

**FOR LEASE**

4650 N Dixie Hwy

Oakland Park, FL 33334

Asking Lease Rate:

\$30.00

PSF NNN

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Office for Lease | ±3,250 SF

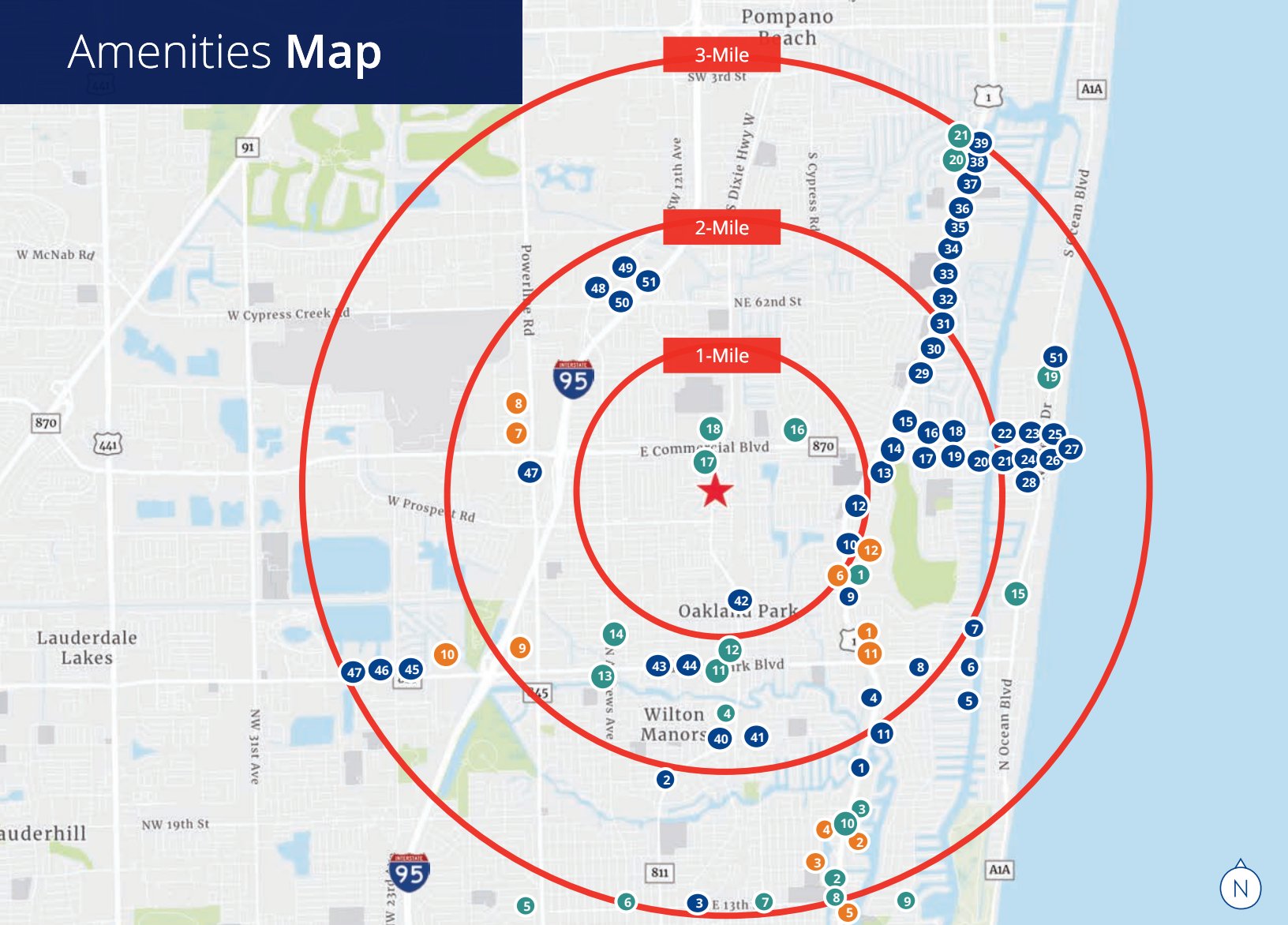
Property Highlights

- Last available space
- The suite is in shell condition; the space can be designed to your specifications.
- Dedicated entrance to suite.
- The entire building and property has recently been renovated with all new building systems, roof and windows.
- Join Blue Cloud's Fort Lauderdale Children's Surgery Center for pediatric dentistry as the co-tenant.
- Parking ratio is 4.48/1,000 SF with refinished surface parking with new lighting.
- The building has a generator which can provide full back-up power.
- Zoning is PCC-2 Planned Business Center.

4650 N Dixie Hwy | Gallery



Amenities Map



RESTAURANTS

1. Ruth Chris Steak House
2. Ethos Greek Bistro
3. Milk Money Bar & Kitchen
4. Original Pancake House
5. Mastro's Ocean Club
6. Shooter's Waterfront
7. Bokamper's Bar & Grill
8. Sicilian Oven
9. Mai Kai Restaurant & Polynesian Show
10. Eatapas
11. Chick Fil-A
12. Lunchroom
13. Jersey Mikes
14. Starbucks
15. Denny's
16. Hot Leggz Crab House
17. American Tapas
18. Anthony's Clam House
19. Zuckerello's
20. Kaluz
21. Benihana
22. Blue Moon Fish Co.
23. Crema Gourmet
24. Tacocraft Taqueria & Tequila Bar
25. Kilwins Ice Cream
26. Even Keel Fish Shack
27. Playa Bowls
28. BurgerFi

29. Olive Garden
30. Pollo Tropical
31. Burger King
32. Panera Bread
33. Dairy Queen
34. Red Lobster
35. Black Rock Bar & Grill
36. Einstein Bros. Bagels
37. Burger Experience
38. Carrabba's Italian Grill
39. Anthony's Coal Fired Pizza
40. Bagels & Co
41. Jet's Pizza
42. Funky Buddha Brewery
43. La Granja Peruvian
44. Primanti Bros.
45. Dunkin Donuts
46. KFC
47. Burger King
48. Waffle House
49. Long Horn Steakhouse
50. Hooters
51. Twin Peaks
52. First Watch

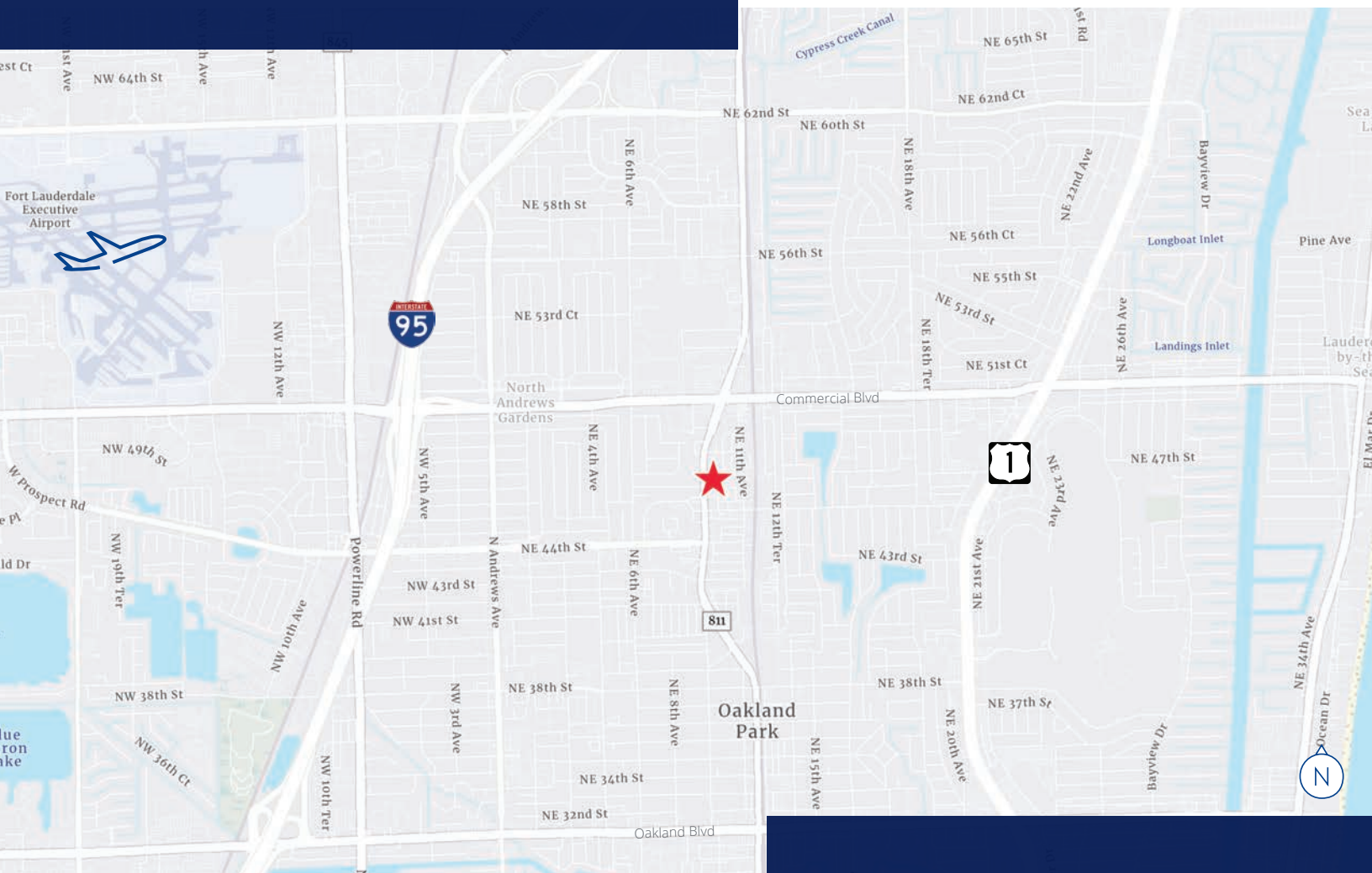
MALLS / RETAIL

1. Coral Ridge Mall
2. Bal Harbor Square
3. Best Buy
4. Barnes & Noble
5. Nordstrom Rack
6. LA Fitness
7. BJs Wholesale Club
8. Xtreme Action Park
9. Lowes
10. Home Depot
11. Target
12. Harbor Freight

GROCERY

1. Fresh Market
2. Trader Joe's
3. Whole Foods
4. Publix
5. Presidente Supermarket
6. Aldi
7. Publix
8. Wild Fork
9. Publix
10. Publix
11. Sprouts
12. Aldi
13. Publix
14. Bravo Supermarket
15. Winn Dixie
16. Aldi
17. Publix
18. Publix
19. Publix
20. Publix
21. Walmart Neighborhood Market

Location Overview



Distance

I-95/Commercial Blvd	3 minute drive
Federal Highway	4 minute drive
I-95/Oakland Park Blvd	6 minute drive
Fort Lauderdale Executive Airport	13 minute drive
Fort Lauderdale/Hollywood Airport	29 minute drive

2025 Demographic Overview - 3 mile radius



Current Population

131,296



Daytime Employees

117,447



Average Household Income

\$127,136



Projected Household Income

\$144,070 (2030)