



**3134 Northeast 9th Street
Fort Lauderdale, FL 33304**

Sale Price
\$ 9,721,350

Exceptional opportunity to acquire a two-story mixed-use retail property totaling approximately 10,233 square feet in the heart of Fort Lauderdale's highly sought-after Central Beach submarket. Located at 3134 NE 9th St, just steps from Fort Lauderdale Beach Boulevard / A1A, the property offers a rare combination of scale, flexibility, and walkable beach-area positioning in one of South Florida's most dynamic coastal districts. The building sits on an approximately 6,014-square-foot site and benefits from immediate access to the surrounding hospitality, dining, entertainment, and luxury residential environment that defines Fort Lauderdale Beach.



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Table of Contents

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
PROPERTY DESCRIPTION	6
COMPLETE HIGHLIGHTS	7
ADDITIONAL PHOTOS	8
ADDITIONAL PHOTOS	9
ADDITIONAL PHOTOS	10
ADDITIONAL PHOTOS	11
ADDITIONAL PHOTOS	12
ADDITIONAL PHOTOS	13
LOCATION INFORMATION	14
REGIONAL MAP	15
LOCATION MAP	16
AERIAL MAP	17
RETAILER MAP	18
RETAILER MAP	19
FINANCIAL ANALYSIS	20
FINANCIAL SUMMARY	21
RENT ROLL	22
DEMOGRAPHICS	23

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Section 1

PROPERTY INFORMATION



Property Description

The first floor is configured with three retail storefronts, creating an active street-level commercial presence well suited for food, beverage, and lifestyle-oriented tenancy. The current lineup includes Mars Chicken and Wood & Waata, with one additional retail space presently vacant, giving a buyer the benefit of existing occupancy along with upside through lease-up or repositioning of the remaining bay. The restaurant tenancy is especially well matched to the surrounding beach market, where consistent tourism, strong pedestrian activity, and nearby hotel demand support food-and-beverage users throughout the year.

The two-story configuration enhances the property's flexibility and overall presence, making it attractive for investors seeking a mixed-use income-producing asset in a high-barrier-to-entry location. Its proximity to A1A and Fort Lauderdale Beach provides the kind of visibility and walkability that is increasingly difficult to replicate, while the multi-tenant layout allows for diversified income and long-term value creation.

Offering Summary

Sale Price:	\$9,721,350
Number of Units:	4
Lot Size:	0.138 Acres
Building Size:	10,233 SF
NOI:	\$496,941.00
Cap Rate:	5.11%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	238	892	3,401
Total Population	423	1,598	6,262
Average HH Income	\$165,638	\$184,574	\$206,863



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Property Description

Located at 3134 NE 9th Street in Fort Lauderdale, this two-story retail property presents a compelling investment opportunity in a strong and highly desirable coastal market. The first floor features three retail spaces, including two restaurant tenants, Mars Chicken and Wood & Waata, along with one vacant unit that offers immediate lease-up potential and added upside for a new owner. Encompassing approximately 10,233 square feet, the property offers a versatile layout suitable for a mix of retail, restaurant, and service-oriented uses. Its location just minutes from Fort Lauderdale Beach places it in close proximity to dense residential neighborhoods, hospitality destinations, and steady consumer traffic. With a combination of existing income, vacancy upside, and a prime east Fort Lauderdale location, this asset offers both current value and future growth potential.

Location Description

3134 NE 9th St is located in the heart of Fort Lauderdale's highly desirable Central Beach district, only steps from the city's iconic beachfront corridor. The property enjoys a prime position just off A1A / Fort Lauderdale Beach Blvd, surrounded by hotels, restaurants, nightlife, beach traffic, and luxury residential development. This location benefits from exceptional walkability, strong year-round visitor activity, and immediate proximity to the ocean, creating an ideal setting for restaurant and retail tenancy.

Site Description

Well-located two-story mixed-use retail property in Fort Lauderdale's Central Beach district with approximately 10,233 SF of total building area. The first floor is configured for three retail units, including two restaurant tenants and one vacant retail space, creating a strong street-level commercial presence. The property sits on a 6,014 SF site just off A1A in one of South Florida's most recognized beach districts, offering strong pedestrian traffic, tourism-driven demand, and immediate access to surrounding hospitality and entertainment uses.



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Zoning: SLA

SLA means Sunrise Lane Area District

One of the City of Ft. Lauderdale's Central Beach zoning

Permitted uses:

SLA allows, at different

hotels, parking garages, tourist-oriented retail, and restaurants.

The code specifically lists commercial retail uses for tourists and visitors, plus restaurants; restaurants on parcels abutting the Intracoastal cannot have outdoor food or beverage service on the Intracoastal side. Accessory improvements such as fences, walls, landscaping, parking, signs, and exterior nonstructural alterations are also allowed as lower-level approvals. Height / density / intensity

In the SLA district, the maximum structure height is 120 feet.

Density is 48 dwelling units per acre for residential, 90 hotel rooms per acre for hotels

Exterior Description

Two-story beach-area mixed-use building with a strong street presence, first-floor storefronts, upper-level residential or mixed-use space, and a walkable urban coastal setting just off A1A. The exterior presentation is well suited for restaurant, boutique retail, and lifestyle-oriented tenancy in a high-traffic beach district.

Interior Description

The first floor is configured for three retail bays, including one vacant unit and two occupied restaurant spaces currently operating as Mars Chicken and Wood & Waata. The layout supports food-and-beverage tenancy with direct storefront access and visibility from the street. The upper level is well suited for residential, live/work, or supplemental mixed-use occupancy, giving the property added flexibility and depth beyond a standard single-story retail asset.



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Property Highlights

- Approx. 10,233 SF two-story mixed-use retail property.
- Located in Fort Lauderdale's premier Central Beach submarket.
- Just steps from Fort Lauderdale Beach Blvd / A1A.
- First floor configured with 3 retail spaces.
- Two occupied restaurant tenants: Mars Chicken and Wood & Waata.
- One retail unit currently vacant, creating lease-up upside.
- Situated on approximately 6,014 SF of land.
- Strong fit for restaurant, boutique retail, and lifestyle-oriented tenancy.
- Surrounded by hotels, dining, nightlife, and beach activity.
- Excellent opportunity to own a larger-format beach-area commercial asset with income and upside.
- Corner-lot presence offering enhanced visibility and dual-street exposure
- Efficient layout allowing for flexible tenant configurations and future adaptability
- Strong existing foot traffic driven by nearby hospitality and residential density
- Opportunity to increase rental income through strategic tenant mix optimization
- Well-positioned within a highly walkable, amenity-rich coastal corridor
- Consistent demand from food & beverage operators seeking beach-area locations



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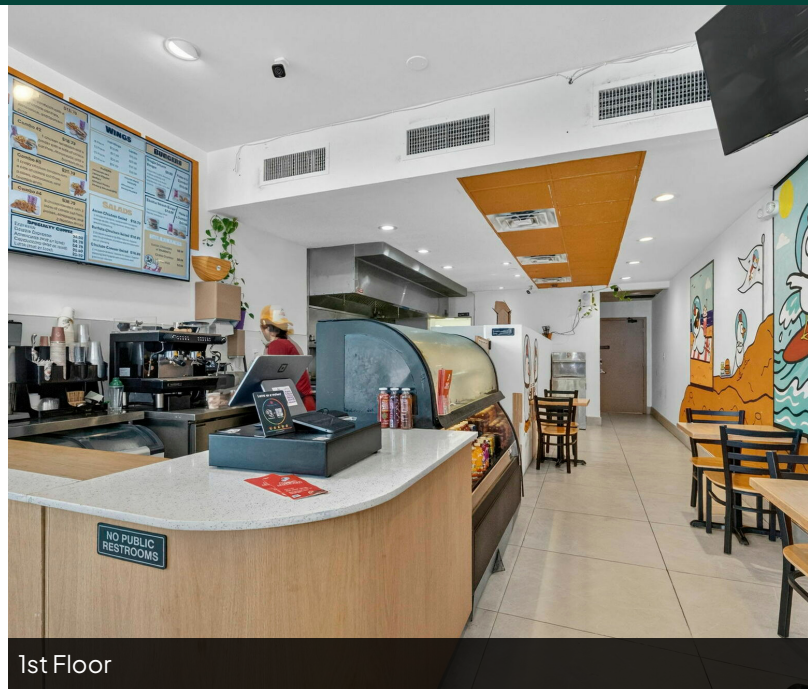
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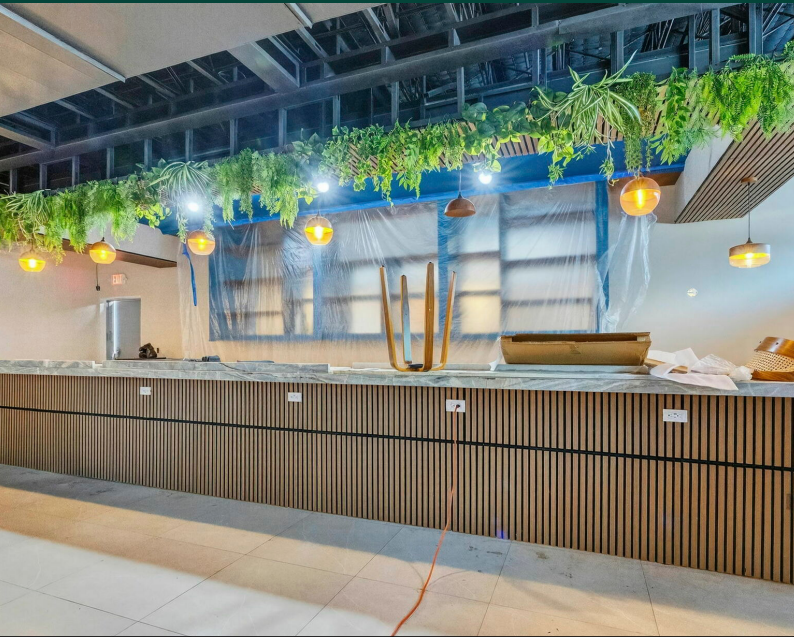
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Retail Restaurant



1st Floor



3,300 Sqft



3140 NE 9th St



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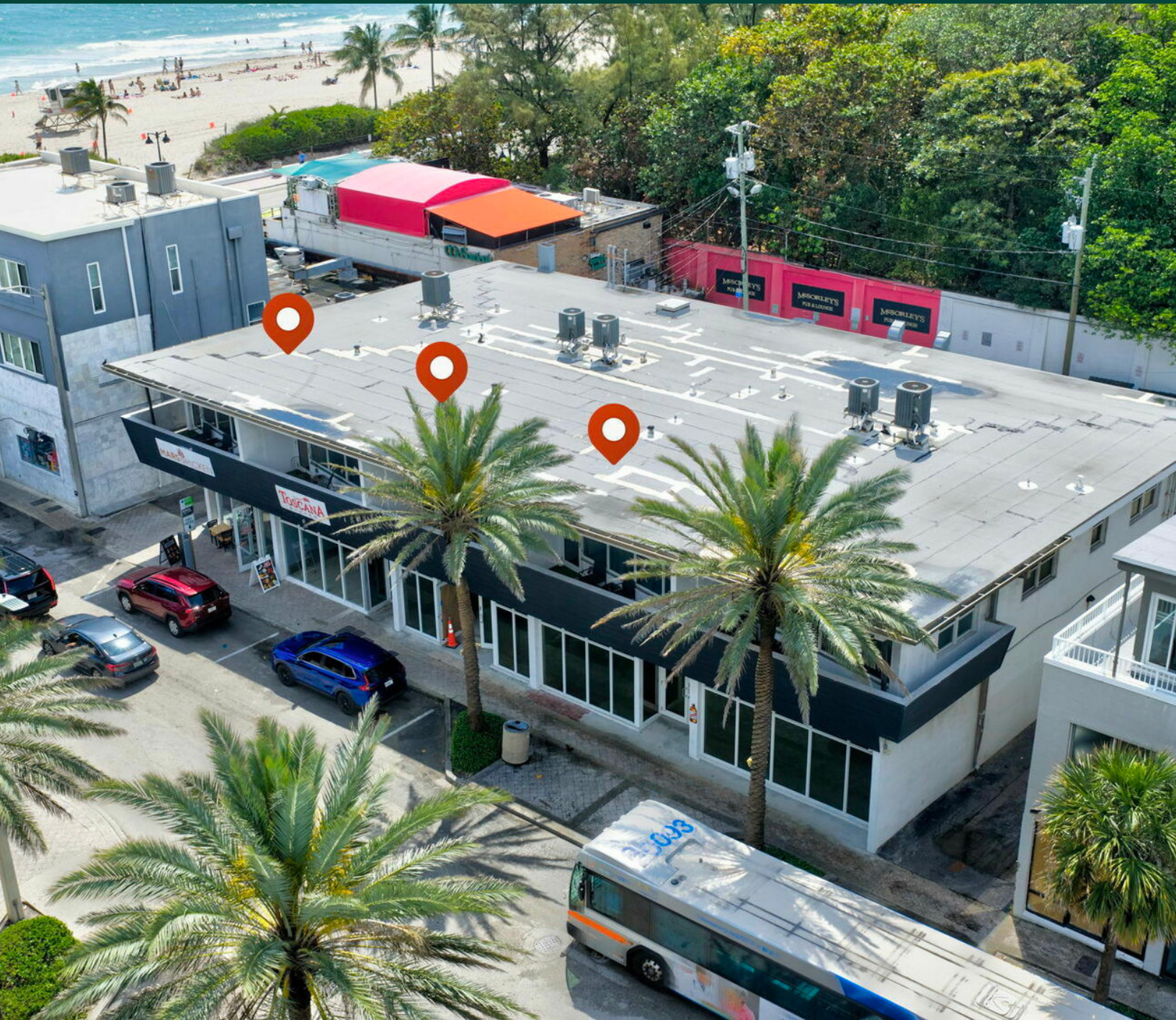
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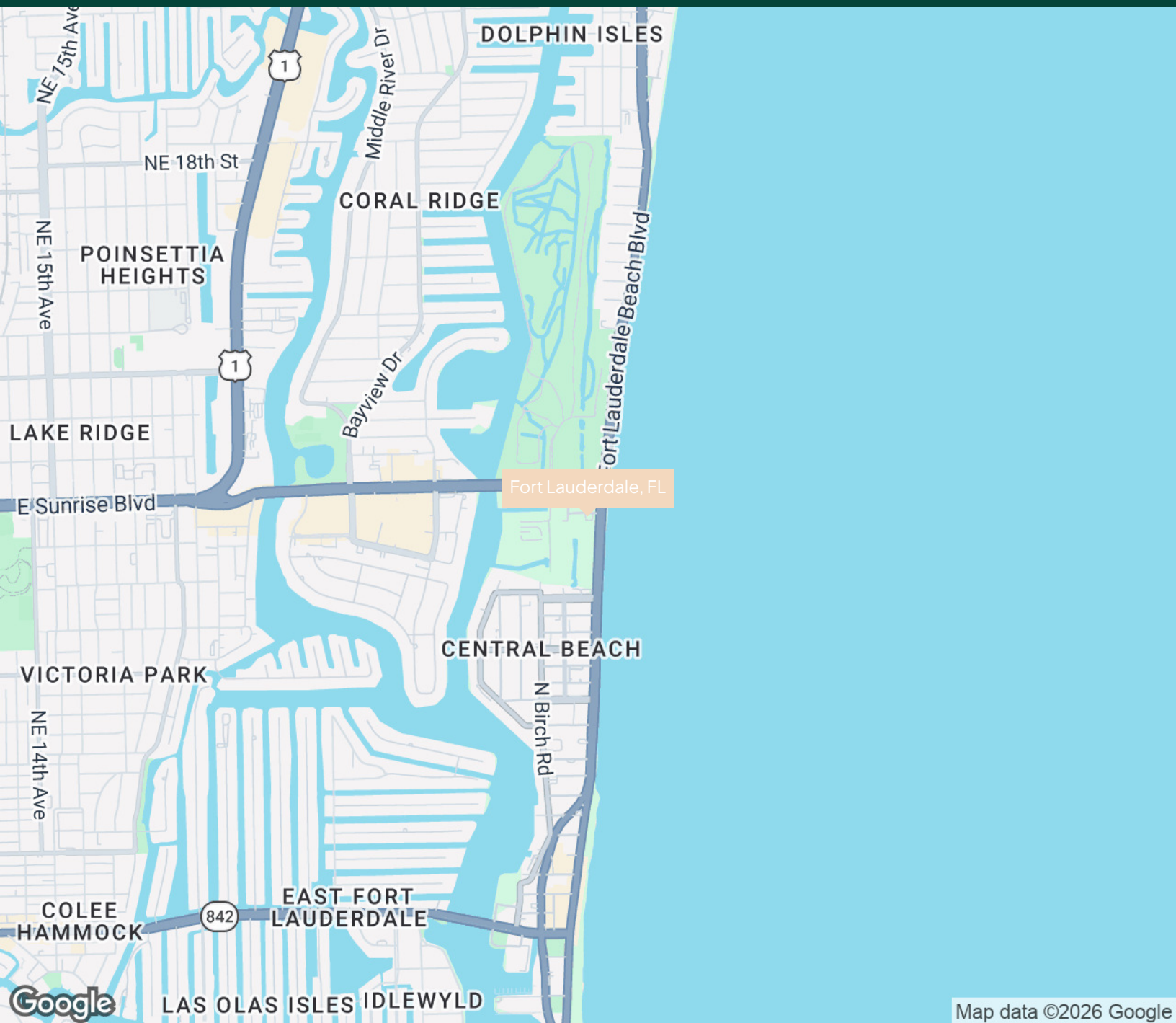
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Section 2

LOCATION INFORMATION



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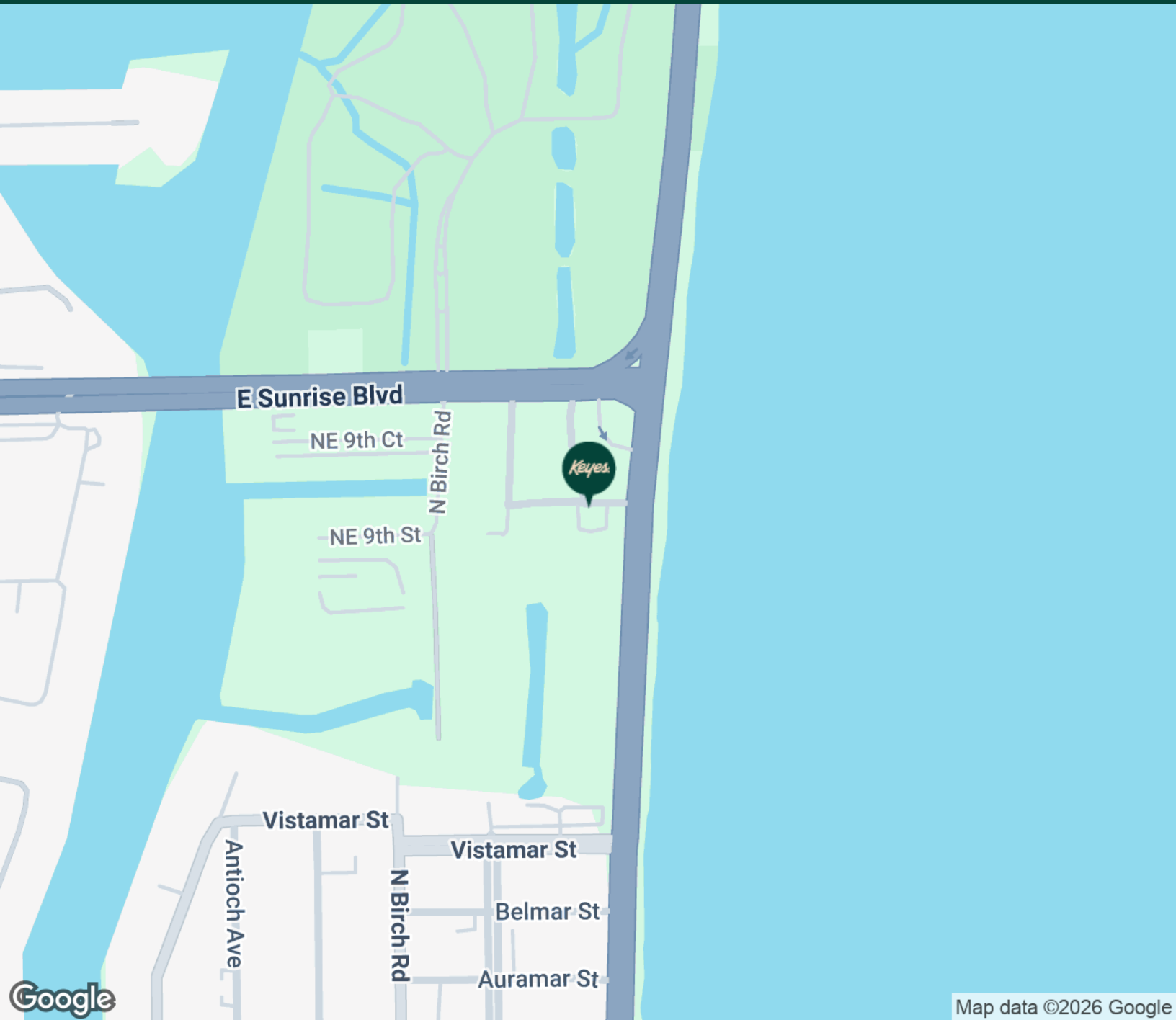
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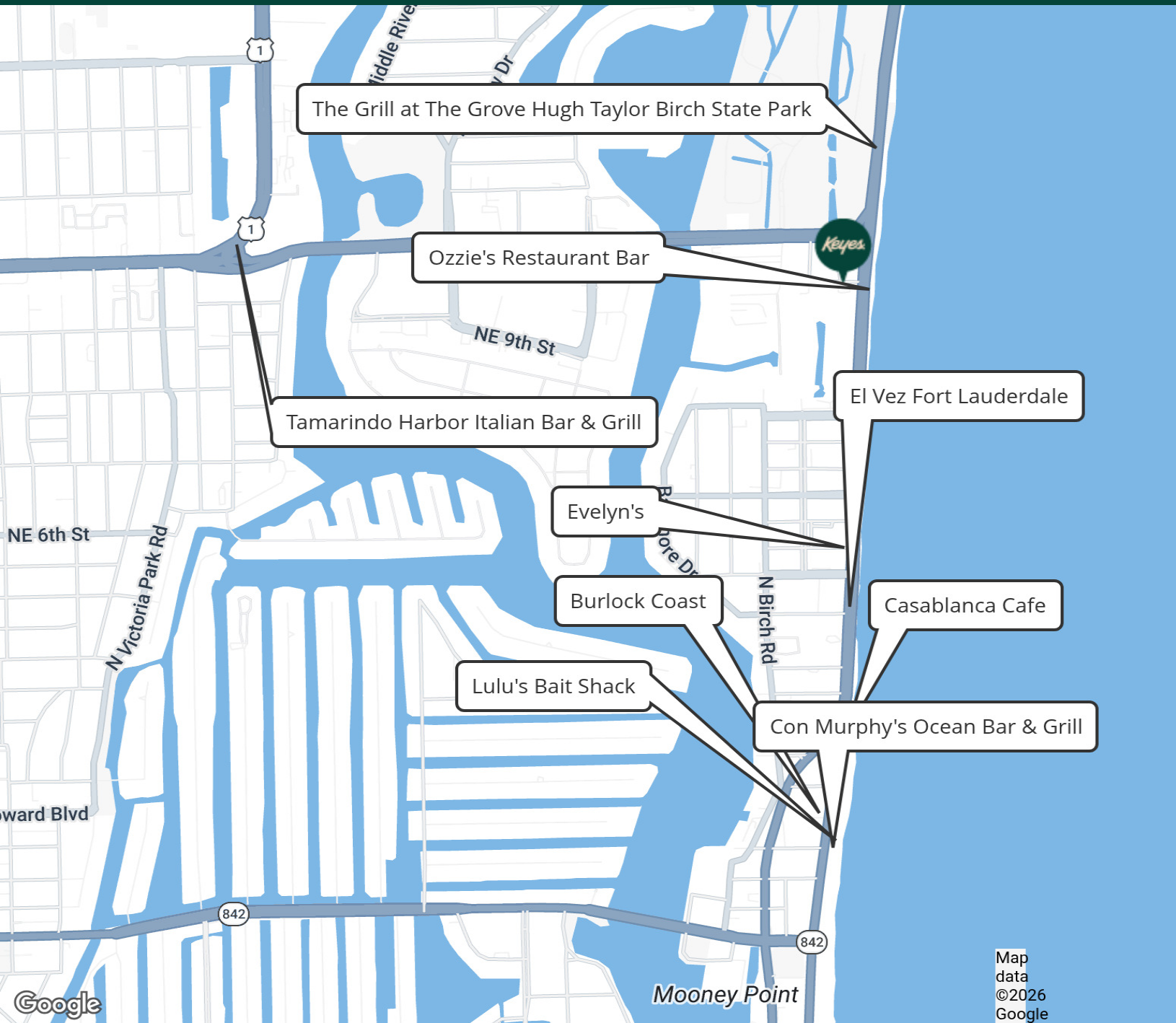
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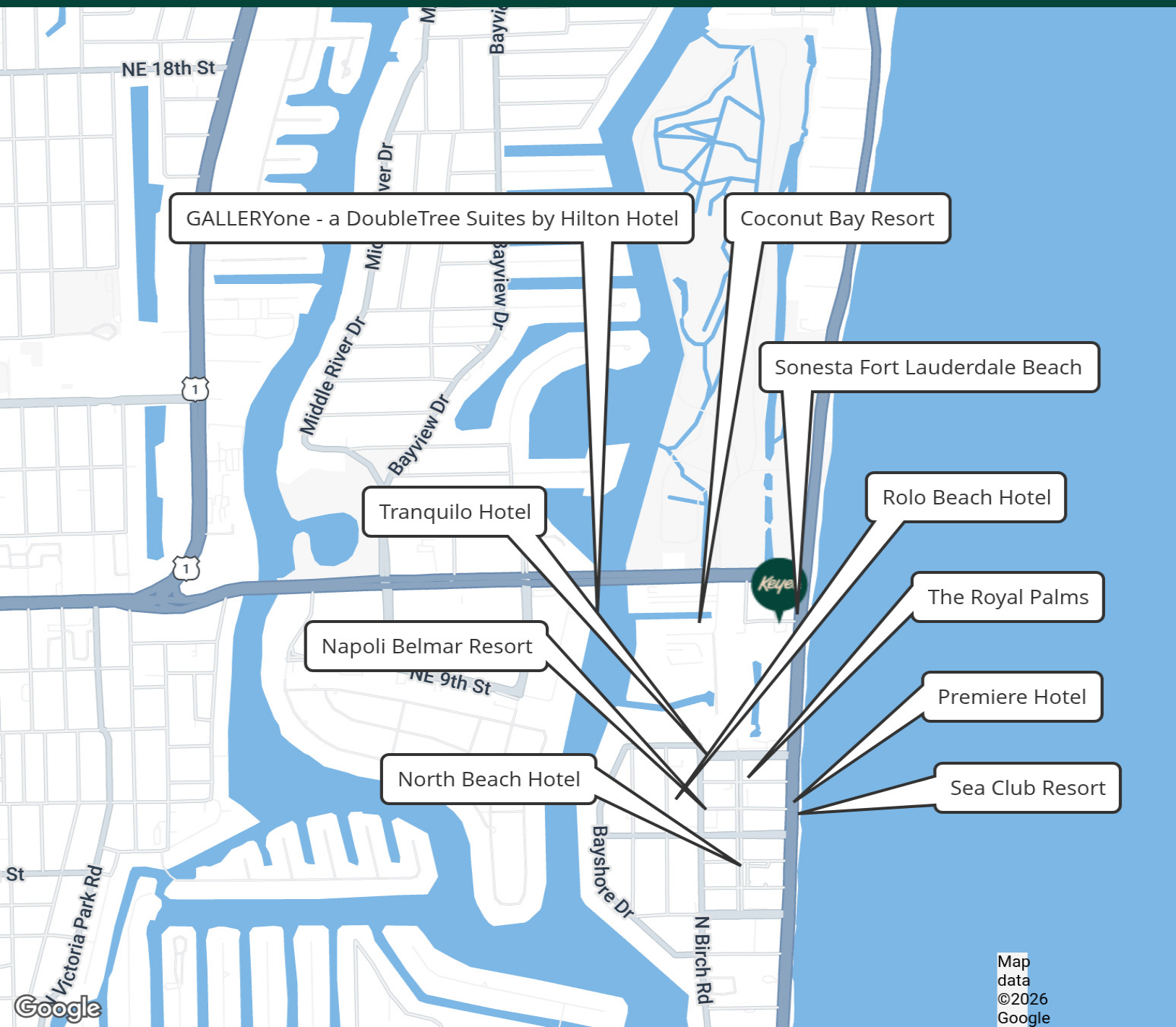
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Section 3

FINANCIAL ANALYSIS

Investment Overview

Price	\$9,721,350
Price per SF	\$950
Price per Unit	\$2,430,338
CAP Rate	5.11%

Operating Data

Net Operating Income	\$496,941
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Financing Data



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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Market Rent	Annual Rent	Lease Start	Lease End
3140 NE 9th St	Wood & Waata Restaurant	3,300 SF	32.25%	\$64.34	\$214,500	\$212,322	09/04/2023	09/03/2033
3142 NE 9th St	Vacant	1,100 SF	10.75%	\$65.00	\$75,000	\$71,500	No Lease	No Lease
3146 NE 9th St	Mars Chicken	1,100 SF	10.75%	\$63.63	\$75,000	\$69,993	09/01/2025	08/30/2030
3134 NE 9th St	5 Apartments 2nd Floor	4,733 SF	46.25%	\$30.24	\$200,000	\$143,126	12/01/2025	11/30/2030
-	-	-	-	-	-	-	-	-
Totals		10,233 SF	100%	\$223.21	\$564,500	\$496,941		
Averages		2,558 SF	25%	\$55.80	\$141,125	\$124,235		



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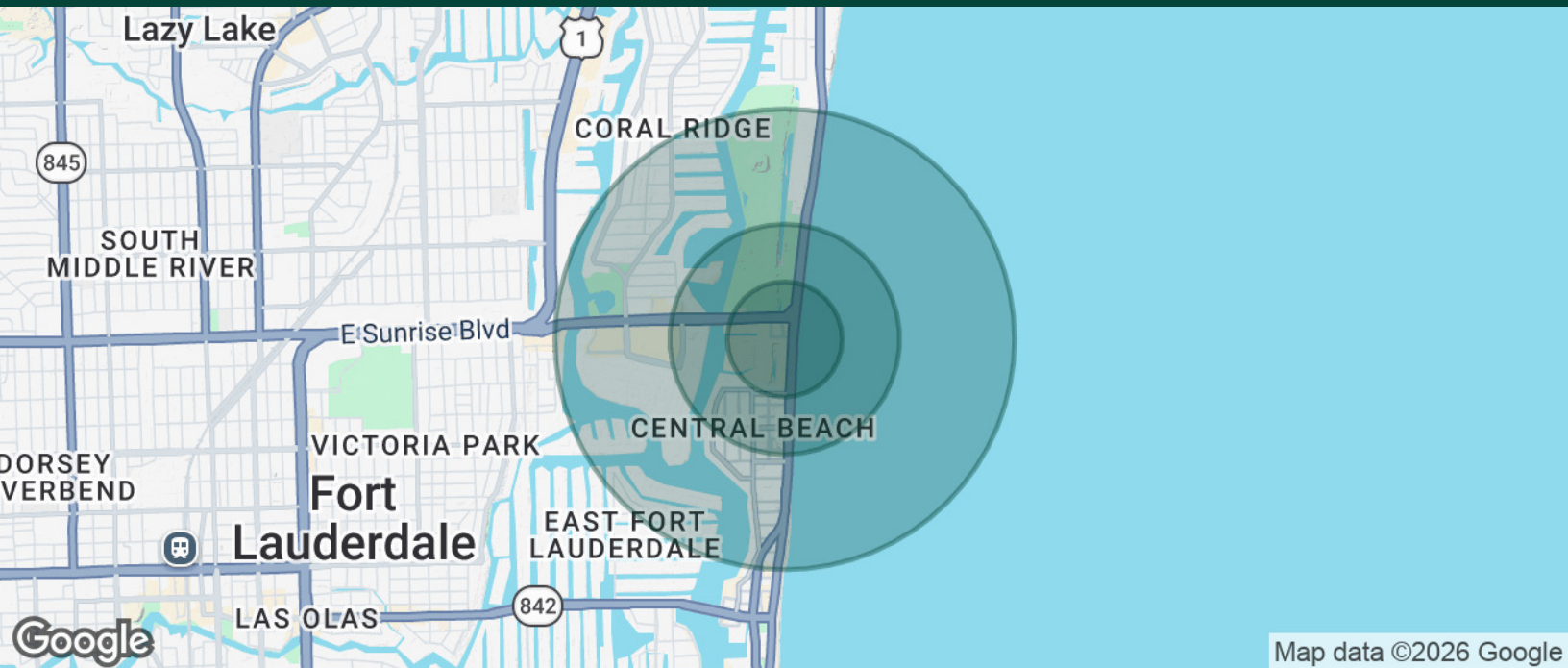
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Section 4

DEMOGRAPHICS



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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	423	1,598	6,262
Average Age	61.6	59.9	56.1
Average Age (Male)	60.4	59.4	56.3
Average Age (Female)	62.2	59.8	56.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	238	892	3,401
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$165,638	\$184,574	\$206,863
Average House Value	\$824,602	\$918,844	\$1,050,582

2023 American Community Survey (ACS)



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Section 5

The Keyes Company – Commercial Real Estate

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Professional Background

"I am committed to building long term relationships based on top quality service and high ethical standards" David Joseph is the Commercial Division Sales Manager for The Keyes Company Commercial Real Estate Division serving South Florida including Miami / Dade, Palm Beach, Broward, Martin, St. Lucie and Volusia Counties. David has over 32 years of experience in Commercial Real Estate, specializing in Industrial, Retail, Retail Strip Centers, Multi-Family, Office, Self Storage Facilities and Commercial Leasing. David has a vast knowledge of all facets of Commercial real estate development. Over the years he has developed, built and managed over 250,000 sq. ft. of Boutique Retail Centers, and has sold and leased over two million sq. ft. of Industrial, Retail and Multi-Family properties. Prior to joining The Keyes Company, David spent 13 years with Coldwell Banker Commercial and many years as a Broker/Owner with locations in Philadelphia, PA, Allentown, PA and Cherry Hill, NJ. Responsibilities: Growth of The Keyes Real Estate Commercial Division in South Florida, training programs for new associates and experienced brokers. Commercial Marketing and Tech programs for the Keyes commercial division. It is David's mission to share his experience and knowledge of the industry and successfully assist you in all aspects of your Commercial Real Estate needs. David Joseph is committed to building long term relationships based on top quality service and high ethical standards. website: www.davidjoseph.keyescommercial.com Cell: 561-789-7726 Website: davidjoseph.Keyescommercial.com

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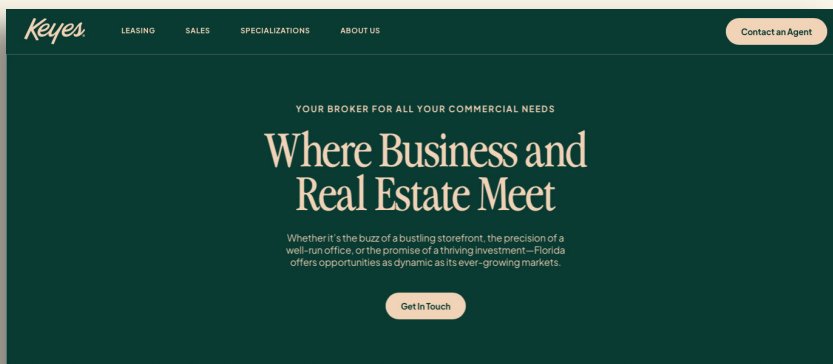
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