

4032-4046 NE 6TH AVE

Oakland Park, FL 33334

Industrial
Leasing Opportunity

Leasing Brochure

Unit 4038 Available

MATTHEWS™

EXCLUSIVELY LISTED BY



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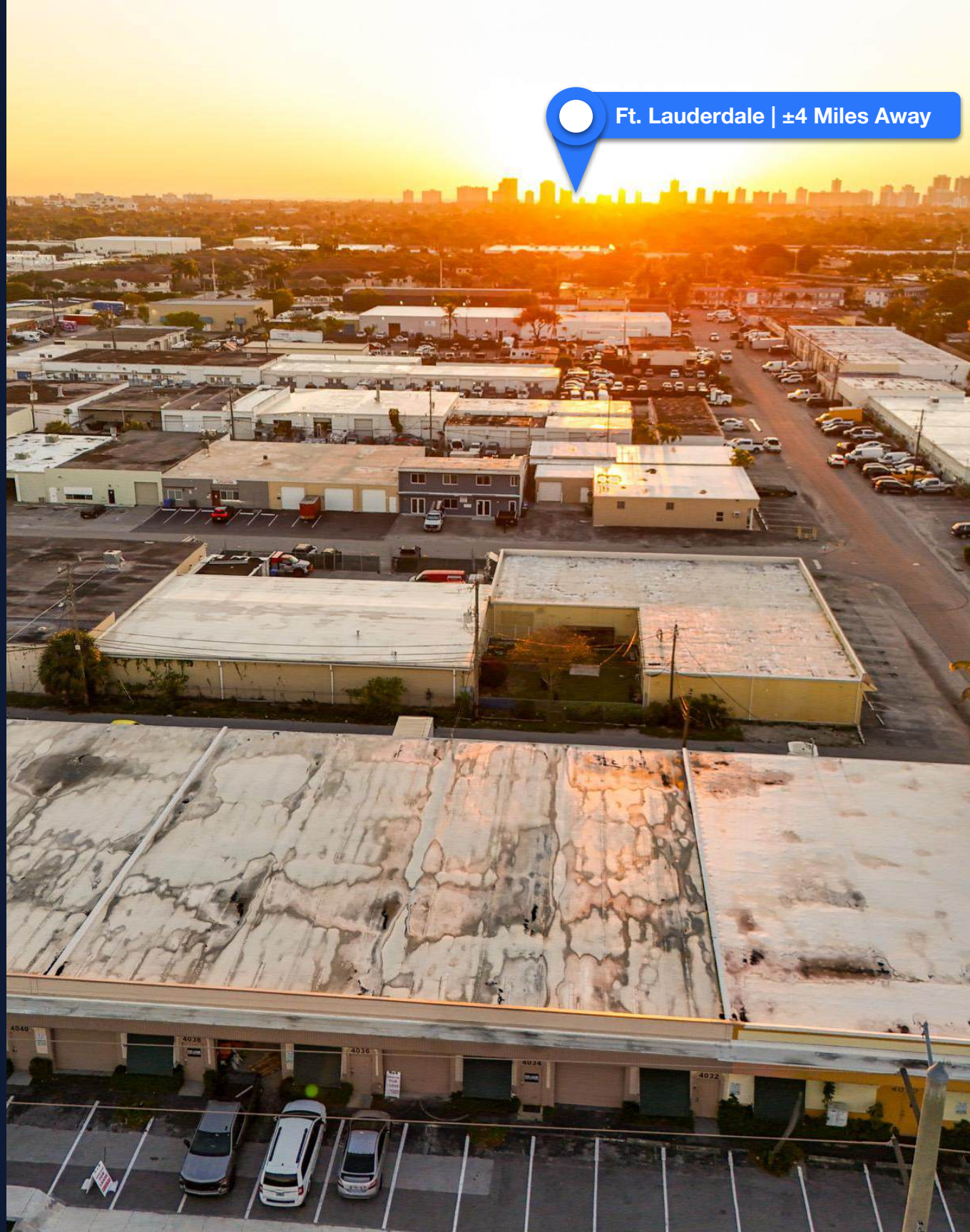
Broker of Record

Broker Lic. No. BK3554632 (FL)

Firm Lic. No. CQ1066435 (FL)

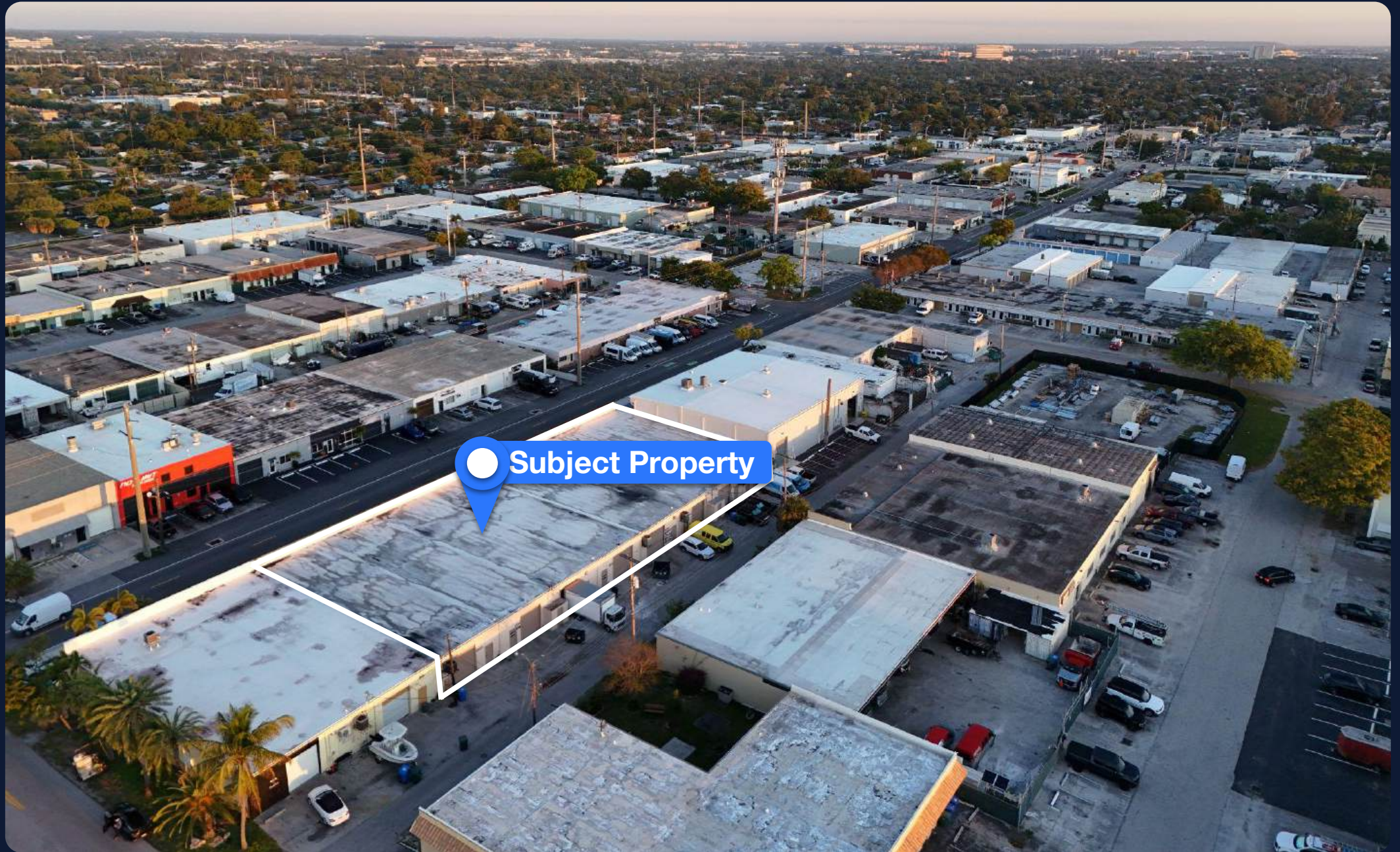
MATTHEWS™

Ft. Lauderdale | ±4 Miles Away



PROPERTY OVERVIEW

4032-4046 NE 6th Ave
Oakland Park, FL 33334



PROJECT SCOPE

\$19/SF + Utilities
Lease Rate

\$3,958
Monthly Rent

\$47,500
Annual Rent

Project Scope

- Three Private Office Spaces Totaling Approximately ± 250 SF
- Two Grade-Level Garage Doors
- Functional Drive-Through Bay with Dual Access Doors
- Convenient Location with Immediate Access to Major Thoroughfares
- Less Than a 5-Minute Drive To I-95
- Six On-Site Parking Spaces
- Bathroom with In-Unit Shower

Demographics

| Population | 1-Mile | 3-Mile | 5-Mile |
|--------------------------|----------|-----------|-----------|
| Current Year Estimate | 19,708 | 150,650 | 409,446 |
| Households | 1-Mile | 3-Mile | 5-Mile |
| Current Year Estimate | 8,129 | 70,192 | 180,306 |
| Income | 1-Mile | 3-Mile | 5-Mile |
| Average Household Income | \$99,724 | \$131,444 | \$122,474 |





± 61,500 VPD 870



Fort Lauderdale Executive Airport
±4 Miles Away



Subject Property

Sal's Towing



811

E 26,500 VPD



Summit Fire & Security

Highway 1
±43,000 VPD

± 275,000 VPD

N Andrew Ave ± 29,000 VPD



INTERSTATE 95



816 ± 49,000 VPD

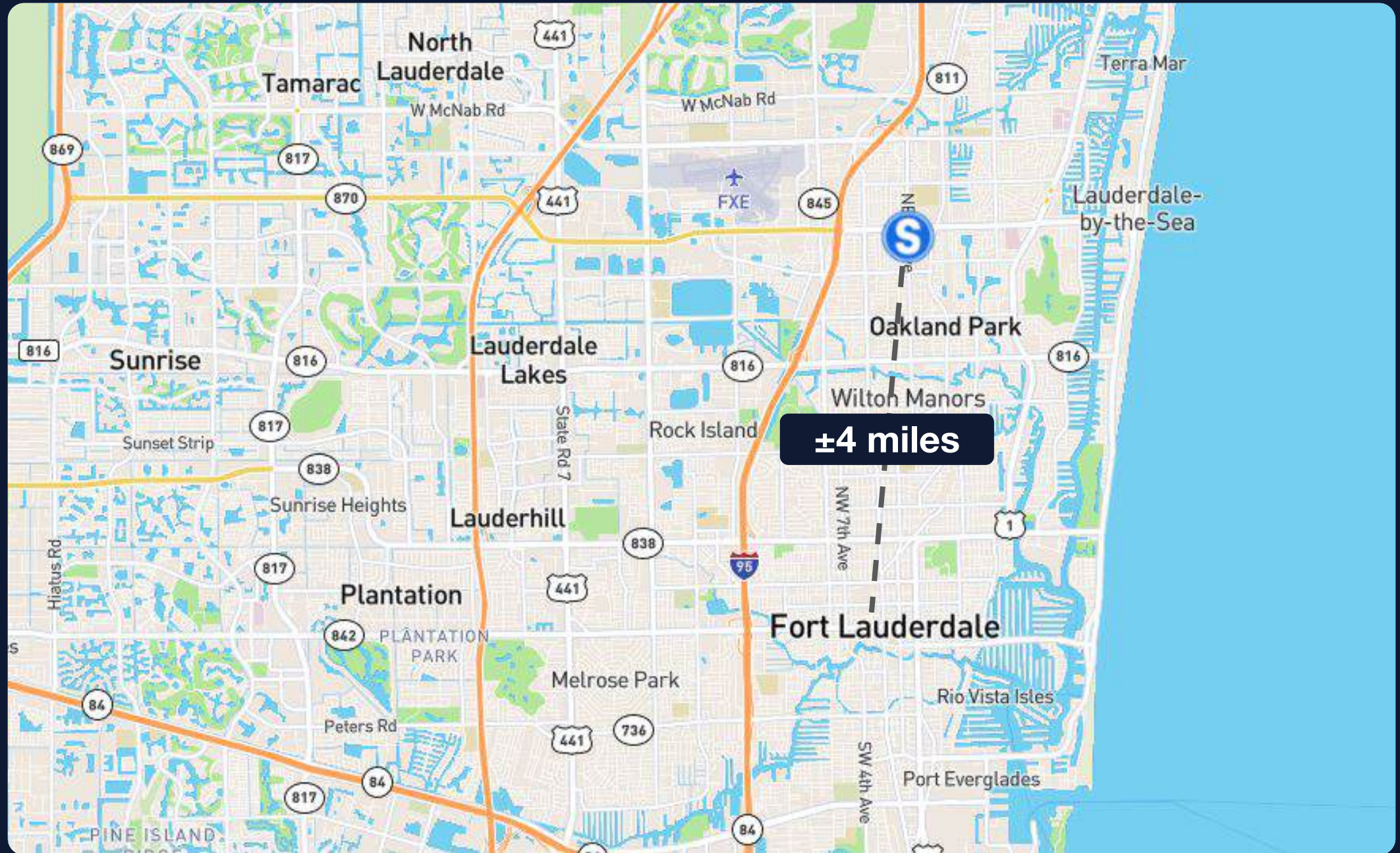
Fort Lauderdale-Hollywood International Airport
±12.5 Miles Away

INTERIOR PHOTOS



MARKET OVERVIEW

4032-4046 NE 6th Ave
Oakland Park, FL 33334



OAKLAND PARK, FL

Market Demographics

150,650

Total Population (3-Mi)

40.2

Median Age

\$67,500

Median HH Income

95.1%

Employment Rate

Local Market Overview

Oakland Park is a centrally located Broward County community benefiting from strong population growth and increasing household incomes driven by its proximity to Fort Lauderdale and the broader South Florida economic corridor. The city has evolved into an attractive residential alternative for both young professionals and families seeking relative affordability compared to neighboring coastal markets. Continued in-migration from higher-cost metros, combined with steady employment growth across Broward County, has supported rising demand for housing and neighborhood retail amenities.

The area offers a balanced lifestyle with access to major transportation corridors including I-95, Oakland Park Boulevard, and nearby Fort Lauderdale-Hollywood International Airport. Redevelopment initiatives in the downtown culinary and arts district have enhanced the city's appeal, attracting new businesses and increasing foot traffic. With a mix of established neighborhoods and ongoing infill development, Oakland Park continues to experience gradual property value appreciation and demographic diversification, positioning it as a stable and improving submarket within the South Florida region.

Economic Drivers

Oakland Park benefits from its strategic location within Broward County, one of South Florida's most economically active and diverse regions. Positioned just north of Fort Lauderdale, the city provides immediate access to major transportation corridors including Interstate 95, Florida's Turnpike, and key east-west thoroughfares, enabling efficient movement of goods throughout the tri-county region and supporting strong demand from logistics, warehousing, and distribution users. Proximity to Port Everglades—one of the nation's busiest seaports—and Fort Lauderdale-Hollywood International Airport further enhances the area's role as a critical hub for both domestic and international trade.

The surrounding economic base is anchored by a wide range of industries including logistics, aviation, healthcare, marine services, and tourism, providing stability and long-term resilience. Major employers such as Broward Health, Memorial Healthcare System, Spirit Airlines, Publix Super Markets, and Broward County Public Schools contribute to a substantial employment base that supports industrial operations. Ongoing infrastructure investments—including expansions at Port Everglades, airport modernization projects, and the Brightline high-speed rail—continue to strengthen regional connectivity and economic growth, positioning the Oakland Park area to support sustained industrial demand and business expansion.

FORT LAUDERDALE, FL MSA

With a city population of over ±180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.

Total Population
3,770,958

Annual Visitors
50 Million

Tourism Economic Impact
\$157.3 Billion

GDP
\$1.29+ Trillion



For Lease

MATTHEWS™

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Oakland Park, FL 33334



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
Inform the client of any material information about the property or transaction received by the broker;
Answer the client's questions and present any offer to or counter-offer from the client; and
Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

- Must treat all parties to the transaction impartially and fairly;
May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
Must not, unless specifically authorized in writing to do so by the party, disclose:
that the owner will accept a price less than the written asking price;
that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services.

Table with 4 columns: Name/Title, License No., Email, Phone. Rows include Matthews Real Estate Investment Services, Inc., Patrick Graham (Designated Broker of Firm), and Sales Agent/Associate's Name.

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of 4032-4046 NE 6th Ave Oakland Park, FL 33334 ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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