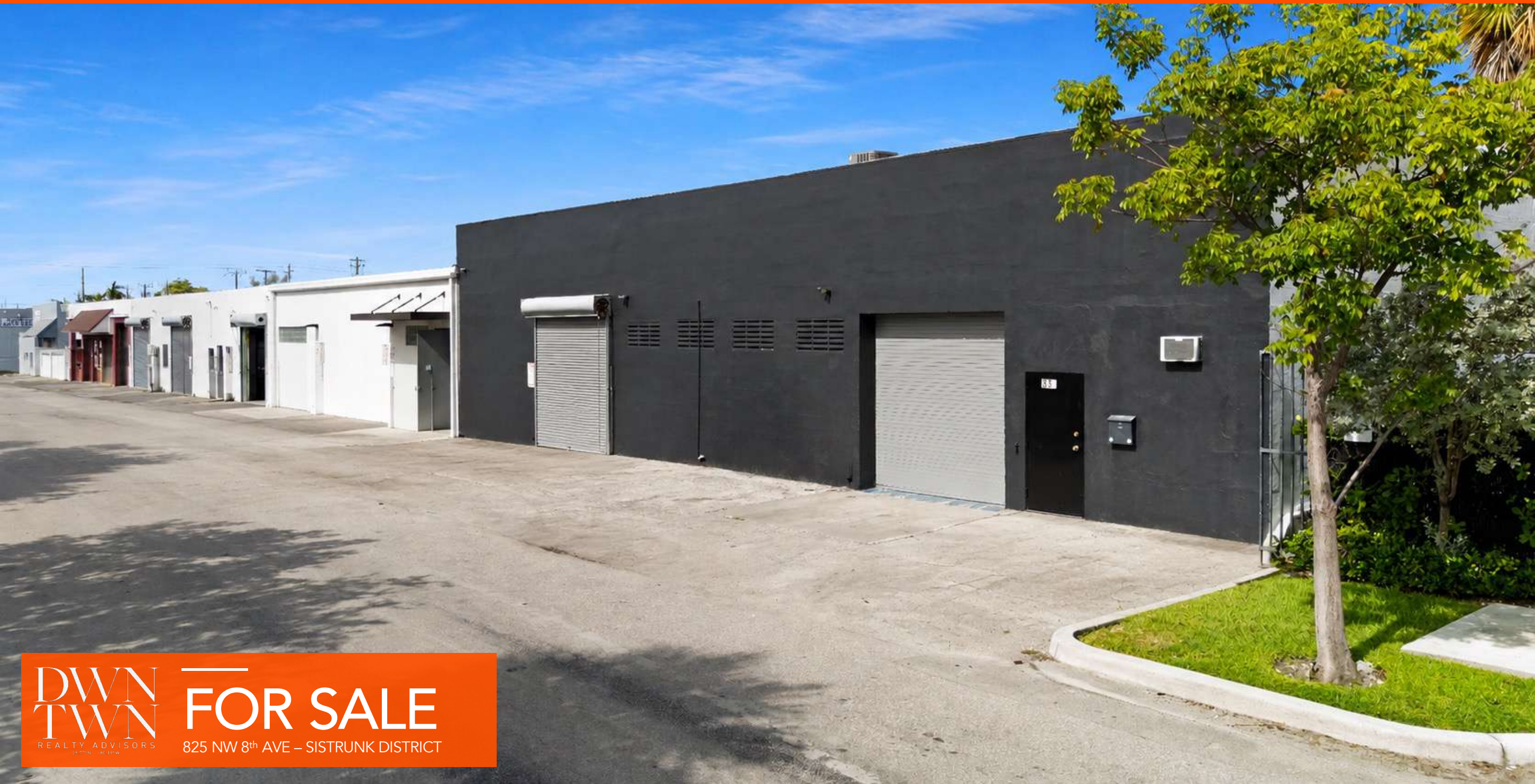


FORT LAUDERDALE / SISTRUNK DISTRICT SMALL BAY INDUSTRIAL



**DWN
TWN**
REALTY ADVISORS
EST. 2011 - 100% 5★

FOR SALE

825 NW 8th AVE – SISTRUNK DISTRICT



INVESTMENT SALES ADVISORS

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DISCLAIMER:

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EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present 837 NW 8th Avenue (the "Property" or the "Offering"), a 7,950 square foot, single-tenant industrial warehouse in Fort Lauderdale's Sistrunk District. Built in 1958 and zoned I-General Industrial, the Property is a freestanding, one-story building on a 10,019 square foot lot (0.23 acres) with dock high loading, drive-in access, and approximately 16 feet of clear height. It has recently undergone ownership-level investment including full warehouse air conditioning, a new TPO roof layer, epoxy-finished floors, and fresh interior and exterior paint, leaving an incoming owner minimal near-term capital expenditure.

The Property is 100% leased to PAID Motorsports LLC, a Delaware limited liability company operating a custom car modification business, on a three-year Modified Gross lease commencing May 1, 2026 and expiring May 31, 2029. Base rent is \$20.00 per square foot (\$159,000 annually) with 4% annual escalations and one three-year renewal option at fair market value. The lease is personally guaranteed by the tenant's owner, Karl Overington, for the first two years and backed by a \$26,500 security deposit. Under the base-year structure (2026 for real estate taxes, 2025 for insurance), the tenant reimburses expense increases above base, producing in-place NOI of \$118,377 and a 4.87% cap rate.

At \$2,430,000, or \$306 per square foot, the Property offers stabilized, contractually growing income with no re-leasing exposure during the initial term: NOI compounds from \$118,377 in place to \$124,737 in Year 1 and \$139,950 by Year 3. Fully air-conditioned, modern small-bay product at this size rarely comes available in the Sistrunk District, where limited developable land and more than 10,000 residential units delivered or underway nearby continue to tighten supply and support long-term rent growth. A newly executed guaranteed lease, recent capital improvements, embedded rent growth, owner-user optionality, and the tenant's right of first refusal make this a rare opportunity to acquire turnkey, income-producing industrial real estate in one of Broward County's most active and land-constrained submarkets.

837 NW 8th Avenue, Fort Lauderdale, FL 33311

Sistrunk District

\$2,430,000

Sale Price

\$306/SF

Price/SF

7,950 SF

Building SF

10,019 SF

Lot Size SF

1958

Year Built

100%

Occupancy

INFILL INDUSTRIAL IN FORT LAUDERDALE'S SISTRUNK DISTRICT, MINUTES FROM DOWNTOWN, BRIGHTLINE, AND FAT VILLAGE

PROPERTY INFORMATION

THE OFFERING

Sale Price	\$2,430,000
Price/SF	\$306/SF
Pro-Forma Cap Rate	5.7% - 6.4%
In-Place NOI (2026)	\$118,377
Address	837 NW 8th Avenue, Fort Lauderdale, FL 33311
Submarket	Sistrunk District
Asset Class	Industrial Small-Bay Warehouse
Folio Number	494234065680
Year Built	1958
Building SF	7,950 SF
Lot Size	10,019 SF 0.23 AC
Stories	1
Construction Type	CBS (Concrete Block)
Clear Height	~16 ft
Building Features	Dock High Loading Drive-In Access Full Warehouse A/C
Recent Capital Improvements	New TPO Roof Layer Full Warehouse A/C Epoxy-Finished Floors Interior & Exterior Paint
Occupancy	100%
Zoning	I - General Industrial



INVESTMENT HIGHLIGHTS



IN-PLACE INCOME

Newly Executed, Guaranteed Lease

100% leased to PAID Motorsports LLC on a 3-year Modified Gross lease at \$20.00/SF with 4% annual escalations and a personal guaranty for the first two years. In-place NOI of \$118,377 compounds to \$139,950 by Year 3 with zero re-leasing risk.



TURNKEY ASSET

Recent Capital Improvements

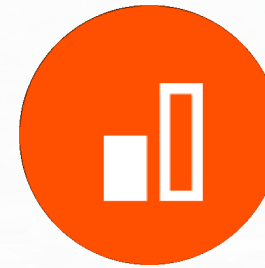
Ownership-level investment including a new TPO roof layer, full warehouse air conditioning, epoxy-finished floors, and fresh interior and exterior paint. An incoming owner inherits a functional, well-maintained building with minimal near-term capital expenditure.



PRIME LOCATION

Supply-Constrained Sistrunk District

Direct access to I-95, Downtown Fort Lauderdale, and Fort Lauderdale-Hollywood International Airport. The infill submarket has absorbed 10,000+ residential units delivered or underway nearby, driving demand for small-bay industrial where new supply is effectively impossible.



SCARCE ASSET

Scarce Air-Conditioned Small-Bay

Fully air-conditioned, modern small-bay product at 7,950 SF rarely comes available in the Sistrunk District, where limited developable land keeps supply tight.

FAT Village: \$500M Hines redevelopment, 600 units, 180,000 SF T3 office, retail and galleries, two blocks from Brightline, delivering 2026-2027.

Fort Lauderdale / Las Olas
5min Drive

brightline

The Adderley
417 Units
Built in 2026

The THRIVE District, a 5-acre creative hub steps from the Property, transformed former warehouses into 80,000+ SF of retail, office, galleries, and F&B, now home to 40+ businesses. Full district map on page 15.

The Arcadian
502 Units
Built in 2026

N Ave of Arts

NW 7th Street

NW 8th Street

NW 9th Avenue

NW 9th Street



SURROUNDED BY THE NEW FORT LAUDERDALE

THRIVE District, FAT Village, Brightline, and Las Olas, All Within 5 Minutes



FINANCIAL SUMMARY

Property Overview	
Address	837 NW 8th Avenue, Fort Lauderdale, 33311
Submarket	Sistrunk District
Sale Price	\$2,430,000
Price/SF	\$305.66
Building SF	7,950 SF
Lot Size	10,019 SF 0.23 Acres
Year Built	1958
Investment Type	Stabilized Industrial
Zoning	I - General Industrial
Occupancy	100%

Lease Abstract	
Legal Tenant	Paid Motorspots LLC
Lease Execution Date	April-24-2026
Lease Commencement Date	May-1-2026
Rent Commencement Date	July-1-2026
Lease Expiration Date	May-31-2029
Base Rent	\$20 / SF MG
Market Rent	\$22.50 / SF
Lease Structure	Modified Gross (BY 2026 for RET and 2025 for INS)
Term	3 Years
Renewal Option	(1) 3-Years at FMV
Escalation	4% annually
Security Deposit	\$26,500
Permitted Use	Custom Car Modifications
Guarantor	Karl Overington (personal guaranty, limited to first 2 years)

Cash Flow Overview	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5
Base Rent	\$159,000	\$165,360	\$171,974	\$178,875	\$187,819	\$197,210
(+) Expense Recovery	\$0	\$1,219	\$2,474	\$3,767	\$5,099	\$6,470
Total Gross Rent	\$159,000	\$166,579	\$174,448	\$182,642	\$192,917	\$203,680
Real Estate Taxes	\$28,539	\$29,395	\$30,277	\$31,185	\$32,121	\$33,085
Insurance	\$12,084	\$12,447	\$12,820	\$13,205	\$13,601	\$14,009
Total Operating Expenses	\$40,623	\$41,842	\$43,097	\$44,390	\$45,722	\$47,093
NOI	\$118,377	\$124,737	\$131,351	\$138,252	\$147,196	\$156,587
Cap Rate	4.9%	5.1%	5.4%	5.7%	6.1%	6.4%

Option at FMV

BY Calculations Overview	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5
RET Increase	\$28,539	\$29,395	\$30,277	\$31,185	\$32,121	\$33,085
INS Increase	\$12,084	\$12,447	\$12,820	\$13,205	\$13,601	\$14,009
Total	\$40,623	\$41,842	\$43,097	\$44,390	\$45,722	\$47,093

SALES COMPS

Address	Sale Price	Sale Date	Building SF	Price/SF Bldg	Land SF	Price/SF Land	Zoning
809-813 NW 1st St	\$2,200,000	2/17/2026	13,939	\$157.83	10,330	\$212.97	B-3
832 NW 1st St	\$2,464,500	12/30/2025	13,952	\$176.64	10,003	\$246.38	B-3
828 NW 1st St	\$2,464,500	12/30/2025	13,939	\$176.81	10,003	\$246.38	B-3
1109-1111 NE 7th Ave	\$2,360,000	12/18/2025	6,534	\$361.19	10,570	\$223.27	B-3
201 NW 22nd Ave	\$64,130,000	12/17/2025	524,462	\$122.28	221,815	\$289.11	B-1
701a NW 7th Ter	\$2,050,000	12/16/2025	10,019	\$204.61	6,855	\$299.05	I
745 NW 7th Ter	\$1,350,000	11/26/2025	10,311	\$130.93	5,900	\$228.81	I
610-614 NW 3rd Ave	\$1,800,000	11/21/2025	16,770	\$107.33	8,019	\$224.47	B3, RMM-25
845 NW 5th Ave	\$4,600,000	11/17/2025	23,626	\$194.70	1,552	\$2,963.92	I
228 SW 21st Ter	\$6,835,443	10/31/2025	50,530	\$135.27	23,878	\$286.27	I
1359 SW 21st Ter	\$1,150,000	10/16/2025	6,031	\$190.68	3,186	\$360.95	I
2001 S Andrews Ave	\$16,000,000	9/5/2025	116,741	\$137.06	29,890	\$535.30	SRAC-SA
800 SW 21st Ter	\$2,900,000	8/1/2025	26,136	\$110.96	10,712	\$270.72	I, Fort Lauderdale
1123 NE 7th Ave	\$1,200,000	6/16/2025	5,066	\$236.87	4,200	\$285.71	B-3
1200 NE 15th St	\$1,300,000	5/29/2025	2,614	\$497.32	2,560	\$507.81	I
437 NW 1st Ave	\$2,200,000	5/22/2025	6,534	\$336.70	4,502	\$488.67	RAC-UV
900 NE 13th St	\$4,276,969	4/28/2025	24,394	\$175.33	14,838	\$288.24	B-3
1900 NE 7th Ave	\$25,400,000	4/22/2025	189,050	\$134.36	82,500	\$307.88	IRO
921 NE 3rd Ave	\$1,035,000	3/18/2025	3,485	\$296.99	1,875	\$552.00	NWRAC-MUNE
1227 S Andrews Ave	\$775,000	1/9/2025	6,098	\$127.09	2,491	\$311.12	CB
3590 SW 30th Ave	\$4,000,000	12/31/2024	35,429	\$112.90	11,160	\$358.42	IM-3
3580 SW 30th Ave	\$4,000,000	12/27/2024	72,745	\$54.99	10,735	\$372.61	IM-3
100 SE 6th St	\$1,084,000	12/13/2024	9,000	\$120.44	3,690	\$293.77	RAC-CC
200 SW 33rd St	\$2,550,000	10/17/2024	23,757	\$107.34	5,483	\$465.07	I
10 SW 23rd St	\$3,717,123	9/20/2024	20,473	\$181.56	14,967	\$248.35	SRAC-SAw
2868 SW 23rd Ter	\$500,000	8/23/2024	5,227	\$95.66	250	\$2,000.00	IROM-AA
739 NW 7th Ter	\$775,000	8/13/2024	6,750	\$114.81	2,500	\$310.00	I
2646-2652 NW 4th St	\$920,000	7/15/2024	6,098	\$150.87	3,659	\$251.43	M-2
1147 NE 9th Ave	\$1,300,000	6/14/2024	6,153	\$211.28	3,927	\$331.04	B-3
1200 NE 15th St	\$1,075,000	6/6/2024	2,614	\$411.25	2,560	\$419.92	I
220 SW 30th St	\$675,000	5/22/2024	6,970	\$96.84	2,208	\$305.71	Industrial
224 SW 28th St	\$950,000	5/6/2024	6,394	\$148.58	3,744	\$253.74	I
3333 SW 2nd Ave	\$2,245,000	4/4/2024	13,801	\$162.67	10,046	\$223.47	I

Metric	Value
Timeline	T24 Months
Total Sale Comparables	33
Total Sale Volume	\$170,282,535
Total Building Sq Ft	1,285,642
Total Land Acres	12.41
Average Price PSF Building	\$181.22
Median Price PSF Building	\$150.87
Max Price PSF Building	\$497.32
Min Price PSF Building	\$54.99
Average Price PSF Land	\$453.41
Median Price PSF Land	\$299.05
Max Price PSF Land	\$2,963.92
Min Price PSF Land	\$212.97

INTERIOR PICTURES



LEGEND**ABBREVIATIONS:**

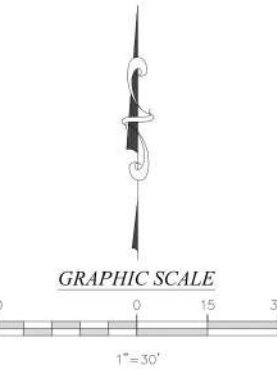
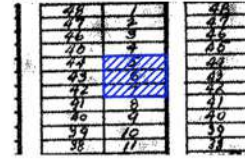
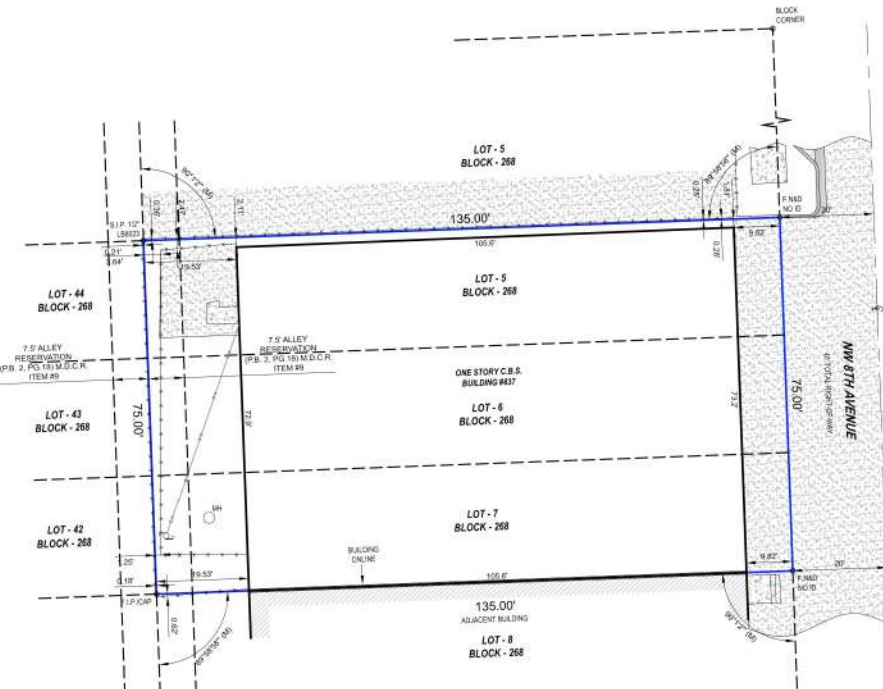
A = ARC DISTANCE
 AC = AIR CONDITIONER PAD
 BCR = BROWARD COUNTY RECORDS
 BLDG = BUILDING
 BM = BENCH MARK
 BOB = BASIS OF BEARINGS
 CBS = CONCRETE BLOCK & STUCCO
 (C) = CALCULATED
 C&G = CURB & GUTTER
 CLF = CHAIN LINK FENCE
 COL = COLUMN
 D.E. = DRAINAGE EASEMENT
 D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
 D/W = DRIVEWAY
 EB = ELECTRIC BOX
 ENC. = ENCROACHMENT
 EP = EDGE OF PAVEMENT
 EW = EDGE OF WATER
 FDH = FOUND DRILL HOLE
 FFE = FINISHED FLOOR ELEVATION
 FIP = FOUND IRON PIPE (NO ID)
 FIR = FOUND IRON ROD (NO ID)
 FN = FOUND NAIL (NO ID)
 FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
 L.E. = LANDSCAPE EASEMENT
 L.M.E. = LAKE MAINTENANCE EASEMENT
 (M) = MEASURED
 MDCR = MIAMI-DADE COUNTY RECORDS
 MH = MAN HOLE
 ML = MONUMENT LINE
 (P) = PLAT
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PCP = PERMANENT CONTROL POINT
 PE = POOL EQUIPMENT PAD
 PG = PAGE
 PI = POINT OF INTERSECTION
 PL = PLANTER
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PRG = POINT OF REVERSE CURVATURE
 PRM = PERMANENT REFERENCE MONUMENT
 PT = POINT OF TANGENCY
 R = RADIUS DISTANCE
 (R) = RECORD
 R/W = RIGHT-OF-WAY
 RES = RESIDENCE
 SIP = SIP LB#8023
 SND = SET NAIL & DISK LB#8023
 STL = SURVEY TIE LINE
 SWK = SIDEWALK
 (TYP) = TYPICAL
 UB = UTILITY BOX
 U.E. = UTILITY EASEMENT
 W/F = WOOD FENCE

SYMBOLS:

☐ = TELEPHONE RISER
 ☐ = CABLE TV RISER
 ☐ = WATER METER
 X 0.00 = ELEVATION
 (DO°) = ORIGINAL LOT DISTANCE
 Δ = CENTRAL ANGLE
 — = CENTER LINE
 WV = WATER VALVE
 ☐ = CURB INLET
 ☐ = FIRE HYDRANT
 ☐ = LIGHT POLE
 ☐ = CATCH BASIN
 ☐ = UTILITY POLE
 ☐ = DRAINAGE MANHOLE
 ☐ = SEWER MANHOLE
 — = METAL FENCE
 — = WOOD FENCE
 — = CHAIN LINK FENCE
 — = EASEMENT
 — = BOUNDARY LINE
 — = OVERHEAD UTILITY LINE
 — = ORIGINAL LOT LINE
 ASPHALT CONCRETE PAVERS/BRICK TILES COVERED AREA

LOCATION SKETCH:

NOT TO SCALE

**MAP OF ALTA / NSPS LAND TITLE SURVEY****SCHEDULE B-II, EXCEPTIONS:**

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
 ISSUING OFFICE FILE NO.: 837 NW 8TH AVE & 760-770 NW 9TH ST
 COMMITMENT DATE: SEPTEMBER 6, 2023 AT 8:00AM

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT SURVEY RELATED
- ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY RELATED
- INTENTIONALLY DELETED
- ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY RELATED
- INTENTIONALLY DELETED
- TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. NOT SURVEY RELATED
- INTENTIONALLY DELETED
- TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT SURVEY RELATED
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PROGRESSO, AS RECORDED IN PLAT BOOK 2, PAGE(S) 18 (MIAMI-DADE COUNTY), BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). BLANKET IN NATURE
- RESERVATIONS UNTO THE STATE OF FLORIDA FOR OIL, GAS AND MINERALS AND 200 FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED RECORDED IN DEED BOOK 500, PAGE 454; DEED BOOK 500, PAGE 464; DEED BOOK 500, PAGE 470; AND DEED BOOK 500, PAGE 475. NOTE: THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED PURSUANT TO 5270.11, F.S. (AS TO PARCEL 2, 3, AND 4) DOES NOT AFFECT
- EASEMENT FOR ROAD RIGHT OF WAY RESERVED UNTO THE COUNTY OF BROWARD AS SET FORTH IN COUNTY DEED RECORDED MARCH 27, 1946 IN DEED BOOK 527, PAGE 456. (AS TO PARCEL 2, 3, AND 4) DOES NOT AFFECT
- EASEMENT FOR ROAD RIGHT OF WAY RESERVED UNTO THE COUNTY OF BROWARD AS SET FORTH IN COUNTY DEED DATED MAY 27, 1947 AND RECORDED IN DEED BOOK 589, PAGE 151. (AS TO PARCEL 2, 3, AND 4) DOES NOT AFFECT
- TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 95-86 OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA RECORDED NOVEMBER 16, 2004 IN BOOK 38544, PAGE 1743 (AS TO PARCEL 2, 3, AND 4) DOES NOT AFFECT
- TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). NOT SURVEY RELATED
- ITEM DELETED AT REQUEST OF NEXT LEGAL PLLC
- ITEM DELETED AT REQUEST OF NEXT LEGAL PLLC

CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

Tel: 305.767.6802

www.survey-pros.com

PROPERTY ADDRESS:

837 NW 8TH AVENUE, FORT LAUDERDALE, FL. 33311

LEGAL DESCRIPTION:

LOTS 5, 6 AND 7, BLOCK 268, PROGRESSO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AH BASE FLOOD ELEVATION 6
 COMMUNITY NAME & NUMBER CITY OF FORT LAUDERDALE 123105
 MAP & PANEL NUMBER 1201100369 SUFFIX H

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 1988)
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE WRITTEN AUTHORIZATION OF THIS FIRM.
- THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN, PERMITTING NOR CONSTRUCTION PURPOSES.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF NW 8TH AVENUE BEARS S 02°07'03" E.

ENCROACHMENT NOTES:

- CHAIN LINK FENCE ENCROACHES INTO 7.5' ALLEY RESERVATION
- CONCRETE PAVEMENT ENCROACHES INTO 7.5' ALLEY RESERVATION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE, AND THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS N/A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 7, 2023.

CERTIFIED TO:

SISTRUNK 837 NW 8 AVE LLC, A FLORIDA LIMITED LIABILITY COMPANY
 NEXT LEGAL PLLC
 FIRST AMERICAN TITLE INSURANCE COMPANY

N. Del Vento
 NICOLAS DEL VENTO
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA LIC. # 6945

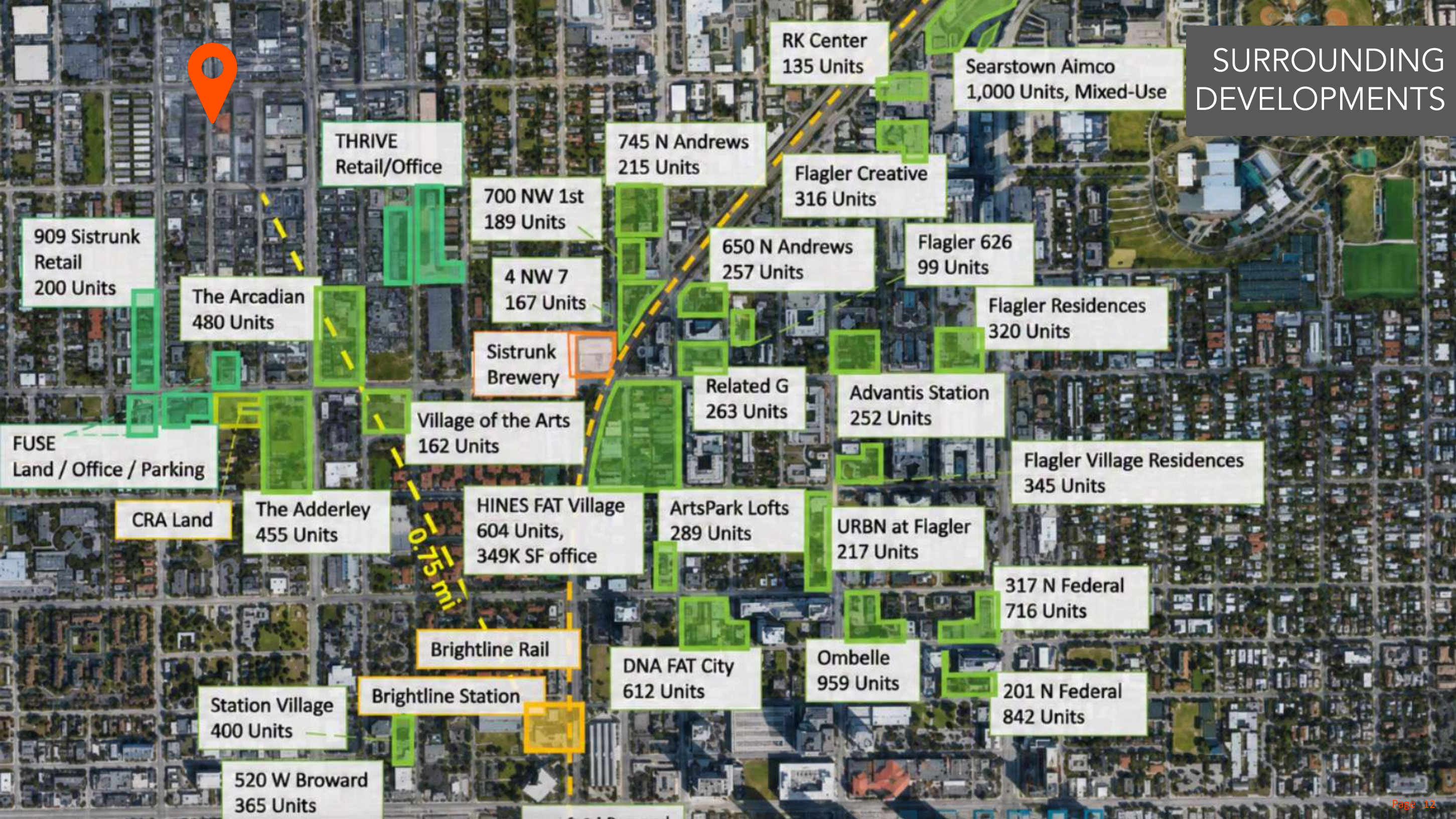


DATE OF ORIGINAL FIELD WORK:
 09/07/2023
 JOB NUMBER: 23099931
 DRAWN BY: ADRIEL
 CAD FILE: SISTRUNK OZB LLC
 SHEET 1 OF 1
 REVISION(S):

CONTEXT MAP



SURROUNDING DEVELOPMENTS



LOCATION DESCRIPTION



The subject property is located in Fort Lauderdale's Sistrunk District, an emerging commercial and redevelopment corridor within the broader Central Broward industrial submarket. The area has become a focus of public and private investment as the City of Fort Lauderdale continues to encourage redevelopment, business growth, and mixed-use activity along the Sistrunk Boulevard corridor. This momentum has increased demand for nearby warehouse, service, and light industrial properties that support the surrounding residential and commercial expansion.

The Sistrunk District benefits from its central Broward location and strong regional connectivity. The area provides convenient access to Interstate 95, Sunrise Boulevard, and Broward Boulevard, allowing efficient transportation throughout Broward County as well as direct connectivity to Miami Dade and Palm Beach counties. The location also offers close proximity to Downtown Fort Lauderdale, Port Everglades, and Fort Lauderdale Hollywood International Airport, key economic drivers for the South Florida region.

The surrounding area continues to see new residential development, retail growth, and commercial reinvestment, particularly in nearby Flagler Village and the greater Downtown Fort Lauderdale market. This growth has increased demand for small to mid sized industrial buildings that can support local service providers, contractors, distribution users, and creative industrial tenants seeking proximity to the urban core.

Limited developable land and strong demand for industrial space throughout Central Broward have contributed to consistently low vacancy and steady rental growth across the submarket. The subject property's location within the Sistrunk District positions it to benefit from these market fundamentals while offering direct access to one of Broward County's most active redevelopment corridors.

FAT VILLAGE CONTEXT

FAT Village sits at the center of Flagler Village, Fort Lauderdale's fastest-growing urban submarket and one of South Florida's most active development corridors. Positioned just north of the CBD, the neighborhood has evolved into a high-density, mixed-use environment driven by residential growth, institutional-quality office development, and experiential retail.

The district continues to attract a young, educated workforce and a growing tenant base seeking walkability, connectivity, and a dynamic live-work-play setting. With over 10,000 residential units, 5M+ square feet of office, and 3M+ square feet of retail in the immediate area, Flagler Village offers the scale and infrastructure of a true urban core while still benefiting from ongoing development activity.

FAT Village stands out as the neighborhood's defining destination, anchored by a curated mix of creative office, food and beverage, entertainment, and gallery space. Its proximity to Brightline, Las Olas, and major transportation corridors positions it as a highly accessible and talent-driven location for forward-thinking tenants.



THRIVE

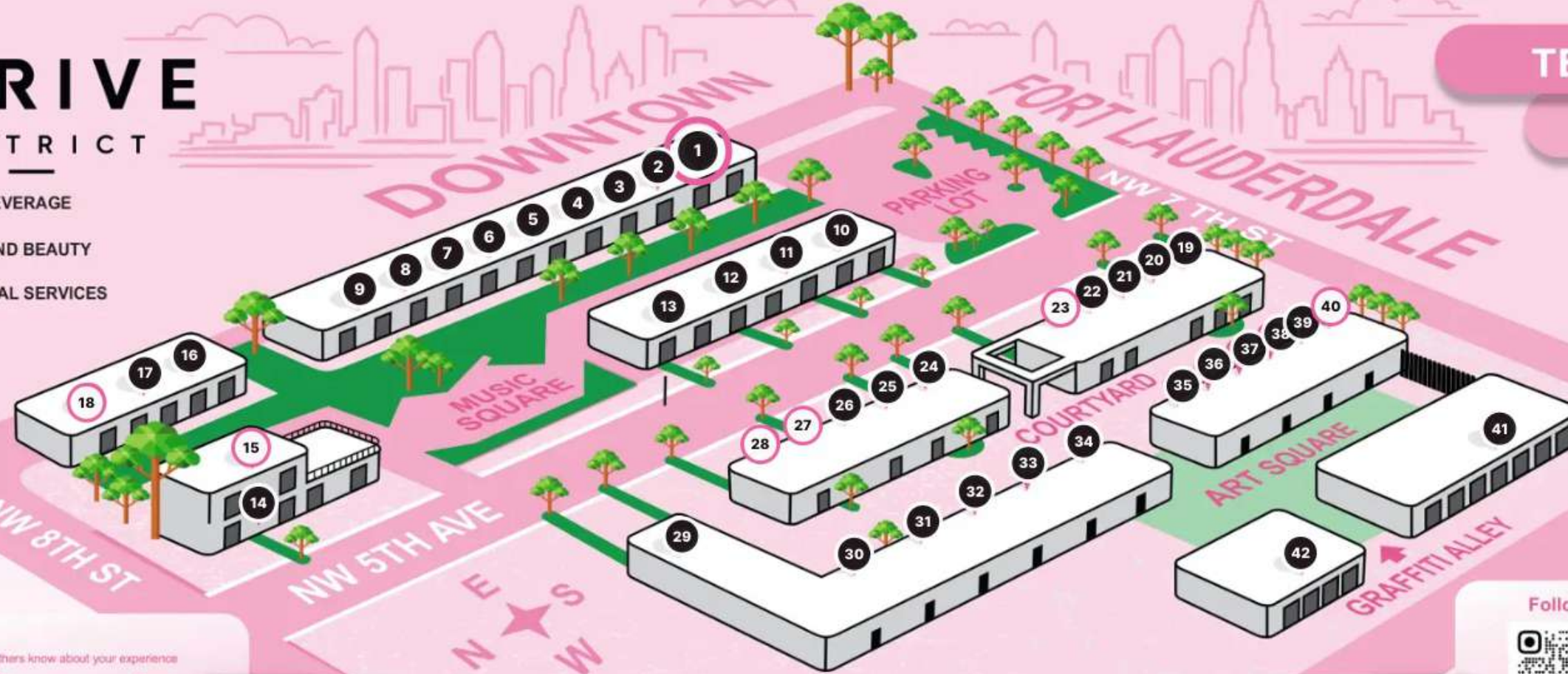
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5 HerHaus Studio Unit 1031 · Professional Services	6 Laurie Duncan Art & Design Unit 1032 · Art Space	7 Greek Sugar Unit 1041-1042 · Food and Beverage	8 Papille Unit 1051-1052 · Food and Beverage
9 Obsidian Coffee Unit 1060 · Food and Beverage	10 Uncommon Path Brewing Unit 1071 · Bar	11 Pulse Pilates Unit 1081 · Wellness and Beauty	12 Calma Wellness Lounge Unit 1091 · Wellness and Beauty
13 Yogithot Studio	14 Capybara Cafe	15 Available	16 Leasing Office

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