

441 N.E. 3RD AVE.
Fort Lauderdale

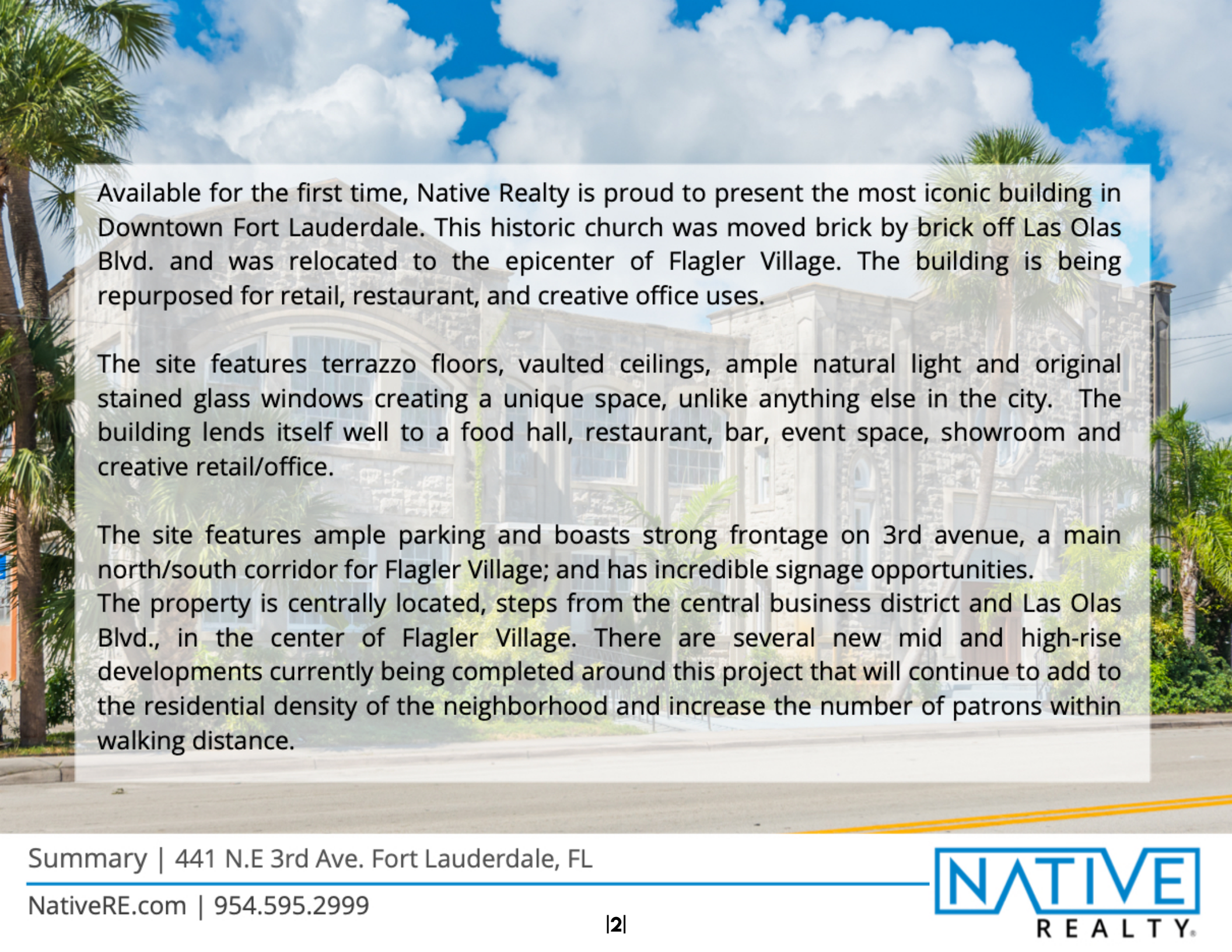


Restaurant/Retail/Office Property for lease

Jaime Sturgis | John Brewer | NativeRE.com | 954.595.2999



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Available for the first time, Native Realty is proud to present the most iconic building in Downtown Fort Lauderdale. This historic church was moved brick by brick off Las Olas Blvd. and was relocated to the epicenter of Flagler Village. The building is being repurposed for retail, restaurant, and creative office uses.

The site features terrazzo floors, vaulted ceilings, ample natural light and original stained glass windows creating a unique space, unlike anything else in the city. The building lends itself well to a food hall, restaurant, bar, event space, showroom and creative retail/office.

The site features ample parking and boasts strong frontage on 3rd avenue, a main north/south corridor for Flagler Village; and has incredible signage opportunities. The property is centrally located, steps from the central business district and Las Olas Blvd., in the center of Flagler Village. There are several new mid and high-rise developments currently being completed around this project that will continue to add to the residential density of the neighborhood and increase the number of patrons within walking distance.

OVERVIEW

Address: 441 N.E 3rd Ave. Fort
Lauderdale, FL 33301

Type: Retail, Restaurant & Office

Size: 500-12,053 SF

Rental Rate: \$35.00/SF/Yr

Lease Format: NNN (est. \$4/ft/year)

VANILLA SHELL DELIVERY INCLUDING

New HVAC (1 ton/150 sq. feet)
New Electrical (3 Phase - 1,200 Amps)
New Impact Windows & Doors
New Elevator
Fire Sprinklers
Polished Terrazzo Floors
Stubbed utilities for fifteen restrooms
Grease Trap
Outdoor Seating Area with plumbing
& electric for Bar
Completion Date: Est. December 2019

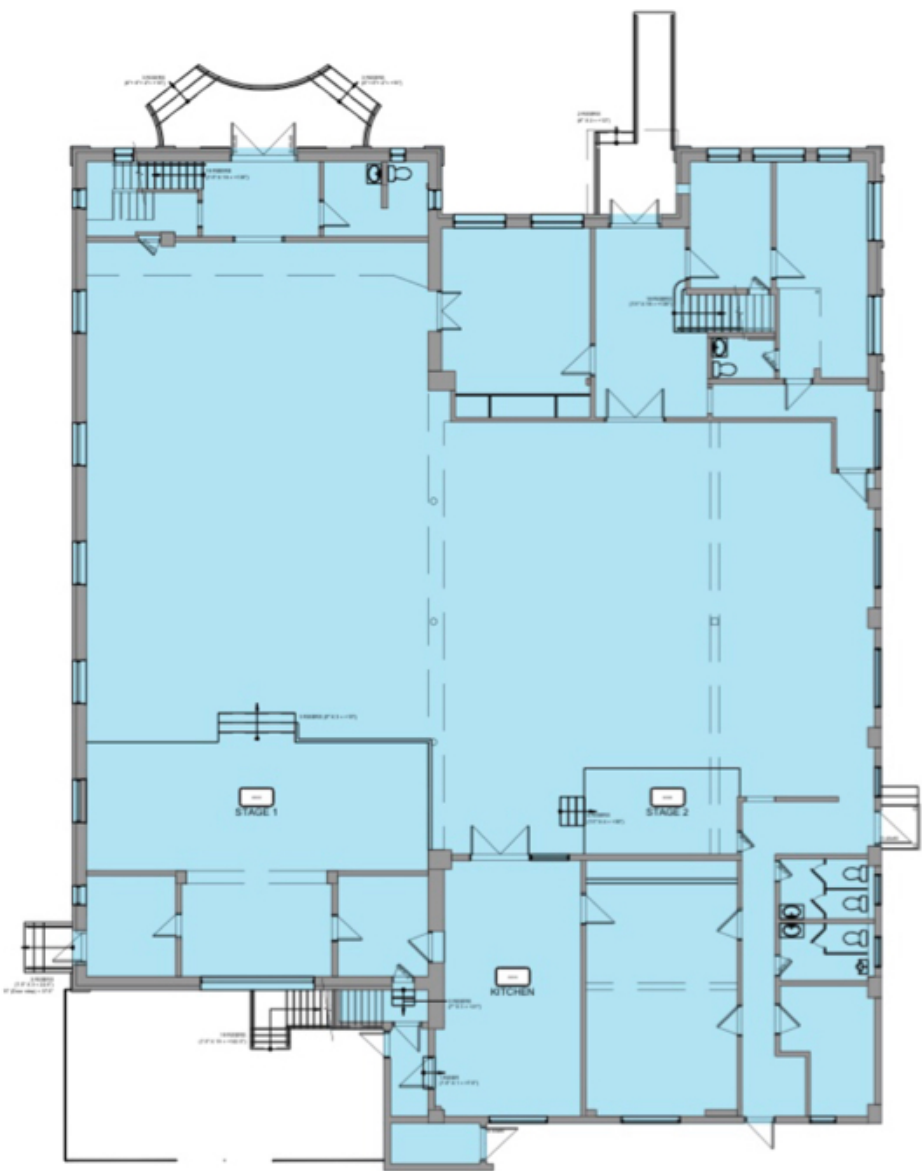
Overview | 441 N.E 3rd Ave. Fort Lauderdale, FL

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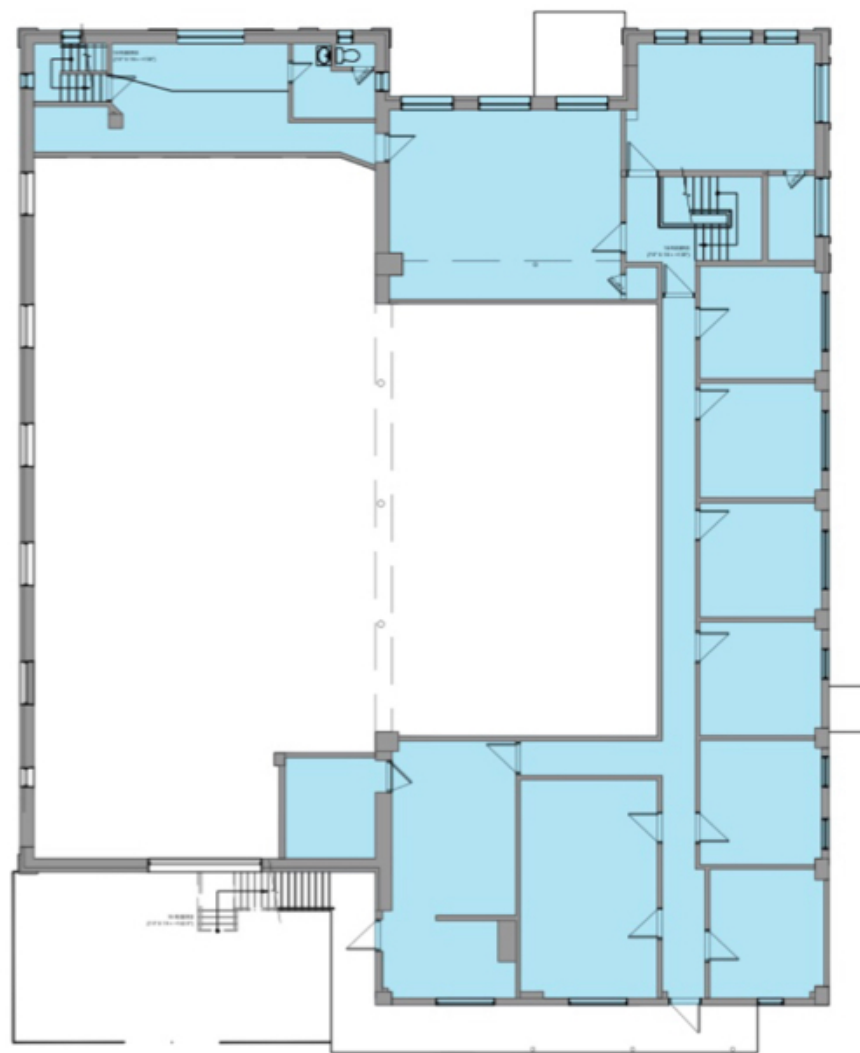


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CHURCH GROUND FLOOR
TOTAL GROSS FLOOR AREA = 8095 SQ. FT.



CHURCH SECOND FLOOR
TOTAL GROSS FLOOR AREA = 3958 SQ. FT.

Floor Plan | 441 N.E 3rd Ave. Fort Lauderdale, FL

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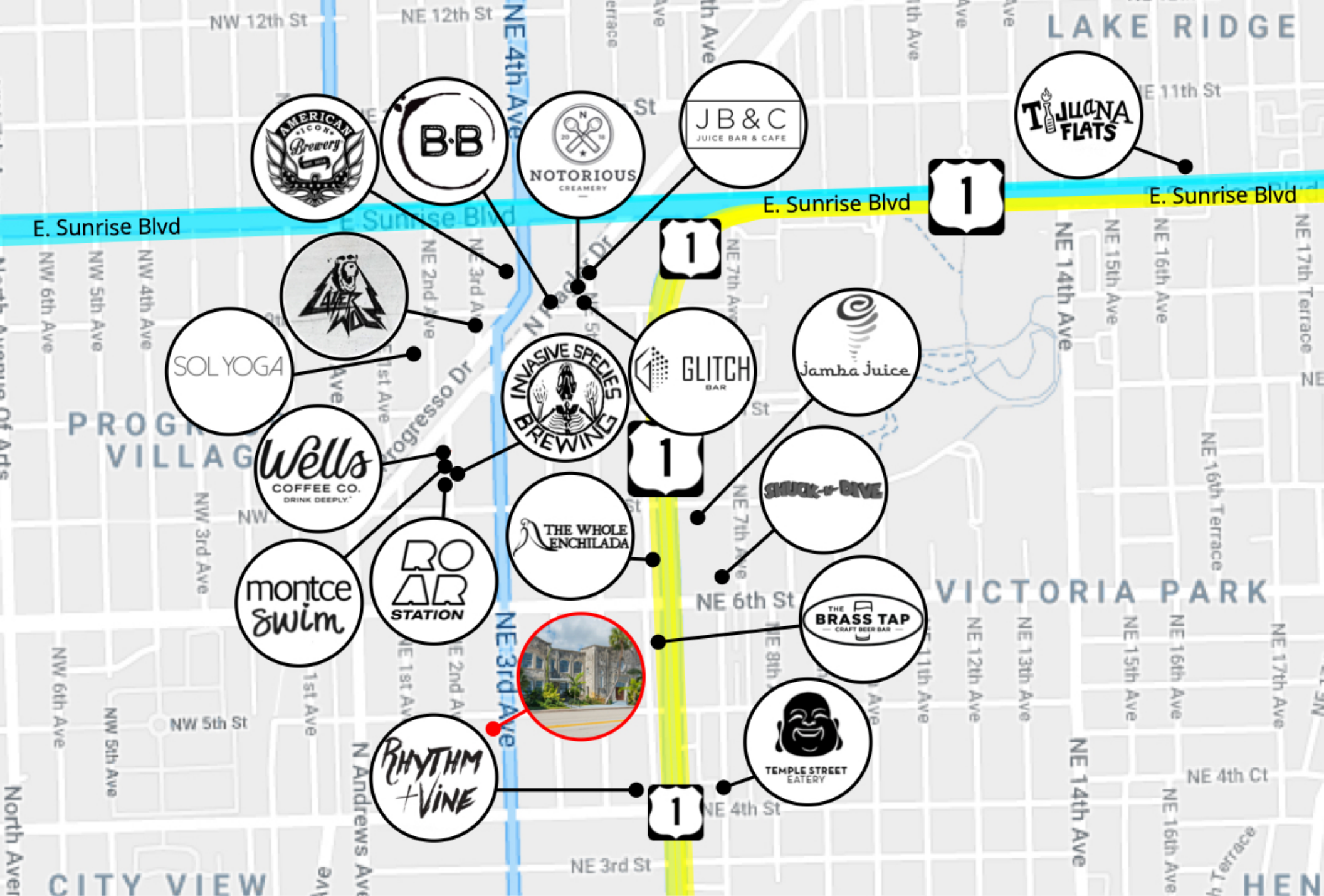
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Aerial Map | 441 N.E 3rd Ave. Fort Lauderdale, FL

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Mood Board | 441 N.E 3rd Ave. Fort Lauderdale, FL

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Adjacent Development | 441 N.E 3rd Ave. Fort Lauderdale, FL

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Neighborhood Developments | 441 N.E 3rd Ave. Fort Lauderdale, FL

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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 | 441 N.E 3rd Ave. Fort Lauderdale, FL

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