNUAL BASE RENT</b>	\$204,715	<b>CONDITION</b>	Delivered vacant ready for build-out



# PROPERTY & AERIAL PHOTOS

Freestanding 5,849 SF retail / office flex with US-1 frontage and signature pylon signage



# LOCATION HIGHLIGHTS

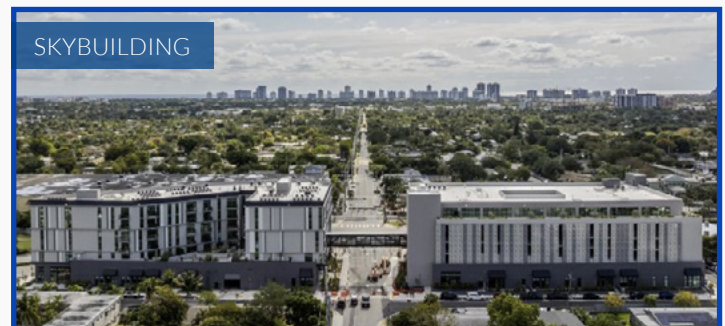
Strategically positioned on North Federal Highway (US-1), the property anchors a major north-south commercial corridor connecting downtown Fort Lauderdale, Wilton Manors, Oakland Park, and Pompano Beach.

The trade area includes Coral Ridge, Coral Ridge Country Club Estates, and Imperial Point among Fort Lauderdale's most affluent neighborhoods. Close proximity to Oakland Park Boulevard and Commercial Boulevard provides direct access to I-95 and the Atlantic coastline.



## GROWTH & DEVELOPMENT TRENDS

- Ongoing infill multifamily and mixed-use development is increasing residential density and daytime population.
- Revitalization of Wilton Drive and downtown Oakland Park is driving new retail and dining activity.
- Limited corridor inventory continues to support long-term rent growth.



# LET'S SIMPLIFY YOUR LEASE!

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**GET A QUOTE FROM  
APEX INSURANCE TODAY!**

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*Disclaimer: Renderings are for marketing purposes only.*