



**END-USER OFFICE BUILDING**

**3740 W. BROWARD BLVD**  
**FORT LAUDERDALE, FL 33312**

**FOR SALE**

**THE ALPHA**  
**COMMERCIAL**

# THE ALPHA COMMERCIAL



LEARN MORE

## THE ALPHA COMMERCIAL ADVISORS®

742 NE 79<sup>th</sup> Street, Miami, FL 33138

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.

## THE LISTING TEAM

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**THE ALPHA COMMERCIAL ADVISORS® PRESENTS A UNIQUE & VERSATILE FREESTANDING BUILDING POSITIONED AT THE HIGHLY VISIBLE, SIGNALIZED INTERSECTION OF W. BROWARD BLVD AND N. STATE RD 7...**

Situated at an extremely high-traffic location, this property offers unmatched exposure at nearly 100,000 AADT, surrounded by a hybrid mix of national retailers, local businesses, and municipal buildings. The property combines convenience with functionality, featuring on-site and shared parking for 12 vehicles, a security system, a newer HVAC system, and a recently updated roof.

Zoned B-HC (Gateway Hybrid Commercial District), the building supports a wide variety of retail, office, and service-oriented uses — making it the perfect fit for an ambitious end-user or small business owner. With strong fundamentals already in place and a full value-add opportunity for customization, this asset offers both immediate usability and long-term upside.

# OFFERING SUMMARY

**3740 W. BROWARD BLVD**  
**FORT LAUDERDALE, FL 33312**

**Neighborhood:** Fort Lauderdale

**Existing Use:** Office

**Lot Area:** 5,178 SF (0.12 acres)

**Bldg. Area** 2,165 SF

**Zoning:** B-HC  
(Gateway Hybrid Commercial District)

**Allowable Uses:** Retail, Office, Educational,  
Medical, Religious,  
Veterinary Clinic and more

**Traffic Count:** 48,500 AADT

**Seller Financing Available:** Yes

**Asking Price:** \$789,000

[Click to View Due Diligence Folder](#)



## PROPERTY HIGHLIGHTS

**National Retailer Corridor:** Highly visible freestanding building at the signalized hard corner intersection of W. Broward Boulevard and N. State Road 7.

**Turnkey Functionality:** Equipped with a security system, newer roof and HVAC system installed within the last two years.

**Value-Add Potential:** Fully-customizable for buyer to upgrade facade and build-out to suit their vision or use, or to seek tenancy at premium rents.

**Private Parking:** Convenient on-site parking with 4 dedicated spaces, plus access to 8 additional parking spaces via shared agreement w/ adjacent lot.

**Ideal for End-User:** Newly vacant, this building is perfect for a satellite or flagship location for any type of business. Plus, the seller-financing option will make things quick and easy to get a deal closed!!!

# EXTERIOR PHOTOS



5 MILES TO  
DOWNTOWN FORT LAUDERDALE



W. BROWARD BLVD  
48,500 AADT



Bank of America.



# NORTHEAST VIEW



 CENTRAL BROWARD PARK & BROWARD COUNTY STADIUM

◀◀ SUNRISE BLVD 60,000 AADT ▶▶

dd's DISCOUNTS CHASE DOLLAR TREE  
Walgreens Badcock HOME FURNITURE & more

🎓 BROWARD ESTATES ELEMENTARY SCHOOL & PARKWAY MIDDLE SCHOOL



◀◀ W. BROWARD BLVD 48,500 AADT ▶▶

Bank of America



SUBJECT SITE

# WEST VIEW

broward mall

DUNKIN' DONUTS

Price Choice FOODMARKETS



FLORIDA'S TURNPIKE

SMOOTHIE KING

TD

Bank

WINDSOR

FORT LAUDERDALE COUNTRY CLUB

Wawa

441 S. STATE RD 7 47,500 AADT

W. BROWARD BLVD 48,500 AADT

Bank of America



dd's DISCOUNTS CHASE DOLLAR TREE Walgreens Badcock HOME FURNITURE & more

Wendy's

# SOUTH VIEW

FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT  
BROWARD COUNTY, FLORIDA



Winn-Dixie



CVS

DAVIE BLVD 29,000 AADT

FORT LAUDERDALE COUNTY CLUB

441 S. STATE RD 7 47,500 AADT



SUBJECT SITE

Bank of America



W. BROWARD BLVD 48,500 AADT



W. BROWARD BLVD

48,500 AADT



35'

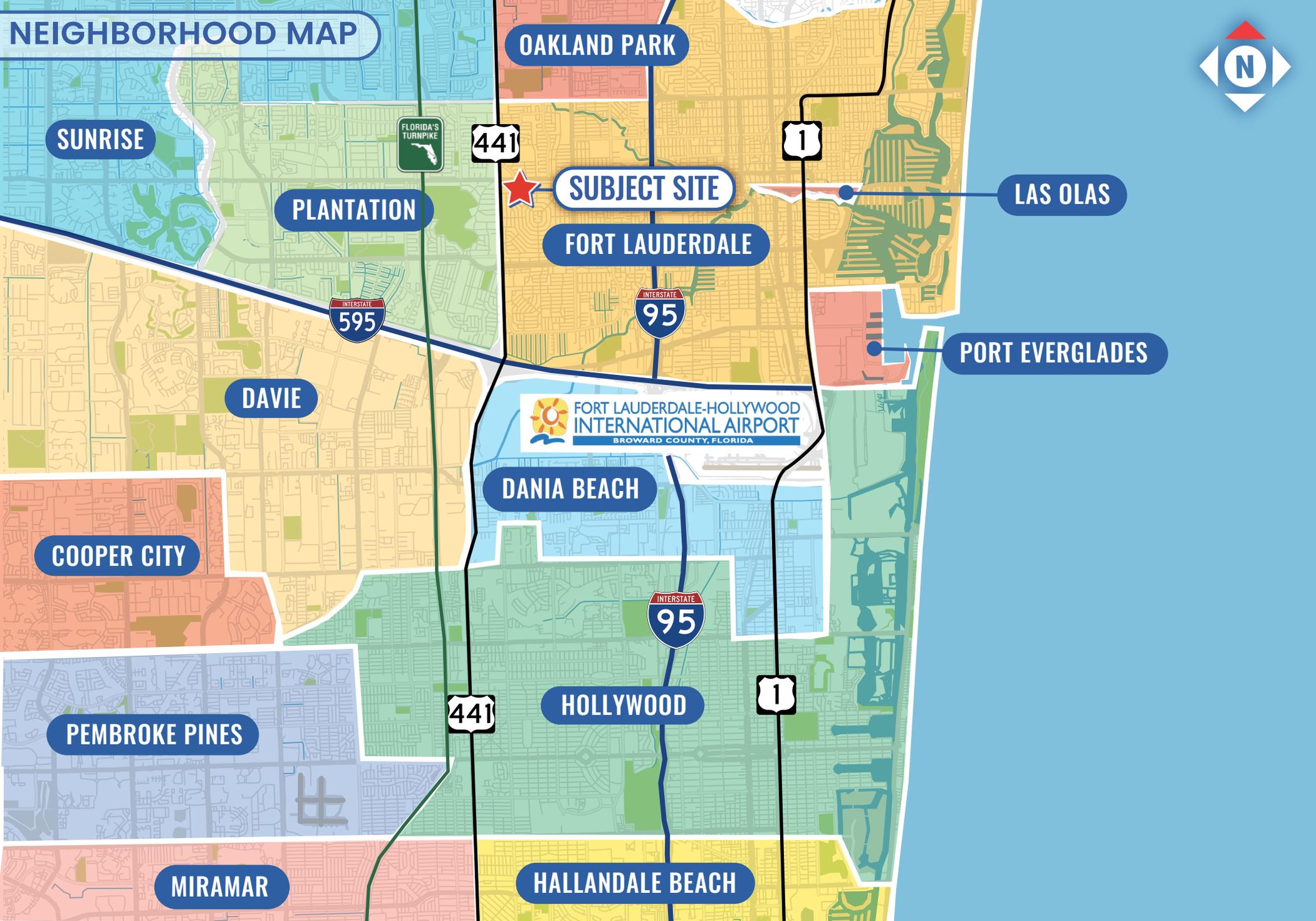
150'

36'

SHARED PARKING AREA

BANK OF AMERICA 

# NEIGHBORHOOD MAP





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