

# Prime East Commercial Retail For Sale

2822 & 2824 E Commercial Blvd | Fort Lauderdale, FL 33308



±1,250 SF

±1,250 SF

**Owner-User Opportunity | Second-Generation Fast Casual Restaurant Space**  
**Existing Hood, Grease Trap & Walk-In Refrigerator | ±42,500 VPD**

**Fort Lauderdale Investment Opportunity**

Offering Memorandum

**MATTHEWS™**

# Exclusively Listed By



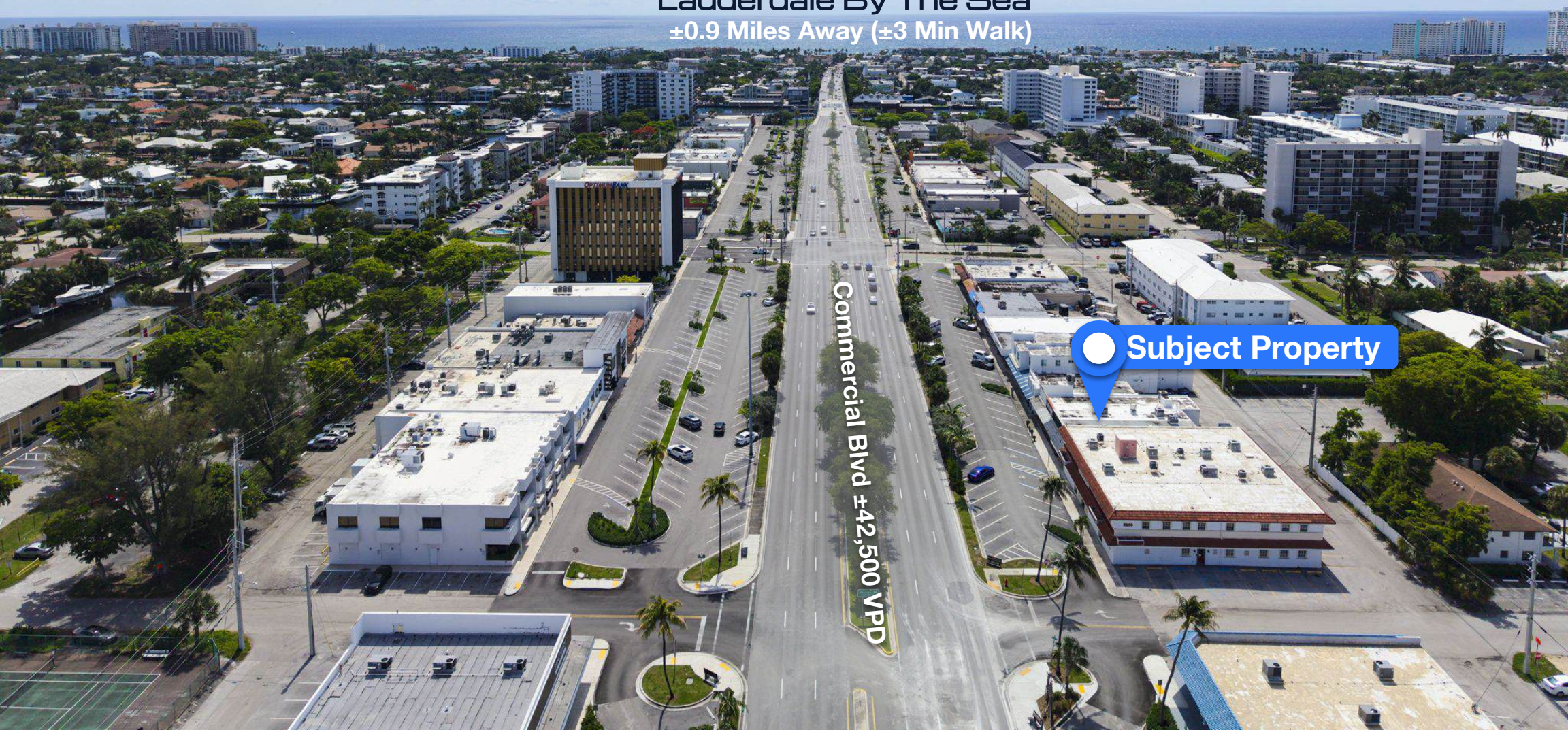
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**Lauderdale By The Sea**  
±0.9 Miles Away (±3 Min Walk)



Commercial Blvd ±42,500 VPD

**Subject Property**



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# Executive Summary

## Prime East Commercial Retail For Sale

Fort Lauderdale, FL 33308

**±2,508 SF**  
Total GLA

**2**  
# Of Suites

### The Opportunity

Matthews™ is pleased to exclusively offer for sale this prime retail opportunity located in East Fort Lauderdale along E Commercial Boulevard. Positioned within one of South Florida's most desirable coastal trade areas, the property offers exceptional visibility, strong demographics, and close proximity to Lauderdale By-the-Sea, Fort Lauderdale Beach, and the Intracoastal Waterway.

The property presents a unique opportunity for an owner-user seeking to establish a presence in a highly sought-after market or an investor looking to acquire a well-located retail asset in a supply-constrained area. The existing second-generation restaurant buildout provides immediate occupancy potential for a variety of food and beverage concepts, including a café, coffee shop, sandwich shop, juice bar, or similar operator.

Benefiting from approximately ±42,500 vehicles per day along E Commercial Boulevard, the property offers excellent street frontage, signage exposure, and convenient access to surrounding residential communities, hotels, restaurants, and retail destinations. Average household incomes exceed \$167,047 within a one-mile radius, supporting strong consumer spending and long-term retail demand.



# Investment Highlights

## Property Highlights

- **Prime East Fort Lauderdale Location** - Located along E Commercial Boulevard, one of Fort Lauderdale's premier retail corridors, minutes from Lauderdale-by-the-Sea, Fort Lauderdale Beach, and the Intracoastal Waterway.
- **Owner-User Or Investment Opportunity** - Rare opportunity for an owner-user to establish a presence in a highly desirable coastal market or for an investor seeking a well-located retail asset.
- **Move-In Ready Restaurant Space** - Second-generation restaurant space with existing buildout, ideal for a breakfast café, sandwich shop, coffee concept, juice bar, or similar food and beverage operator.
- **High Visibility Retail Frontage** - Excellent street presence and signage opportunities along E Commercial Boulevard with approximately  $\pm 42,500$  vehicles per day.
- **Steps From Lauderdale-By-The-Sea** - Positioned within one of South Florida's most desirable beachside trade areas, attracting both affluent residents and year-round visitors.
- **Affluent Surrounding Demographics** - Average household income exceeds \$167,047 within a one-mile radius, supporting strong retail and restaurant demand.
- **Supply-Constrained Coastal Market** - East Fort Lauderdale offers limited retail inventory and high barriers to entry, supporting long-term property value and demand.
- **Near Fort Lauderdale Beach & The Intracoastal** - Surrounded by established restaurants, boutique retailers, hotels, and dense residential communities in one of Broward County's most sought-after locations.



# Second Generation Fast Casual Restaurant Space





Compass  
*Vacation Homes*

Villas By The Sea  
±117 Units

PIER 14  
TAPAS & COCKTAILS



Fountainhead Condominium  
±130 Units

Warwick Condo Association  
±139 Units

KALUZ  
RESTAURANT

Royal Mariner  
±96 Units

The Wellington Association  
±560 Units

POMPERDALE  
FAMOUS NEW YORK DELI  
SINCE 1949

FORT LAUDERDALE  
PERIODONTICS AND IMPLANT DENTISTRY

Ridgeview Towers  
±69 Units

TLC  
dental

Heritage Landings  
±72 Units

WOW  
DENTAL CENTER

Coral Towers Condos  
±53 Units

OPTIMUMBANK

Bayview Regency Apartments  
±21 Units

syncromune

THE GALWAY SHAWL  
RESTAURANT

Anthony's  
CLAM HOUSE & GRILL

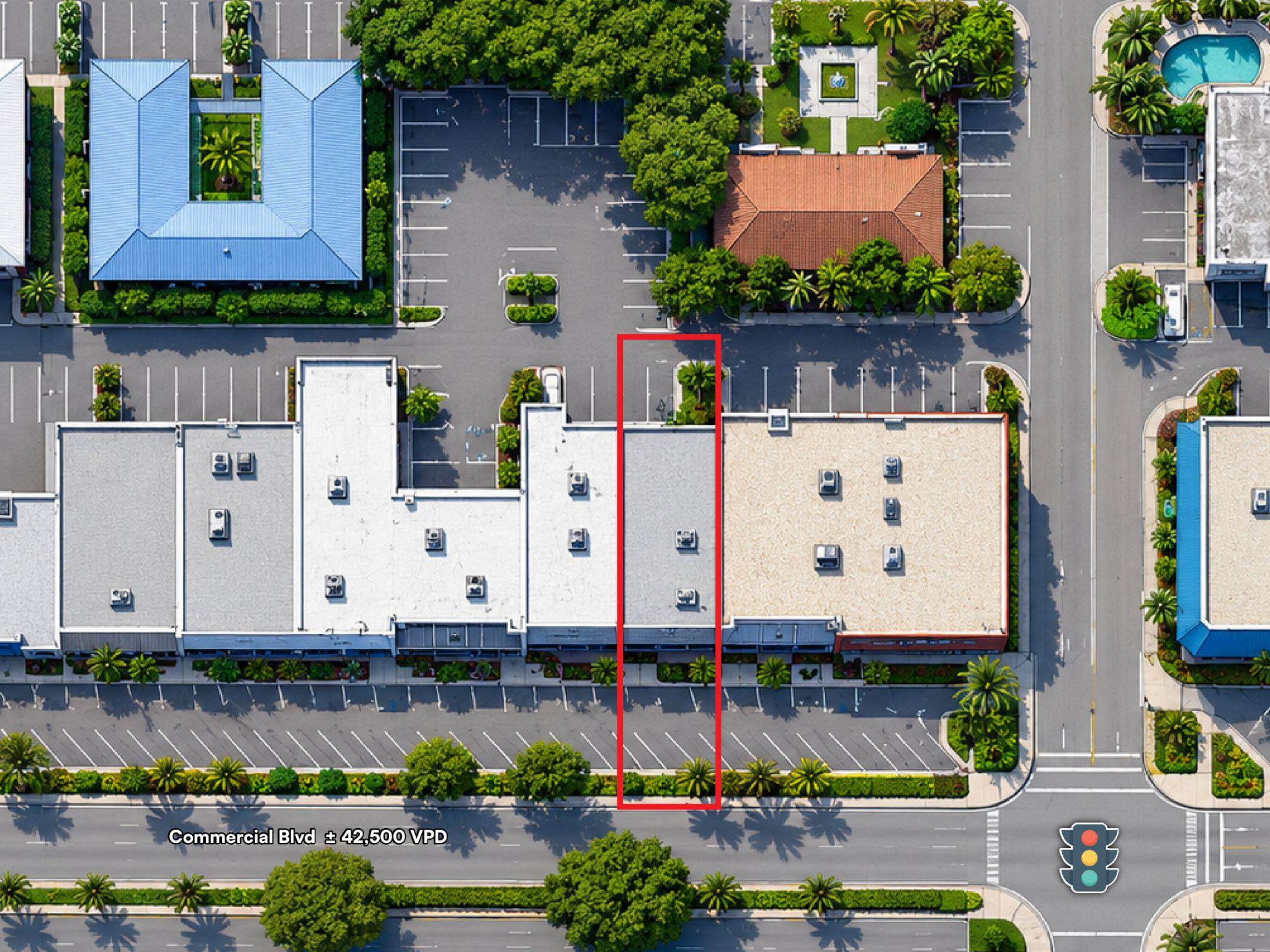
La Montserratia  
RESTAURANT

Coral Ridge  
Animal Hospital  
Your Ft. Lauderdale Vet

Commercial Blvd ± 42,500 VPD

Subject Property





Commercial Blvd ± 42,500 VPD

# Asset Overview

\$676

## Asset Overview

Address	2822-2824 E Commercial Blvd
City, State, Zip Code	Fort Lauderdale, FL 33308
County	Broward
Property Type	Store Front
APN	49-42-13-07-1250
GLA (SF)	±2,508
Lot Size (AC)	±0.08

Year Built / Year Renovated:	1966/1975
# of Buildings	1
# of Suites	2
Current Occupancy	50%
Parking	2 Reserved Spaces
Zoning	CB



# Financial Overview

**\$1,690,000**

List Price

**\$676**

Price Per SF

**Owner - User**

Investment Opportunity

**±2,508 SF**

GLA

Downtown Fort Lauderdale  
±6 Miles Away



# Fort Lauderdale, FL

**186,000+**  
Total Population

**108,000+**  
Employed Population

**15.7%**  
Growth Rate

**\$84,026**  
Average HH Income

## Local Market Overview

Fort Lauderdale is a core coastal city within South Florida and functions as a major commercial, employment, and lifestyle center for northern Miami-Dade and central Broward County. The city benefits from a diversified economic base anchored by tourism, international trade, marine industries, healthcare, financial services, and professional business operations. Fort Lauderdale-Hollywood International Airport and Port Everglades provide critical infrastructure support, facilitating both global commerce and sustained visitor demand, which continue to drive employment growth and consumer spending across the market.

The local economy is further strengthened by steady population growth, favorable demographic trends, and continued in-migration from higher-cost urban and coastal markets across the Northeast and West Coast.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	18,631	122,503	275,723
2020 Census	15,727	108,479	241,402
Growth 2020-Current Year	18.46%	12.93%	14.22%
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	9,912	60,722	132,516
2020 Census	8,471	53,609	114,387
Growth 2020-Current Year	17.01%	13.27%	15.85%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$167,047	\$146,292	\$138,747

# COASTAL LIVING, STRATEGICALLY POSITIONED IN THE HEART OF SOUTH FLORIDA'S BUSINESS CORRIDOR.

Fort Lauderdale is strategically positioned along the I-95 corridor between Miami and Boca Raton, offering immediate access to South Florida's major employment hubs, transportation infrastructure, and coastal lifestyle amenities. The city's central location supports strong residential demand and connectivity throughout Broward County and the broader tri-county region.

**0.8 Mi**

Las Olas Boulevard

**2.3 Mi**

Fort Lauderdale-Hollywood International Airport

**2.7 Mi**

Port Everglades

**3.1 Mi**

Brightline Fort Lauderdale Station

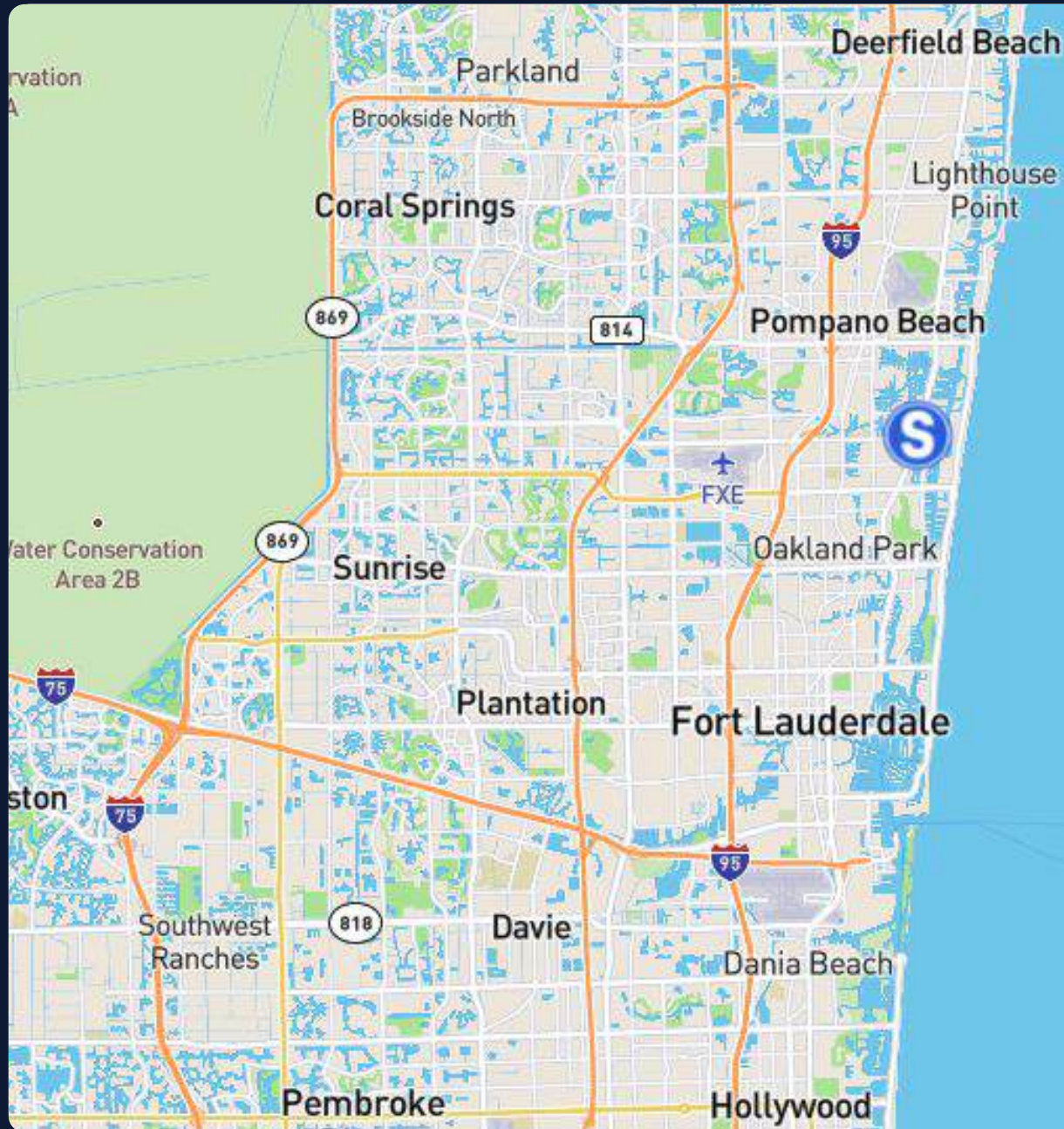
**3.8 Mi**

Downtown Fort Lauderdale CBD

**5.4 Mi**

Broward Health Medical Center

# Regional Map



**Lauderdale By The Sea**  
**±0.9 Miles Away (±3 Min Walk)**

**Fort Lauderdale Int. Airport**  
**±15 Miles Away**

# MATTHEWS™

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2822 E COMMERCIAL BLVD, FORT LAUDERDALE, FL, 33308 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

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

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser 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 or sale of the Property.

This Offering Memorandum 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.