

FABRICK

801- 819 NE. 2nd Avenue
Fort Lauderdale



801- 819 NE. 2nd Avenue Ft. Lauderdale, FL 33304

Jaime Sturgis | NativeRE.com | 954.595.2999



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Native Realty is proud to present this unique opportunity in Fort Lauderdale's burgeoning Flagler Village neighborhood. The site will be delivered as vanilla shell space with new impact doors and windows, polished concrete floors, new HVAC, roof and ADA compliant restrooms.

The space works well for Restaurant/Bar/Retail and Creative Office. The site features open floor plans, ample on-site parking, strong signage opportunities and visibility to the Brightline passenger trains. The site is conveniently located next to the central business district of Fort Lauderdale and within walking distance to the several thousand apartments recently completed and coming online in Flagler Village.

The neighborhood has quickly become the most popular location in Broward County renowned for its Street Art and bohemian vibe, attracting locals and tourists alike creating an ideal location for retailers. The site is conveniently located a few blocks from Downtown Fort Lauderdale, offering an easily accessible location without the drawbacks of a larger institutional office building.



Summary | Fabrick | 801 - 819 NE. 2nd Avenue Ft. Lauderdale

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OVERVIEW

In-line: \$30/ft. NNN

End-Cap: \$35/ft. NNN

Format: NNN (est. \$6/ft.)

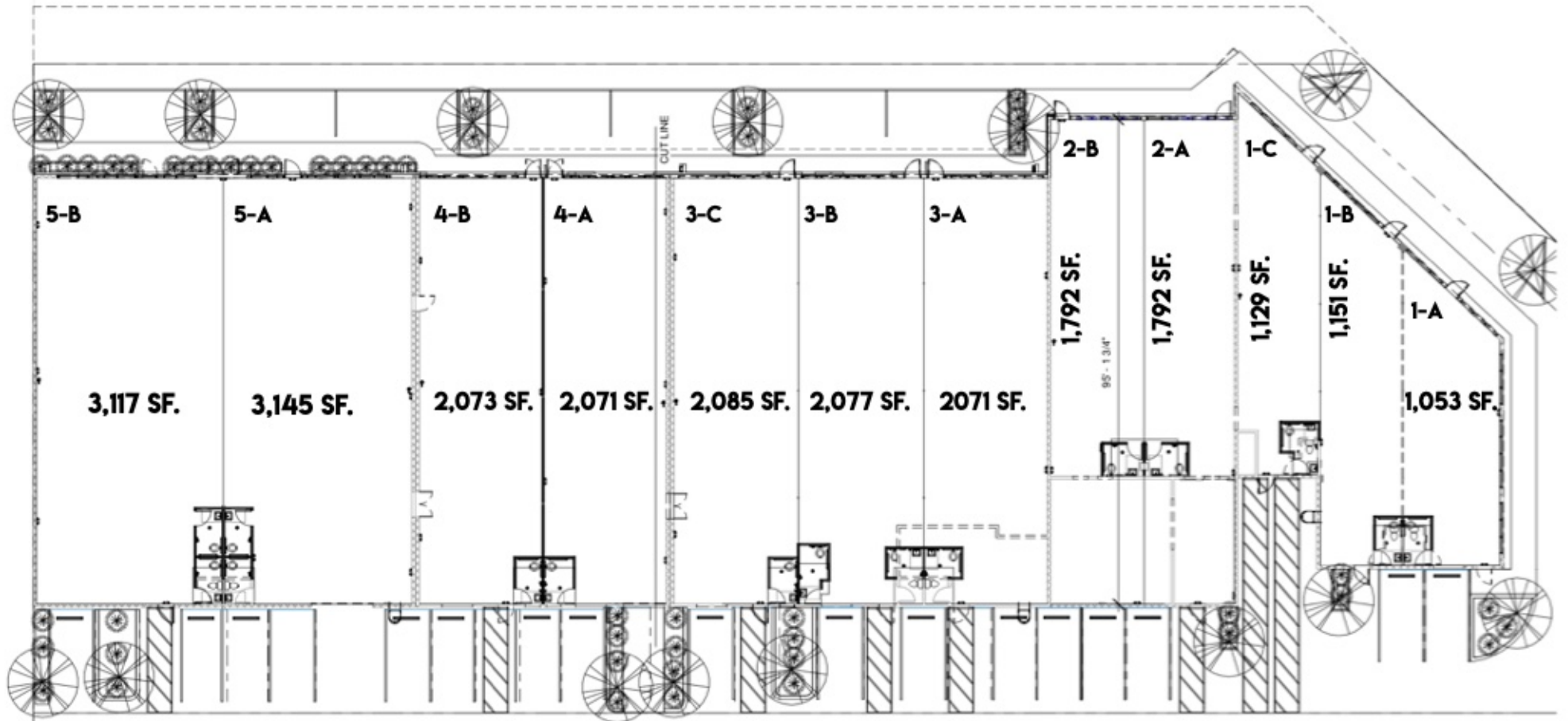
Size: 1,053 – 24,120 sq. feet



Overview | Fabrick | 801 - 819 NE. 2nd Avenue Ft. Lauderdale

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① PROPOSED PLAN- SOUTH
1/16" = 1'-0"

Florida Income Migration \$989k/HOUR



Population In
Fort Lauderdale
165,521



Households in Flagler Village 17,903

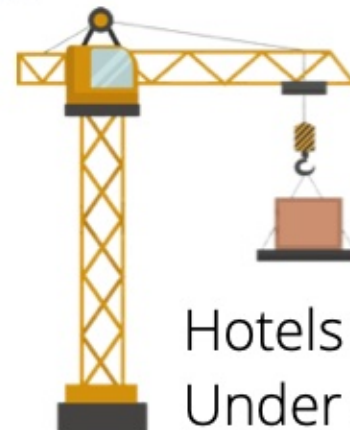
Flagler Village Average
Household Income
\$107,689



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





Aerial Map | Fabricker | 801 - 819 NE. 2nd Avenue Ft. Lauderdale

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Rendering | Fabrick | 801 - 819 NE. 2nd Avenue Ft. Lauderdale

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Residential Density | Fabrick | 801 - 819 NE. 2nd Avenue Ft. Lauderdale

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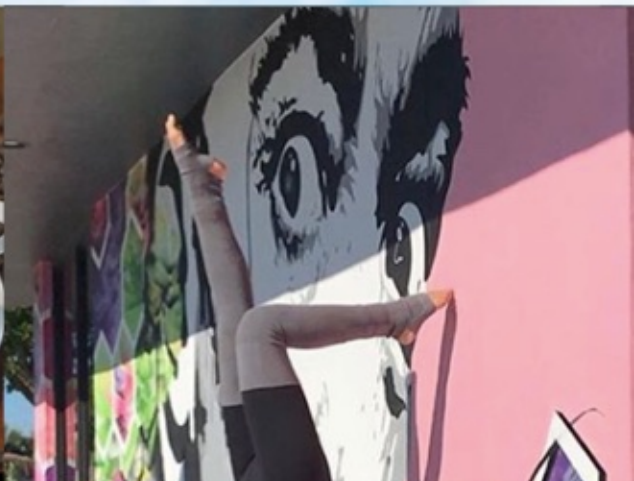




Neighborhood Tenant Mix | Fabrick | 801 - 819 NE. 2nd Avenue Ft. Lauderdale

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