



COMMERCIAL PROPERTY FOR SALE

Oakland Forest Plaza - SHOPPING CENTER

2609-2679 W Oakland Park Blvd, Oakland Park, FL 33311



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PART 1

PROPERTY INFORMATION

2609-2679 W Oakland Park Blvd, Oakland Park, FL 33311



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EXECUTIVE SUMMARY

PROPERTY INFORMATION



PROPERTY DESCRIPTION

Profitable cash flowing retail center in a fast growing area, with excess land for potential redevelopment opportunity.

PROPERTY HIGHLIGHTS

- Roof recently replaced
- 100% Leased - 4 Tenants. Medical Services, Hair Salon, Dentist, Tax Service
- Fast growing location

PROPERTY SUMMARY

Sale Price:	\$ 3,950,000
Gross Annual Income:	\$ 300,719.28
Cap Rate:	6%
Building Size:	11,957 SF
Lot Size:	2.45 AC
GLA:	11,905 SF
Market:	Fort Lauderdale
Sub Market:	Commercial Blvd Submarket

PROPERTY DETAILS

PROPERTY INFORMATION

LOCATION INFORMATION

Building Name	Oakland Forest Plaza
Street Address	2609-2679 W Oakland Park Blvd
City, State, Zip	Oakland Park, FL 33311
County	Broward
Market	Fort Lauderdale
Sub-market	Commercial Blvd

BUILDING INFORMATION

Building Size	11,957 SF
NOI	\$ 234,695.28/yr
Cap Rate	6%
Occupancy %	100%
Tenancy	Multiple
Gross Leasable Area	11,905 SF
Roof	Recently redone
Number of Buildings	1



PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Storefront Retail/Office
Zoning	IB-1, Oakland Park
Lot Size	2.45 AC
APN #	4942 20 04 0040
NNN	Tenant pays all expenses and taxes

PARKING AND TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	51

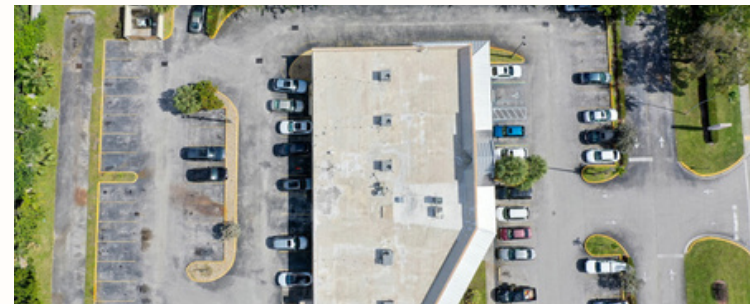
UTILITIES AND AMENITIES

Bus Line	Signage	Dedicated Turn Lane
Pylon Sign	Air Conditioning	

Sale Price	\$ 3,950,000
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EXTERIORS

PROPERTY INFORMATION



PART 2

LOCATION INFORMATION



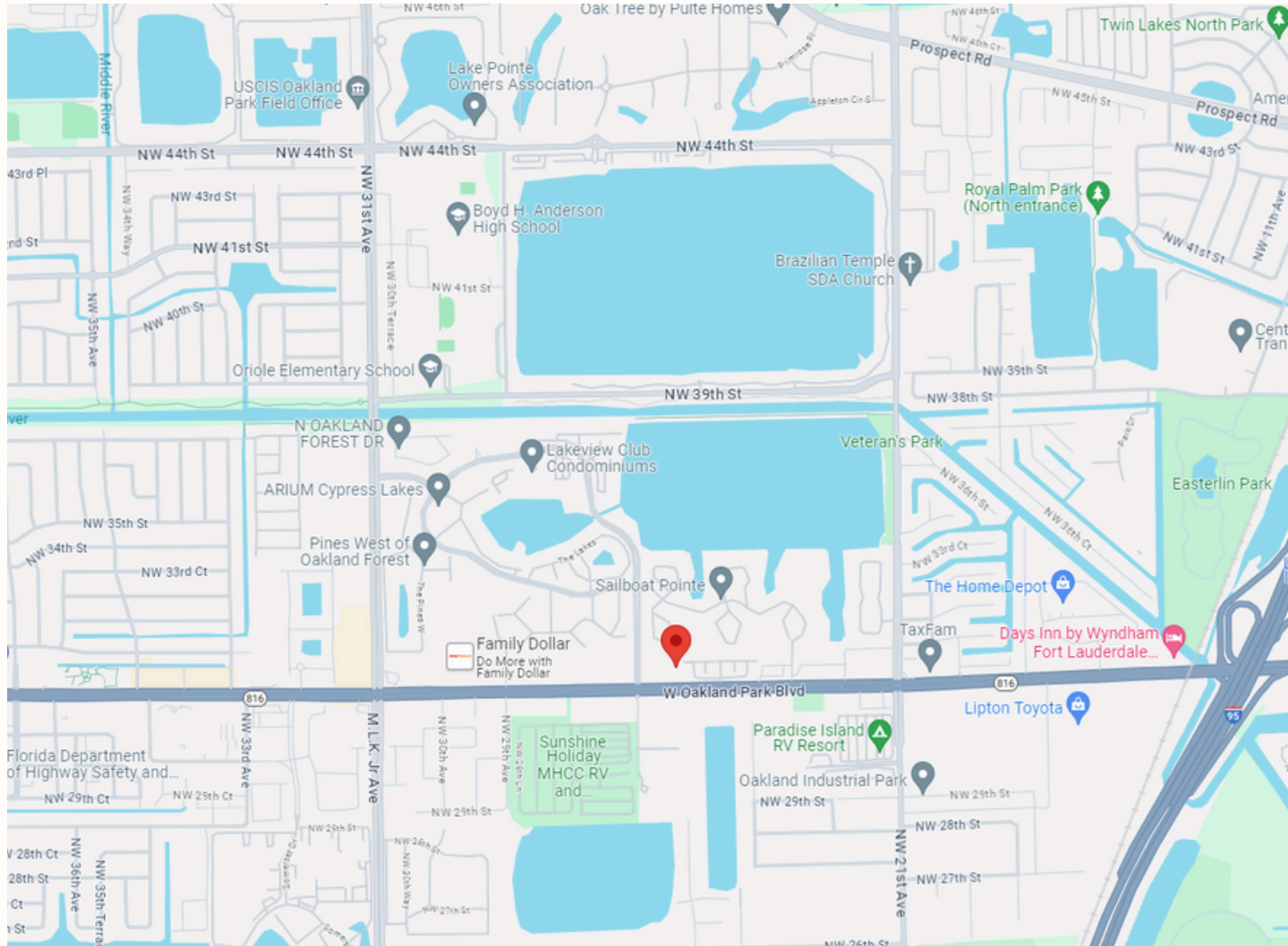
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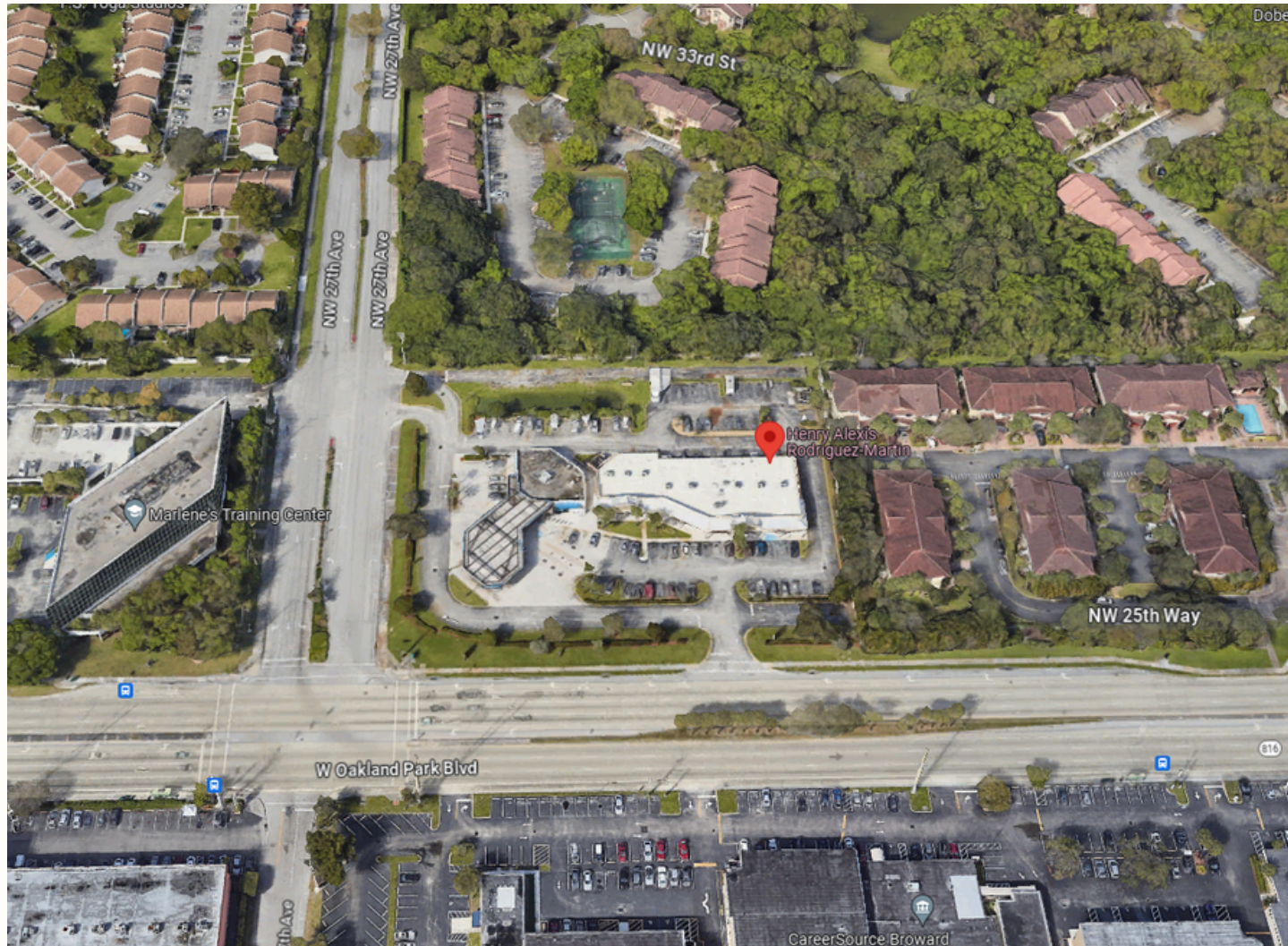
LOCATION MAP

LOCATION INFORMATION



AERIAL MAP (3D)

LOCATION INFORMATION

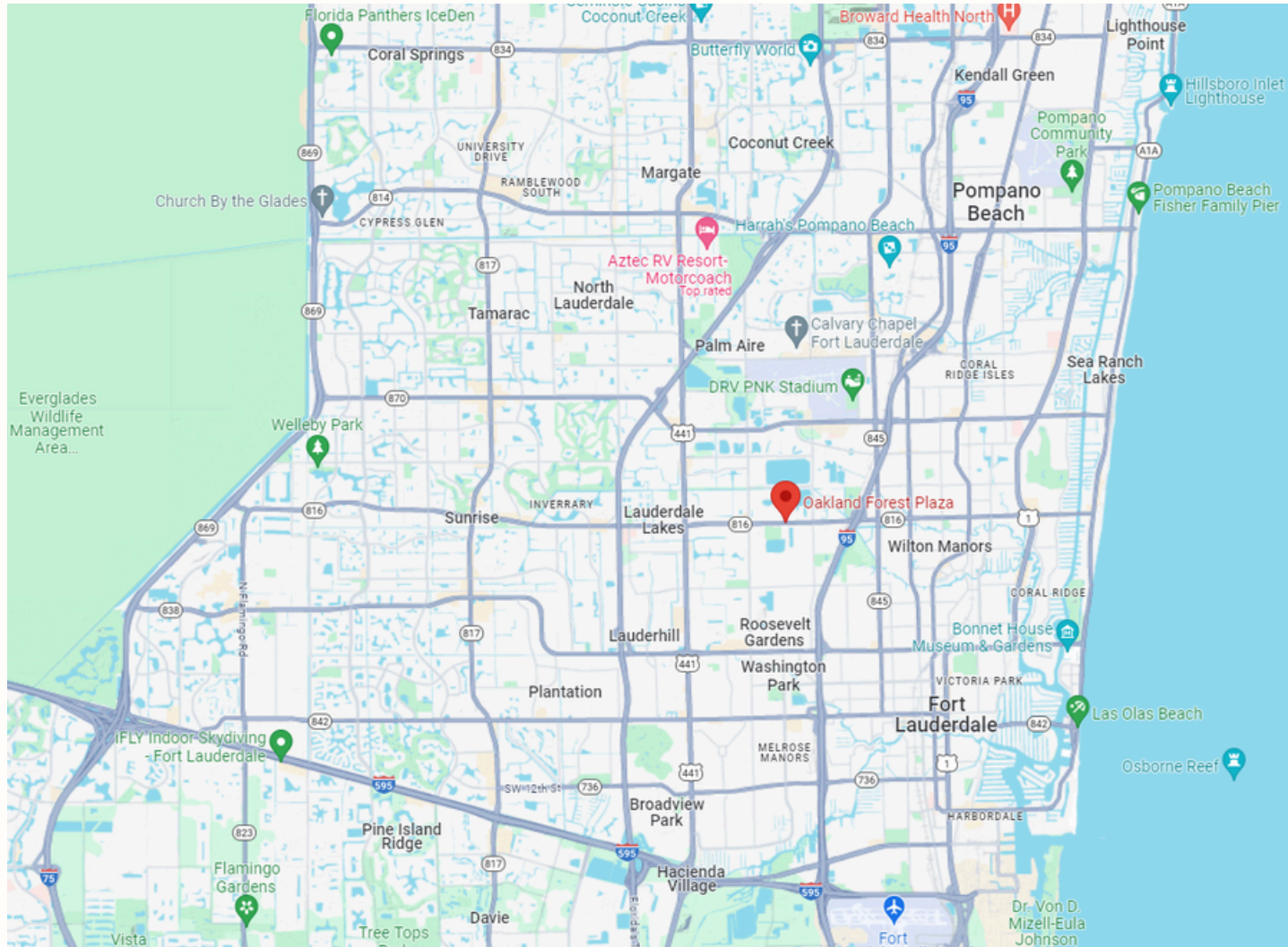


AERIAL MAP (2D)

LOCATION INFORMATION



LOCATION INFORMATION



STREET VIEW

LOCATION INFORMATION



PART 3

FINANCIAL ANALYSIS

2609-2679 W Oakland Park Blvd, Oakland Park, FL 33311



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FINANCIAL SUMMARY

FINANCIAL ANALYSIS



INVESTMENT OVERVIEW

ACTUAL

Price	\$ 3,950,000
Price per SF	\$ 330.35/SF
CAP Rate	6%

OPERATING DATA

ACTUAL

Gross Income	\$ 300,719.28/yr
Operating Expenses	\$ 75,045.48/yr
Net Operating Income	\$ 234,695.28/yr

INCOME AND EXPENSES

FINANCIAL ANALYSIS



INCOME SUMMARY

ACTUAL

Gross Potential Rent	\$ 25,059.94
Sales Tax on Rent	751.79

RENTAL INCOME

\$ 25,811.73

EXPENSES

ACTUAL

Water	\$ 50.00
Property Tax	\$ 4500.00
FPL	\$ 175.00
Garbage	\$ 377.00
Landscape	\$ 400.00
Sales Tax	\$ 751.79

OPERATING EXPENSES

\$ 6,253.79

NET OPERATING INCOME

\$ 19,557.94

TOTAL ANNUAL NOI

\$ 234,695.28

LEASE RENT ROLL

FINANCIAL ANALYSIS



TENANT	SIZE SF	TOTAL MONTHLY INCOME	EXP. DATE	ANNUAL INCREASE (BASE)	SUITE #	RENEWAL OPTIONS
TAX SERVICE OF AMERICA, INC	1400 sq. ft	\$2,505.13	April 30, 2024	3%	UNIT 2629	• One 3 year option
PATH MEDICAL CENTER HOLDINGS	5600 sq. ft	\$11,692.40	April 30, 2028	3%	UNIT 2649-2679	• One 5 year option
ELLEN'S NOUVEAU VISAGE, INC.	1400 sq. ft	\$2,703.89	January 31, 2025	CPI or 5% (whichever is greater)	UNIT 2639	• Automatic annual renewal unless cancelled by Landlord or Tenant
HENRY A. RODRIGUEZ-MARTIN	3690 sq. ft	\$7,358.52	August 31, 2026	CPI or 5% (whichever is greater)	UNIT 2609 & 2619	• Automatic annual renewal unless cancelled by Landlord or Tenant
VALERO GAS STATION	-	\$550.00	-	-	-	• Occasional ad hoc parking income
OCCASIONAL PARKING	-	\$250.00	-	-	-	• Occasional ad hoc parking income
TOTAL (BASE + CAM):		\$25,059.94				
ANNUAL GROSS REVENUE:		\$300,719.28				

MARKET RENT ANALYSIS

FINANCIAL ANALYSIS



Based on recent market activity the current estimated market rent is - per square foot.

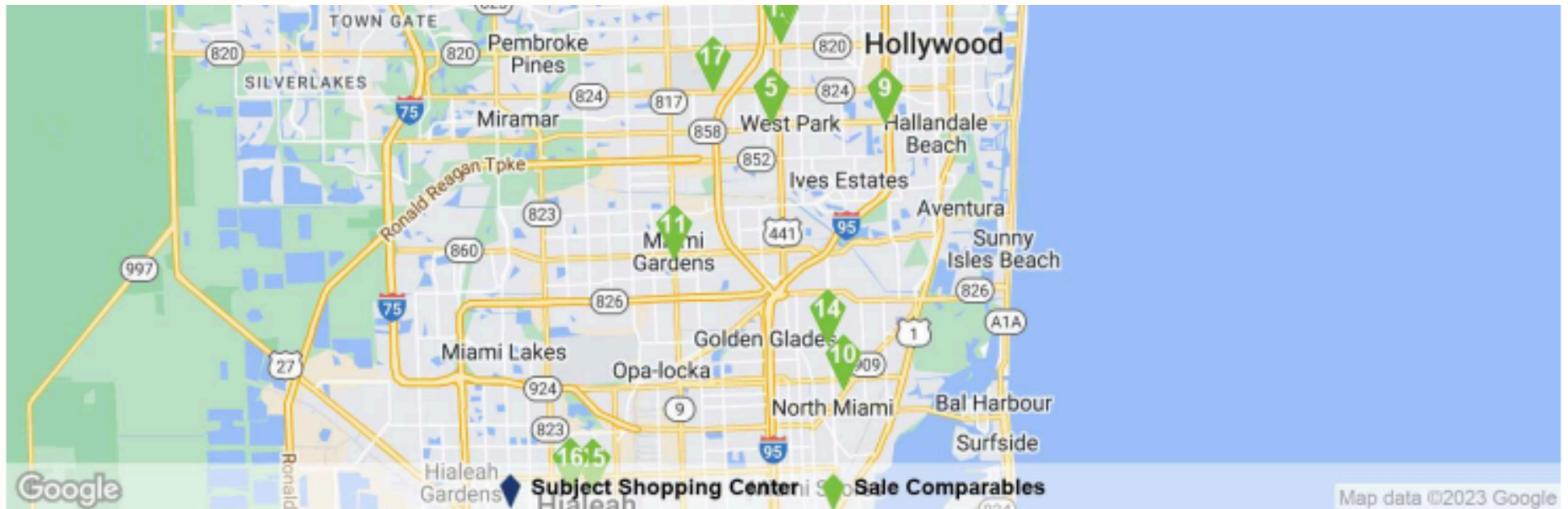
	Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Spcs	Avail %	Vac %	NNN - Rent per SF
<u>1</u>	Lauderhill Shoppes	1974	2 Mile	64	8,415	Kingston Market	0	0%	0%	\$29-36 (Est.)
<u>2</u>	2501-2519 N Andrews	1972	2 Mile	56	8,687	Food Market A	0	0%	0%	\$29-36 (Est.)
<u>3</u>	Sabal Palm Plaza	1975	3 Mile	50	21,070	Buddy's Food Mart	0	0%	24.2%	\$29-35 (Est.)
<u>4</u>	Lake Pointe Plaza	1988	0.9 Mile	47	20,850	Haiti Meat & Pro... Kwik Stop Grocery	0	0%	0%	\$27-33 (Est.)
<u>5</u>	River Manors Shopping	1968	2 Mile	72	11,950	International Grocers	0	56.0%	56.0%	\$26-32 (Est.)
<u>6</u>	55th Avenue Shopping	1975	3 Mile	75	10,774	Star Seven Food Stores Inc	0	0%	0%	\$25-31 (Est.)
<u>7</u>	1395 W Sunrise Blvd	2002	2 Mile	26	9,504	19th Ave Food Stop & Sundries	2	29.5%	29.5%	\$28 (Est.)
<u>8</u>	3062 N Andrews Ave	1981	2 Mile	61	21,585	Little Market Indian Grocery Spices &...	0	0%	0%	\$23-28 (Est.)
<u>9</u>	5440 NW 19th St	1975	3 Mile	64	17,600	Kwick Pic	0	0%	0%	\$23-28 (Est.)
<u>10</u>	Lauderhill Square	1991	2 Mile	75	21,318	Food Meats & Produce	2	17.8%	3.8%	\$21-26 (Est.)

RECENT SALES COMPARABLES

FINANCIAL ANALYSIS



SALES ATTRIBUTES	LOW	AVERAGE	MEDIAN	HIGH
Sale Price	\$550,000	\$3,089,214	\$2,287,500	\$8,105,000
Price/SF	\$135	\$277	\$230	\$823
Cap Rate	4.5%	5.8%	5.7%	6.7%
Time Since Sale in Months	3.6	21.8	21.7	35.2
CENTER ATTRIBUTES	LOW	AVERAGE	MEDIAN	HIGH
GLA	2,815	11,144	10,233	21,401
Vacancy Rate At Sale	0%	4.8%	0%	62.2%
Year Built	1960	1977	1975	1998



FEATURED SALES COMPARABLES

FINANCIAL ANALYSIS



Lakes Plaza - 2424
N St Rd 7
Distance to Subject
Property: 1.6 Miles

SALE

Sale Type	Investment
Sale Date	5/6/2022
Sale Price	\$4,559,000
Price/SF	\$254
Cap Rate	5.7%

PROPERTY

Type	Strip Center
Sale Vacancy	0%
Parking	65 Surface Spaces
GLA	17,916 SF
Land Acres	1.80 AC
Features:	-
Yr Built/Renov	Built 1985
Number of Properties	1



Shoppes of Plaza Dee
North - 2205-2227
Wilton Dr
Distance to Subject
Property: 2.6 Miles

SALE

Sale Type	Investment
Sale Date	8/30/2022
Sale Price	\$8,105,000
Price/SF	\$379
Cap Rate	5.6%

PROPERTY

Type	Strip Center
Sale Vacancy	0%
Parking	77 Surface Spaces
GLA	21,401 SF
Land Acres	1.62 AC
Features:	Bus Line
Yr Built/Renov	Built 1963
Number of Properties	1



Nicole's Place - 2973-
3001 W Commercial
Blvd
Distance to Subject
Property: 1.2 Miles

SALE

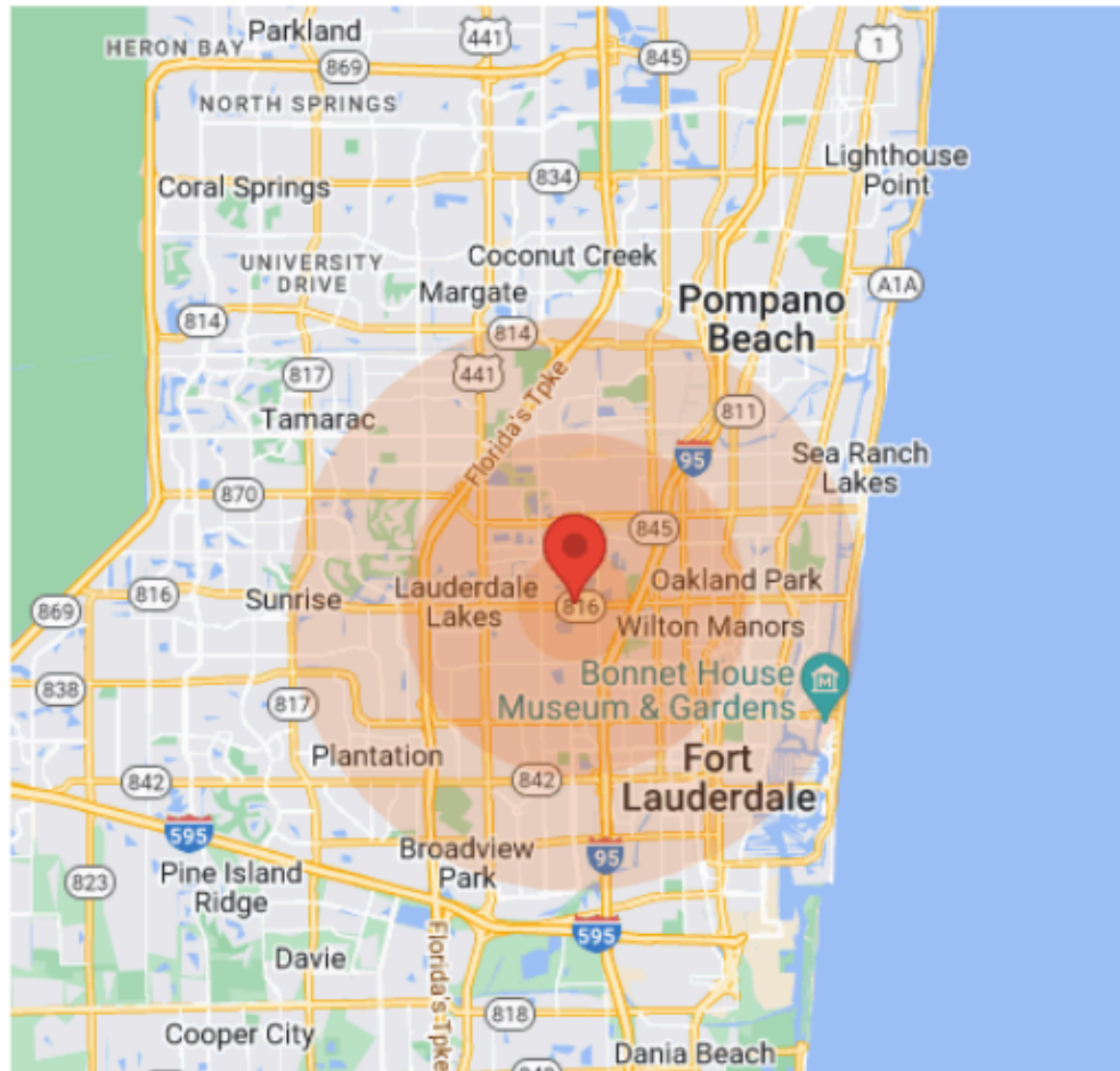
Sale Type:	Investment
Sale Date	6/6/2022
Sale Price	\$6,300,000
Price/SF	\$295
Cap Rate:	5.6%

PROPERTY

Type	Strip Center
Sale Vacancy	18.7%
Parking	161 Surface Spaces
GLA	24,912 SF
Land Acres:	3.22 AC
Features:	24 Hour Access, Restaurant, etc
Yr Built/Renov:	Built 1986
Number of Properties	2

DEMOGRAPHICS MAP AND REPORT

FINANCIAL ANALYSIS



Population	1 Mile	3 Miles	5 Miles
Male	8,373	76,579	208,196
Female	9,325	80,514	216,949
Total Population	17,698	157,093	425,145

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,339	31,356	76,676
Ages 15-24	2,054	20,401	50,344
Ages 25-54	7,133	61,947	166,391
Ages 55-64	2,259	18,456	53,366
Ages 65+	2,913	24,933	78,368

Race	1 Mile	3 Miles	5 Miles
White	5,298	41,746	189,941
Black	11,529	107,917	209,775
Am In/AK Nat	N/A	38	114
Hawaiian	N/A	9	17
Hispanic	1,741	18,193	65,985
Multi-Racial	1,400	13,230	42,612

Income	1 Mile	3 Miles	5 Miles
Median	\$44,185	\$38,115	\$46,048
< \$15,000	1,267	10,903	25,281
\$15,000-\$24,999	988	8,610	22,233
\$25,000-\$34,999	1,112	8,647	22,601
\$35,000-\$49,999	1,212	10,544	27,928
\$50,000-\$74,999	1,733	10,630	31,223
\$75,000-\$99,999	720	5,403	17,828
\$100,000-\$149,999	338	3,661	14,736
\$150,000-\$199,999	131	962	5,382
> \$200,000	59	532	5,161

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,883	72,483	211,487
Occupied	7,417	61,170	176,377
Owner Occupied	4,222	33,584	103,184
Renter Occupied	3,195	27,586	73,193
Vacant	1,466	11,313	35,110

PART 4

ADVISOR BIOS



2609-2679 W Oakland Park Blvd, Oakland Park, FL 33311

C O N T E N T S

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ADVISOR BIOS 1

A D V I S O R B I O S



VINCENT BORRIELLO

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Background

Vinnie is the Commercial Director of KW Commercial in Wellington, FL. He has over 25 years experience in Commercial Real Estate, across all asset classes and property types.



ADVISOR BIOS 2

A D V I S O R B I O S



LINDA BRENNAN

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(561) 312 4147

Background

Linda specializes in residential sales and equestrian properties, investments, relocations, and seasonal rentals. She is proud to be a longtime resident of Western Palm Beach County, where life is a little different. She enjoys the freedom to own horses and other animals and loves the access that we have to nature in our backyard. She has raised four daughters here and enjoys sharing my knowledge of the area with those that she meets. She is married to a farrier who is also my business partner. He brings to the team a lifetime of working with horses and a vast knowledge of equestrian properties throughout the United States.