



**VALUE-ADD RETAIL/OFFICE BUILDING**

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

**FOR SALE**

**THE ALPHA**  
**COMMERCIAL**





## 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

### STEFFANIE JACOBSON

Senior Commercial Advisor

✉️ [steff@thealphacomm.com](mailto:steff@thealphacomm.com)

📞 609-226-6390

### JAMIE ROSE MANISCALCO

President & Managing Broker

✉️ [jamie@thealphacomm.com](mailto:jamie@thealphacomm.com)

📞 201-264-0113



**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:** \$795,000



## 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.

**Flexible Occupancy:** Currently occupied by a month-to-month tenant and can be delivered vacant; seller financing available.



EXTERIOR PHOTOS





5 MILES TO  
DOWNTOWN FORT LAUDERDALE



W. BROWARD BLVD  
48,500 AADT



SUBJECT SITE

Bank of America





# NORTHEAST VIEW



CENTRAL BROWARD PARK &  
BROWARD COUNTY STADIUM



SUNRISE BLVD 60,000 AADT



dd's  
DISCOUNTS



Walgreens

Badcock  
HOME FURNITURE  
& more



BROWARD ESTATES ELEMENTARY SCHOOL  
& PARKWAY MIDDLE SCHOOL

W. BROWARD BLVD 48,500 AADT

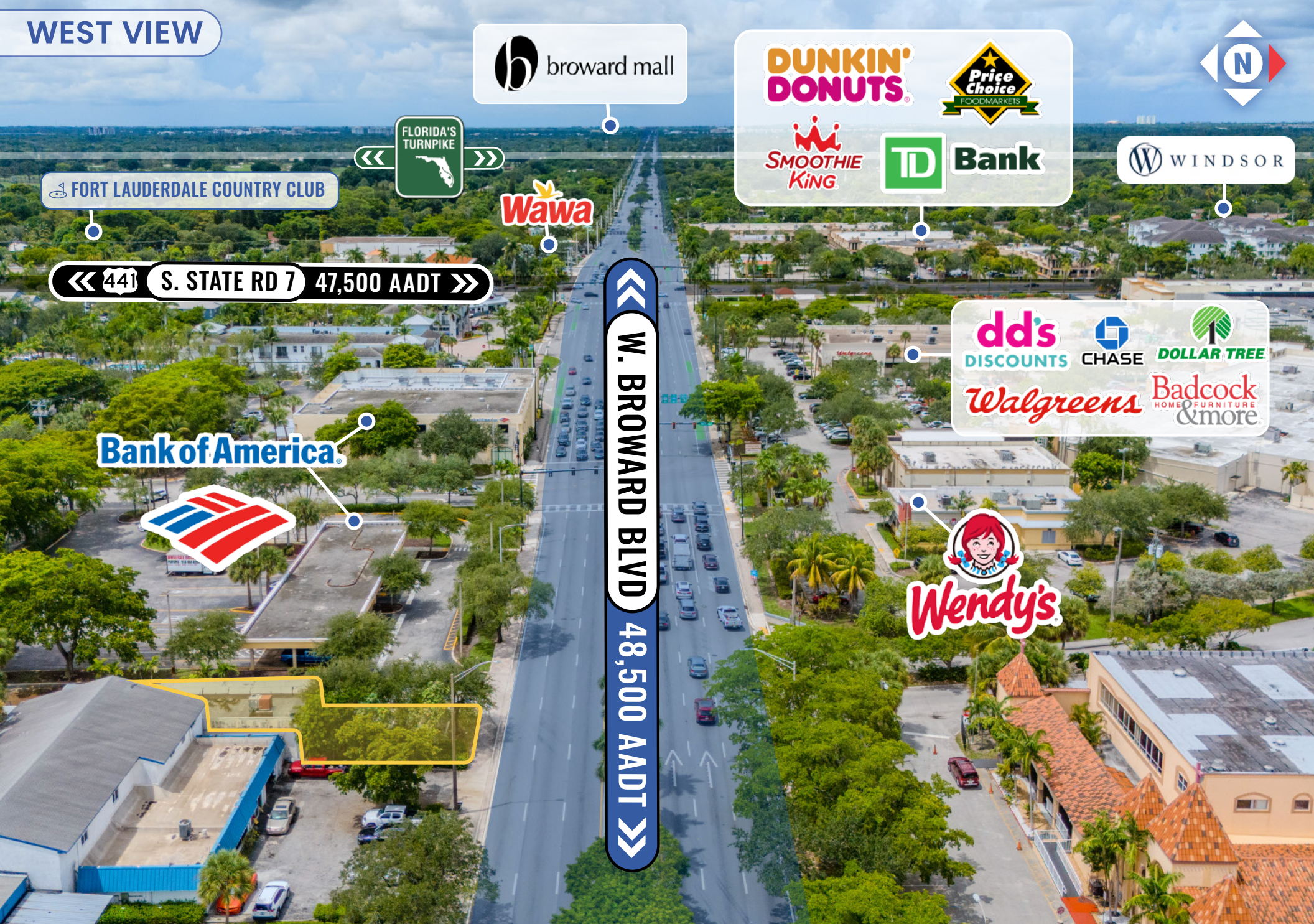
Bank of America



SUBJECT SITE



# WEST VIEW





# 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'

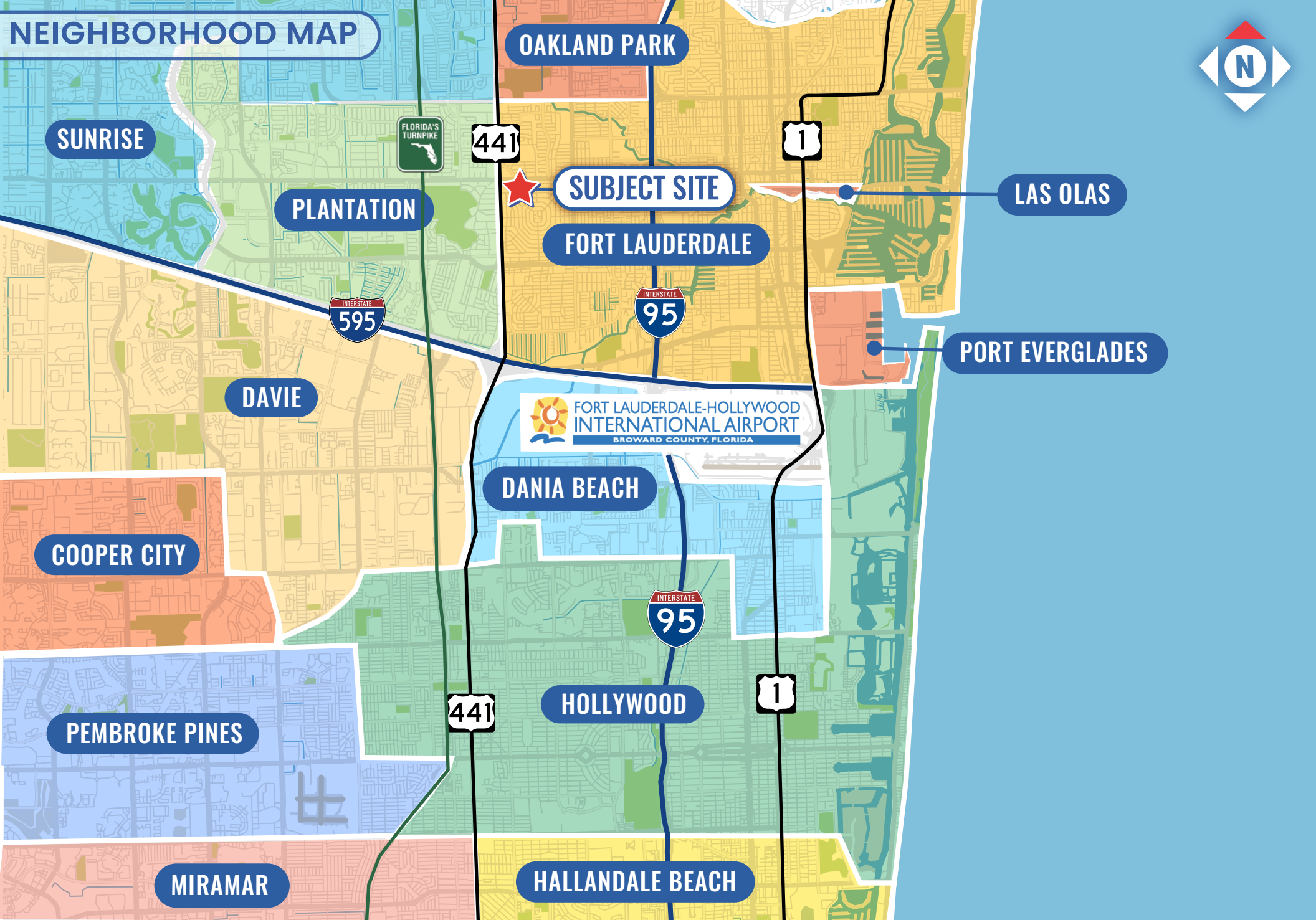
36'

SHARED  
PARKING AREA

BANK OF AMERICA











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