



# Apartments & Retail

500 N. Andrews Ave.

Fort Lauderdale, FL 33301



Flagler Village's newest Retail & Restaurant spaces

Jaime Sturgis | [NativeRE.com](http://NativeRE.com) | 954.595.2999



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Available for the first time, Motif is a brand new 385 unit apartment building featuring ground floor Retail & Restaurant spaces. The site is centrally located at the entrance to Flagler Village, Fort Lauderdale's hottest emerging neighborhood, and is directly across from the popular F.A.T. Village, and three blocks from All Aboard Florida's Broward train station connecting to Miami & Palm Beach via high speed trains.

The building benefits from new construction and sets itself apart from other options in the neighborhood including high ceilings, open floor plans, ample natural light, floor to ceiling glass storefronts, and on-site parking. The project features unparalleled visibility to Andrews Avenue and 6th Street, with a combined average daily traffic count of 18,300 vehicles per day.

The property will feature unique design elements not found elsewhere in the neighborhood, including shaded pedestrian walkways, a Paseo with public art installations and outdoor seating, and a large outdoor urban plaza along Andrews Avenue all coming seamlessly together to create a boutique outdoor lifestyle shopping experience. The project will feature 31 townhomes on the ground floor and 354 apartments upstairs creating a built in customer base for the ground floor Retailers & Restaurants.

Motif Summary - 500 N. Andrews Ave. Fort Lauderdale, FL 33301

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# OVERVIEW

**Retail:** 2,167-12,808 sq. feet

**Restaurant:** 2,863 -10,152 sq. feet

**Price:** \$40/p.s.f./year NNN (In-Line)

\$45/p.s.f./year NNN (End-Cap)

**Format:** NNN (Est. 2020 \$12/p.s.f./year)

**Ceiling Height:** 16' clear

**Parking on site:** 106

**Outdoor Seating area:** 3,206 sq. feet

## Delivery

Phase 1 (North) Estimated March 2020

Phase 2 (South) Estimated April 2020



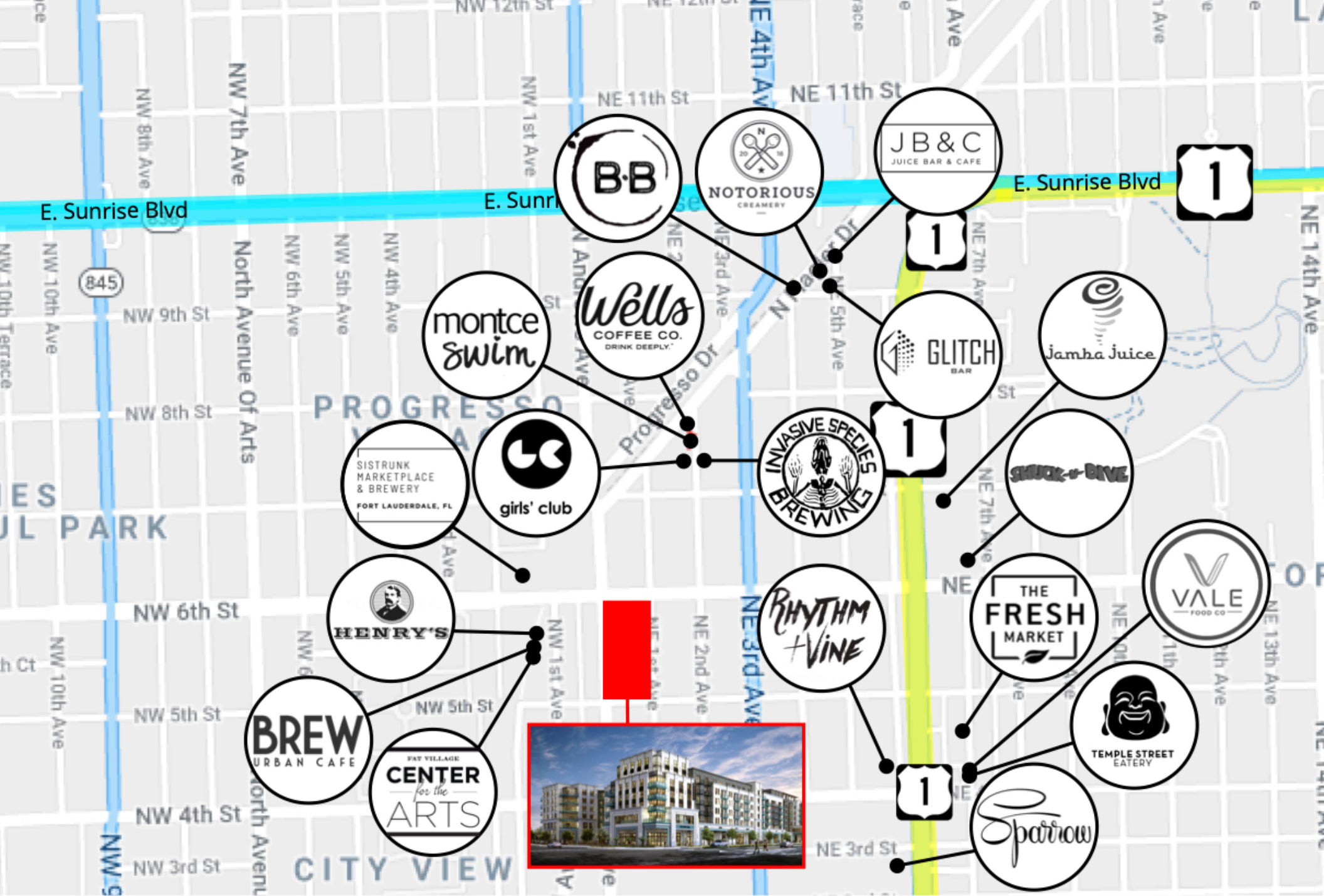
Motif Overview - 500 N. Andrews Ave. Fort Lauderdale, FL 33301

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Motif Site Plan - 500 N. Andrews Ave. Fort Lauderdale, FL 33301

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Retail Context Map - 500 N. Andrews Ave. Fort Lauderdale, FL 33301



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## Florida Income Migration \$989k/HOUR



Population In  
Fort Lauderdale  
165,521



Households in Flagler Village 17,903

Flagler Village Average  
Household Income  
\$107,689



## Florida Wealth Migration 1992-2016 Gained \$156.10 billion in annual AGI

### Gained Wealth From:

- \$27.89 billion - New York
- \$18.29 billion - New Jersey
- \$12.89 billion - Illinois
- \$10.93 billion - Pennsylvania
- \$10.65 billion - Connecticut



3,580 residential units under  
construction

Hotels completed: 1,241  
Under construction: 796



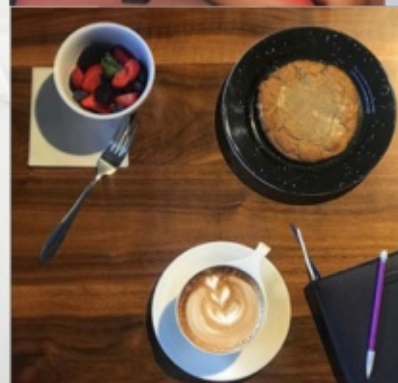
Demographics - 500 N. Andrews Ave. Fort Lauderdale, FL 33301

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Neighborhood Tenant Mix - 500 N. Andrews Ave. Fort Lauderdale, FL 33301

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Motif - Art Concepts - 500 N. Andrews Ave. Fort Lauderdale, FL 33301

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Motif - Andrews Ave Frontage - 500 N. Andrews Ave. Fort Lauderdale, FL 33301

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Residential Density - 500 N. Andrews Ave. Fort Lauderdale, FL 33301

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