

SMALL BAY FLEX SPACE FOR LEASE

1001-1099 NE 45th St, Fort Lauderdale, FL 33334

Small Bay Flex
Leasing Opportunity

Leasing Brochure

12' Roll-Up Door | Minutes from I-95 | Gross Lease



MATTHEWS™

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EXECUTIVE SUMMARY

2

Vacant Units

±1,850 SF

GLA Per Unit

\$4,500 Gross

Total Monthly Lease Rate

The Opportunity

Matthews™ is pleased to offer for lease Floranada Dixie Flex Plaza, a highly functional flex showroom / warehouse property ideally positioned in the heart of Oakland Park. The property is located just 5 minutes from I-95, at the high-traffic intersection of Dixie Hwy & Floranada Rd, which sees approximately 26,500 vehicles per day.

The property spans approximately 5 acres and ±105,872 square feet of flex, industrial, storage, and office space, and benefits from full-time on-site management and maintenance, ensuring efficient day-to-day operations and responsive service.

The property currently offers two (2) ±1,850 SF units, each designed to accommodate a wide range of users seeking a combination of retail exposure and warehouse functionality. Each suite features floor-to-ceiling storefront glass, a 12-foot grade-level roll-up door, private restroom, and new flooring, providing a turnkey solution for both showroom and operational needs.



INVESTMENT HIGHLIGHTS

Leasing Highlights

- **Lease Type: Gross Lease:** No CAM or hidden fees (What you see is what you get)
- **Rare Flex Space:** Unique blend of retail frontage and warehouse capability
- **12' Roll-Up Door:** Ideal for loading, storage, and day-to-day operations
- **Functional Layout:** Efficient configuration for showroom, office, and storage
- **Strong Tenant Synergy:** Surrounded by restoration, wellness, design, construction, and service-oriented users
- **High Visibility Location:** Positioned along Floranada Rd with strong daily traffic counts
- **Excellent Accessibility:** Minutes from I-95
- **Ample Parking:** Easy access for customers, employees, and deliveries
- **Limited Availability:** Scarce small-bay flex product in the immediate market
- **Cost Advantage:** More affordable than traditional retail while offering similar exposure



Tenant Roster

Bay 1	Flow Life
Bay 2	1,850 SQFT Available
Bay 3	Bakery Pro Kitchen
Bay 4	Tri-County All Restorations
Bay 5	Shift Wellness Club (breathwork, Sauna, Cold Plunge)
Bay 6	1,850 SQFT Available
Bay 7	Casabella Designs Inc. (Kitchen, Bathroom, Interiors)
Bay 8	ROSE Development Construction
Bay 9	Game Activewear
Bay 10	Signature Pools & Spas, Inc.
Bay 11	One Touch (Media Designs)
Bay 12	The Tree Team (Landscape Services)



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Bay 1

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Bay 2

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OAKLAND PARK, FL

Market Demographics

150,650

Total Population (3-Mi)

40.2

Median Age

\$67,500

Median HH Income

95.1%

Employment Rate

Local Market Overview

Oakland Park is a centrally located Broward County community benefiting from strong population growth and increasing household incomes driven by its proximity to Fort Lauderdale and the broader South Florida economic corridor. The city has evolved into an attractive residential alternative for both young professionals and families seeking relative affordability compared to neighboring coastal markets. Continued in-migration from higher-cost metros, combined with steady employment growth across Broward County, has supported rising demand for housing and neighborhood retail amenities.

The area offers a balanced lifestyle with access to major transportation corridors including I-95, Oakland Park Boulevard, and nearby Fort Lauderdale-Hollywood International Airport. Redevelopment initiatives in the downtown culinary and arts district have enhanced the city's appeal, attracting new businesses and increasing foot traffic. With a mix of established neighborhoods and ongoing infill development, Oakland Park continues to experience gradual property value appreciation and demographic diversification, positioning it as a stable and improving submarket within the South Florida region.

Economic Drivers

Oakland Park benefits from its strategic location within Broward County, one of South Florida's most economically active and diverse regions. Positioned just north of Fort Lauderdale, the city provides immediate access to major transportation corridors including Interstate 95, Florida's Turnpike, and key east-west thoroughfares, enabling efficient movement of goods throughout the tri-county region and supporting strong demand from logistics, warehousing, and distribution users. Proximity to Port Everglades—one of the nation's busiest seaports—and Fort Lauderdale-Hollywood International Airport further enhances the area's role as a critical hub for both domestic and international trade.

The surrounding economic base is anchored by a wide range of industries including logistics, aviation, healthcare, marine services, and tourism, providing stability and long-term resilience. Major employers such as Broward Health, Memorial Healthcare System, Spirit Airlines, Publix Super Markets, and Broward County Public Schools contribute to a substantial employment base that supports industrial operations. Ongoing infrastructure investments—including expansions at Port Everglades, airport modernization projects, and the Brightline high-speed rail—continue to strengthen regional connectivity and economic growth, positioning the Oakland Park area to support sustained industrial demand and business expansion.

FORT LAUDERDALE, FL MSA

With a city population of over ±180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

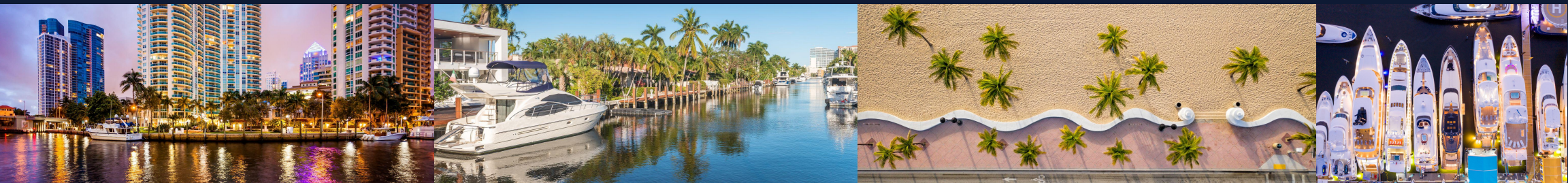
Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.

Total Population
3,770,958

Annual Visitors
50 Million

Tourism Economic Impact
\$157.3 Billion

GDP
\$1.29+ Trillion



Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **4500-4560 N Dixie Hwy, Oakland Park, FL, 33334** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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