

RETAIL FOR LEASE

3701 N DIXIE HWY, OAKLAND PARK, FL 33334



PROPERTY OVERVIEW

- New mixed-use destination featuring 18,000 RSF of ground floor retail with outdoor seating and 136 residential units, ranging from studios to 2-bedroom apartments
- 690 feet of frontage on N Dixie Highway (26,000 Vehicles per Day)
- Garage with 318 parking spaces and on-street parking spaces
- The site comprises two buildings connected via a sky bridge and is home to the new Oakland Park City Hall
- Sky is situated just North of Downtown Oakland Park and across the street from Funky Buddha Brewery, Jaco Pastorius Park, and the mixed-use development by the Falcone Group and Kaufman Lynn Construction featuring townhomes and retail





AREA
DEMOGRAPHICS
3 MILES

134,004
POPULATION

173,187
DAYTIME POPULATION

63,308
HOUSEHOLDS

\$119,313
AVERAGE HH

SITE PLAN

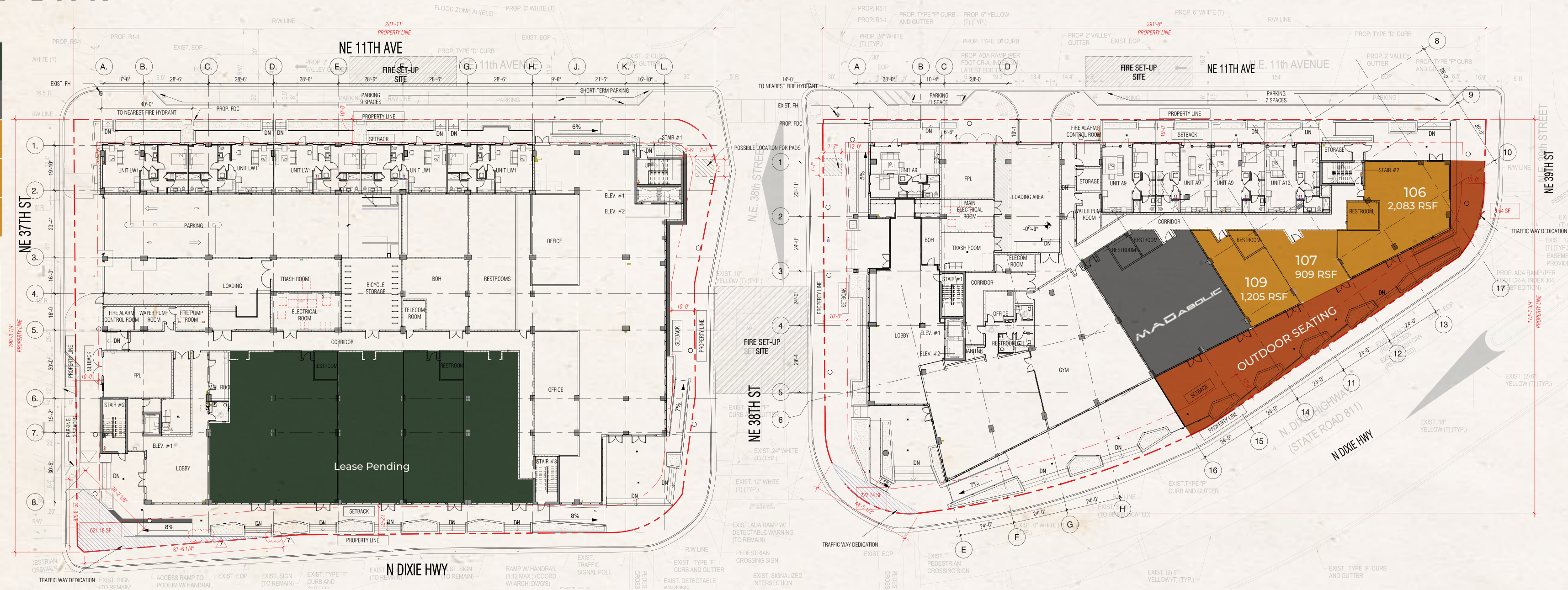
#	Tenant
	Lease Pending 10,093 RSF
	MADabolic
109	Available 1,205 RSF
107	Available 909 RSF
106	Available 2,083 RSF

Leased

Lease Pending

Available

Suites 106 to 109 are contiguous up to 4,197 RSF.



PROPERTY DETAILS

- 20' ceilings
- All glass storefronts
- Grease traps in place
- On-site parking garage
- Ideal for restaurants, coffee/ café, fitness, medical, beauty/salon, services, and more
- New Oakland Park City Hall Office On-Site
- Delivered May 2025

AREA RETAIL



The Sky Building

INTERIOR GALLERY

Lobby and common areas



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