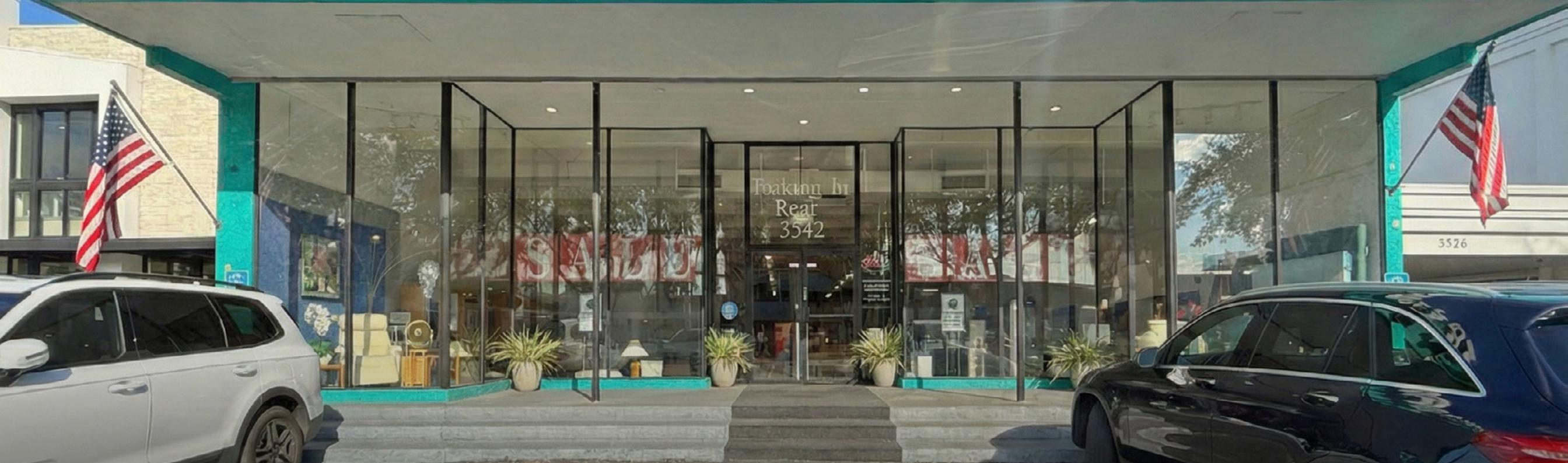


YOUR SIGN



RETAIL/OFFICE FLEX

3542 N Federal Highway, Fort Lauderdale, FL 33308

FOR SALE



EXECUTIVE SUMMARY

APEX CAPITAL REALTY is proud to present 3542 N Federal Highway, a rare opportunity to acquire a Retail/Office Flex property along one of Fort Lauderdale's most prominent commercial corridors. The property is fully occupied and offers strong visibility, steady income, and long-term upside in a high-demand submarket.

Positioned directly on US-1, the asset benefits from significant daily traffic counts, strong surrounding demographics, and continued residential and mixed-use development along the Federal Highway corridor. The location serves affluent neighborhoods including Coral Ridge, Imperial Point, and Coral Ridge Country Club Estates, providing a dense, high income consumer base that supports long-term retail demand.

The property is zoned B-1 (Community Business District), which allows for a wide range of retail, office, medical, and service-oriented uses, making it attractive to both investors and future owner-users.

With the property to be delivered vacant at closing, this offering presents a rare opportunity for an owner-user or investor to immediately reposition, lease-up, or redevelop a well-located asset. With projected upside to a pro-forma NOI of \$170,000, the property offers significant growth potential in one of Broward County's most established commercial corridors.

INVESTMENT HIGHLIGHTS

LAND AREA	7,074 SF
BUILDING AREA	5,849 SF
ZONING	B-1
AADT	47,500 drives per day
ALLOWABLE USES	Retail, Food & Beverage, Medical Office, Office / Professional, Personal / Business Services, Automotive (limited), Lodging
PROFORMA INCOME	\$170,000 / \$29 PSF NNN

PROPERTY TO BE DELIVERED VACANT



ASKING PRICE
\$2,300,000.00

POTENTIAL USES & PROFORMA INCOME

PROPERTY USES

The B-1 zoning classification is intended to accommodate a wide range of neighborhood and corridor-serving commercial uses. This zoning provides flexibility for retail, office, medical, and service-oriented tenants, making the property attractive to both investors and future owner-users.

POTENTIAL USES

- **Owner/ User Retail Showroom**
 - Furniture / home décor
 - Kitchen & bath showroom
 - Flooring / tile showroom
 - Lighting / design center
 - Specialty retail (fitness, wellness, boutique)
- **Medical / Professional Office Conversion**
 - Med spa
 - Cosmetic / aesthetic clinic
- **Dental practice**
- **Chiropractic**
- **Physical therapy**
- **Law firm / accounting firm**
- **Restaurant / Hospitality Concept**
 - Fast casual
 - Wine bar
 - Coffee concept
 - Brunch café

ZONING ADVANTAGES FOR THE PROPERTY

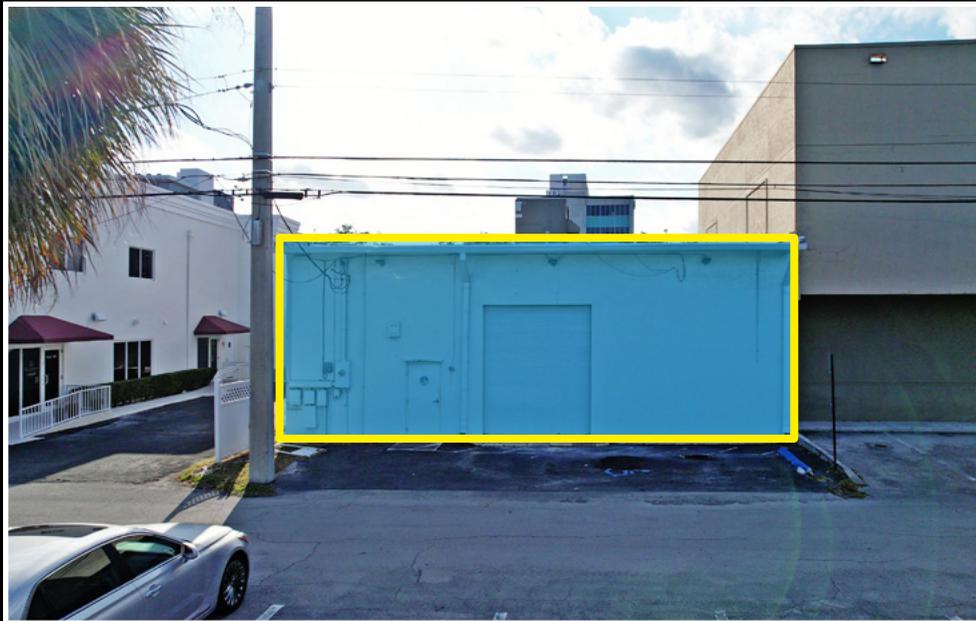
- Flexible commercial use profile
- Ideal for retail showroom, medical, or office conversion
- Strong compatibility with surrounding Federal Highway corridor uses
- Potential for repositioning or owner-user occupancy



PROFORMA INCOME

LEASEABLE AREA	5,849 SF
PROFORMA PRICE PSF	\$29 PSF NNN
PROFORMA NOI	\$169,621.00

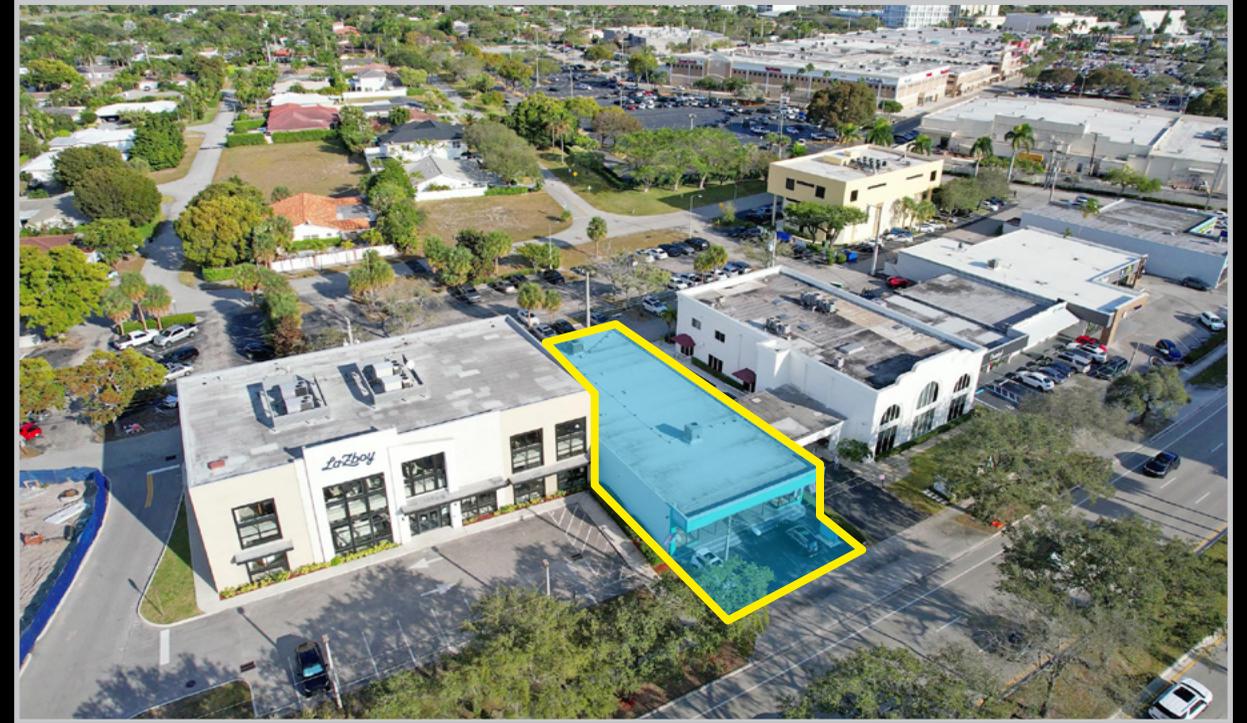
PROPERTY PHOTOS



AERIAL PHOTOS



LOCATION HIGHLIGHTS



The property is strategically positioned along North Federal Highway (US-1), a major north-south commercial artery serving Fort Lauderdale and the surrounding Broward County markets. This corridor provides direct connectivity between downtown Fort Lauderdale, Wilton Manors, Oakland Park, and Pompano Beach, and carries significant daily traffic.

The immediate trade area includes some of Fort Lauderdale's most established and affluent neighborhoods, including Coral Ridge, Coral Ridge Country Club Estates, and Imperial Point. These communities provide a dense, high-income residential base that supports strong retail and service demand.

The site also benefits from close proximity to major east-west thoroughfares such as Oakland Park Boulevard and Commercial Boulevard, offering direct access to Interstate-95 and the Atlantic coastline.

GROWTH & DEVELOPMENT TRENDS

- Ongoing infill multifamily and mixed-use developments along the Federal Highway corridor are increasing residential density and daytime population.
- Continued revitalization of nearby districts such as Wilton Drive and downtown Oakland Park is driving new retail, dining, and entertainment options.
- Strong population growth and limited commercial land availability are supporting long-term retail demand and rent growth.
- Overall, the property is strategically positioned within a high-visibility corridor that continues to benefit from residential expansion, infrastructure investment, and rising consumer demographics.

RETAIL MAP





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