

**Executive Summary**



**OFFERING SUMMARY**

Lease Rate: \$25.00 SF/yr (MG)  
 Building Size: 11,975 SF  
 Available SF: 800 SF  
 Lot Size: 29,629 SF  
 Year Built: 1975  
 Zoning: B-2 - GENERAL BUSINESS  
 Traffic: 59,000 + Cars pass daily  
 Frontage: 300 ft of frontage onto N Dixie Hwy

**PROPERTY OVERVIEW**

Long established retail property located in the heart of East Commercial Boulevard, near multiple national retailers as well as local businesses.

**SPACES**

5064 N Dixie Highway  
 5070 N. Dixie Highway

**LEASE RATE**

\$25.00 SF/yr  
 \$25.00 SF/yr

**SPACE SIZE**

800 SF  
 800 SF

**DEMOGRAPHICS**

Total Households  
 Total Population  
 Average HH Income

**1 MILE**

7,625  
 18,248  
 \$64,152

**2 MILES**

26,914  
 62,554  
 \$67,225

**3 MILES**

59,377  
 129,458  
 \$71,145



**LEGEND**

**LEASE INFORMATION**

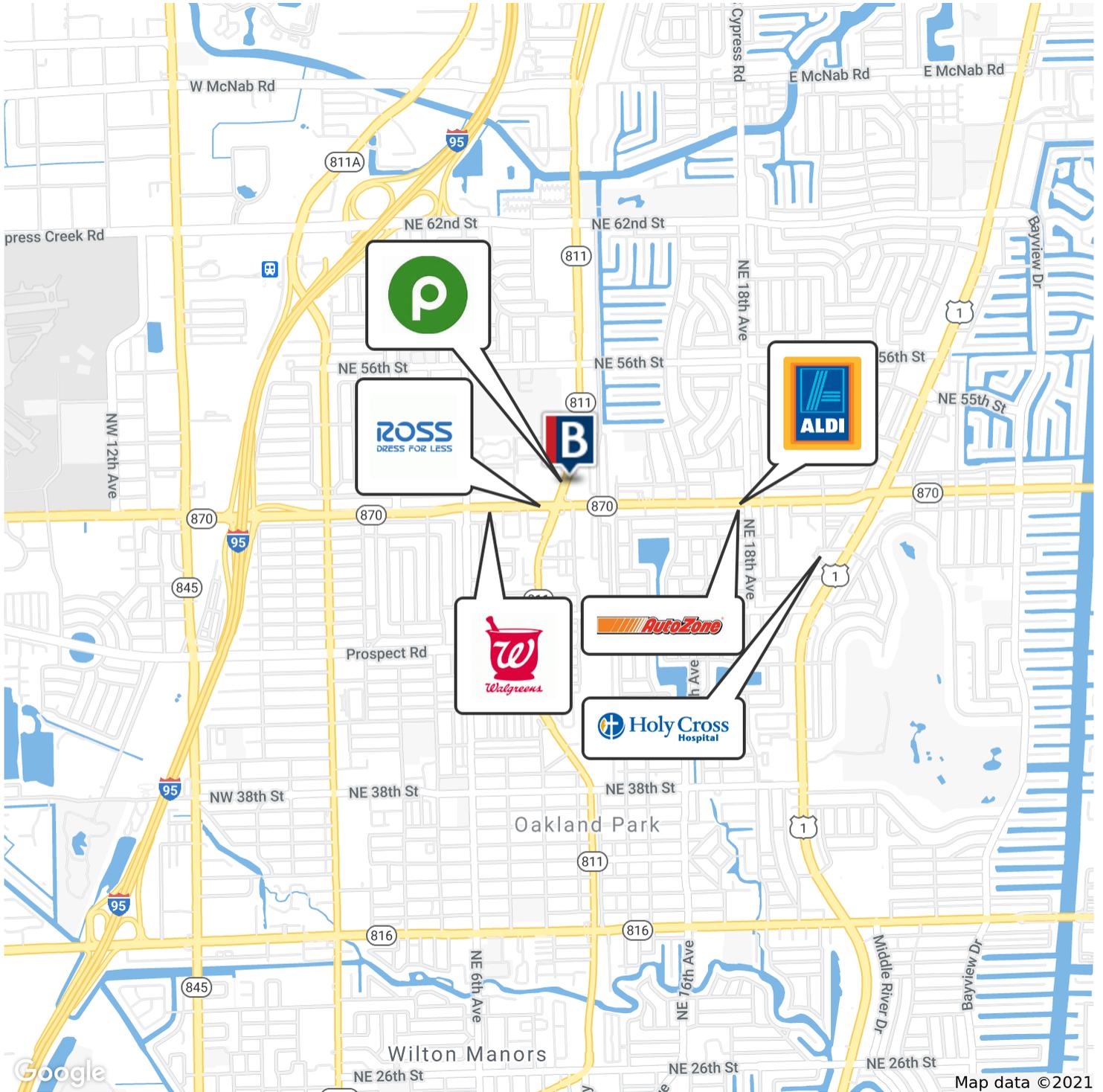
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	800 SF	Lease Rate:	\$25.00 SF/yr

**AVAILABLE SPACES**

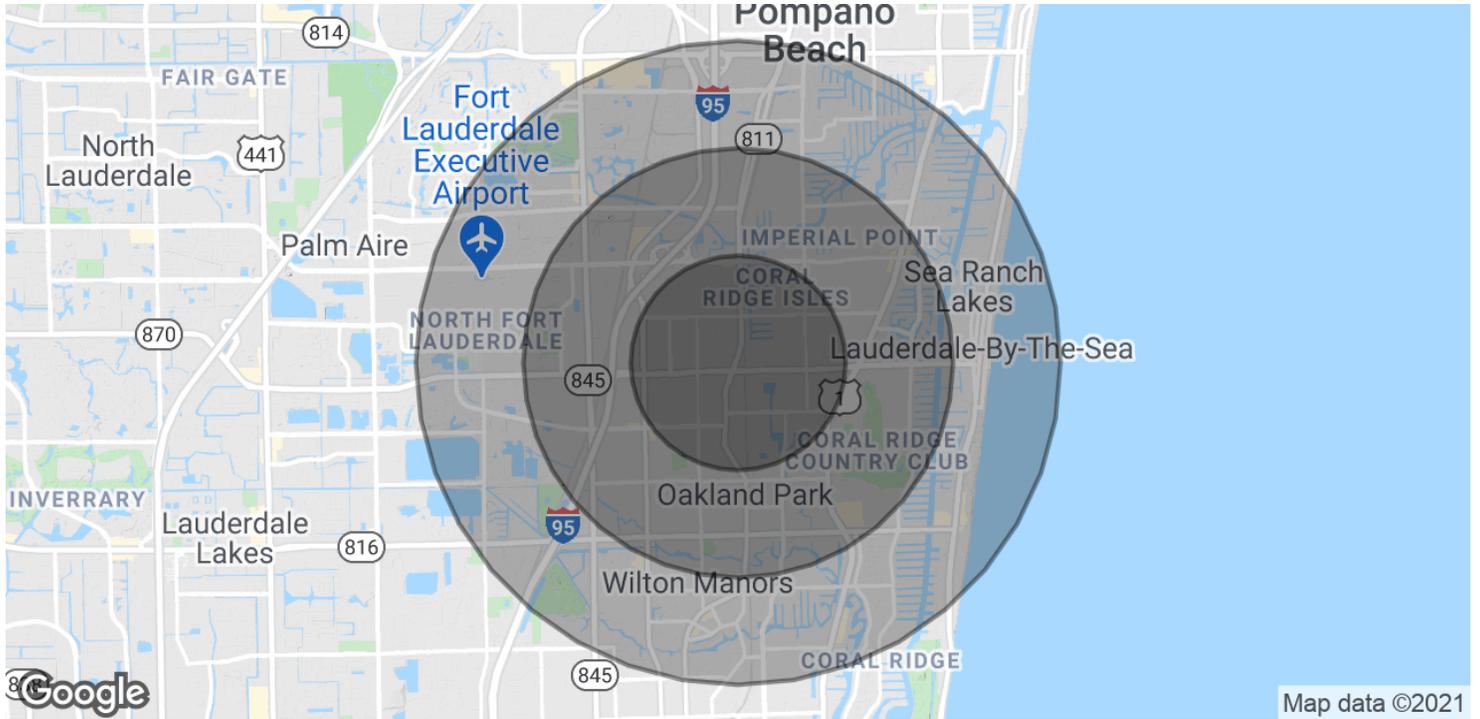
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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5052 N. Dixie Highway, Oakland Park, FL 33334

**Retailer Map**



**Demographics Map & Report**



Map data ©2021

**POPULATION**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	18,248	62,554	129,458
Average age	42.0	42.0	44.0
Average age (Male)	42.1	41.4	43.4
Average age (Female)	42.1	42.7	44.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	7,625	26,914	59,377
# of persons per HH	2.4	2.3	2.2
Average HH income	\$64,152	\$67,225	\$71,145
Average house value	\$285,367	\$296,283	\$347,574

\* Demographic data derived from 2010 US Census