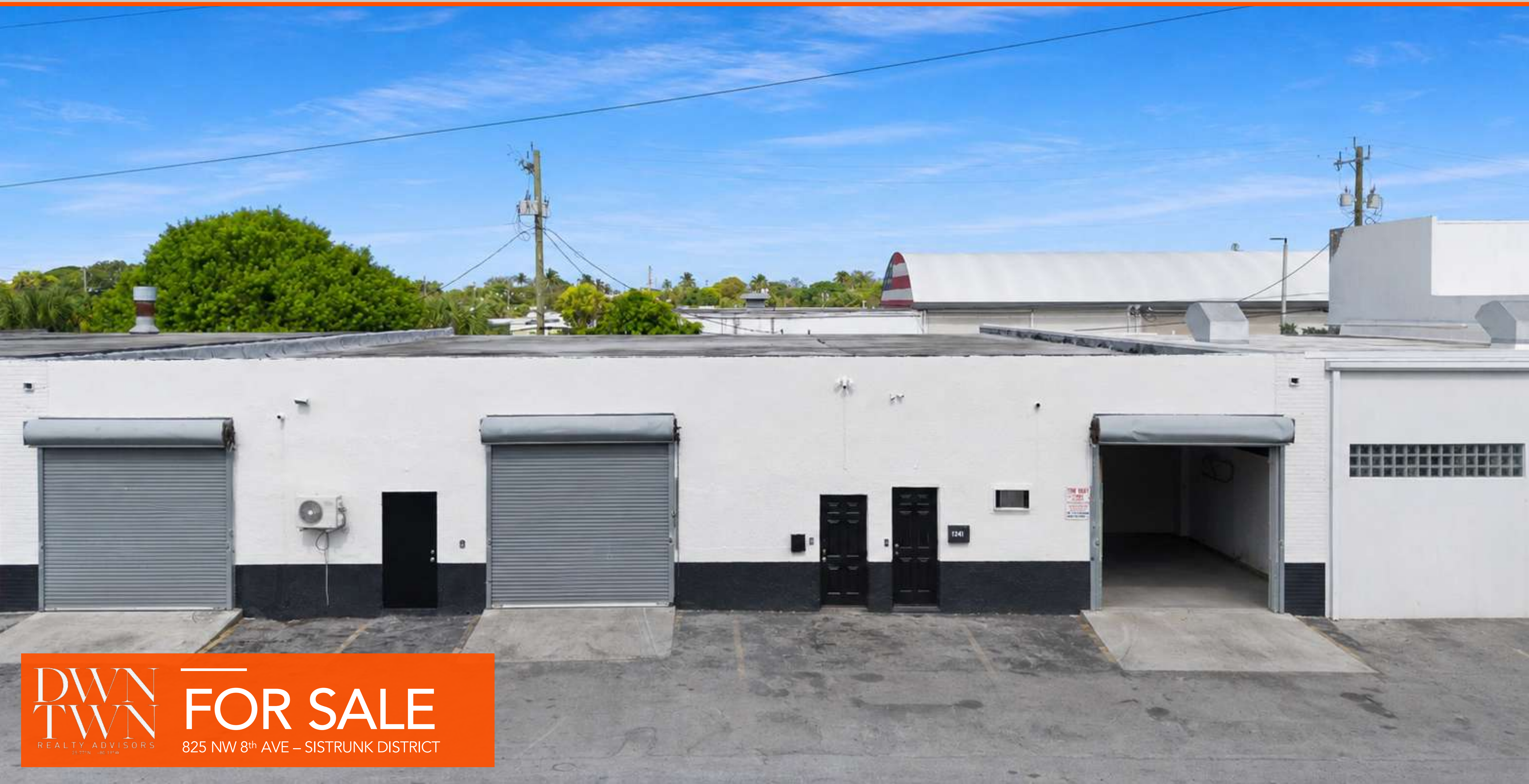
FORT LAUDERDALE / SISTRUNK DISTRICT SMALL BAY INDUSTRIAL



DWN TWN
REALTY ADVISORS

FOR SALE

825 NW 8th AVE – SISTRUNK DISTRICT

DWN TWN
REALTY ADVISORS
25.77°N -80.19°W

INVESTMENT SALES ADVISORS

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DISCLAIMER:

EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present Fort Lauderdale Small Bay Industrial (the "Property"), a 7,500 square foot, three-unit small bay industrial asset located at 825 NW 8th Ave in Fort Lauderdale's Sistrunk District. Built in 1959 of masonry and concrete block construction on a 10,125 square foot lot, the Property comprises three 2,500 square foot units, each featuring a grade-level drive-thru bay with rear access, dedicated office and bathroom buildouts, and on-site surface parking, a functional configuration in consistent demand from automotive, service, contractor, and light distribution users.

Unit C is leased to Jay's Auto Body & Sales, LLC under a newly executed 24-month lease commencing July 1, 2026 at $22.50 PSF MG with 4% annual increases, one two-year renewal option, and a guaranty of lease. Units A and B, totaling 5,000 square feet of identical drive-thru bay product, are vacant and available for immediate lease-up. At a $23.00 PSF market rent on the same structure, the Property produces Year 1 pro forma net operating income of $133,131, a 6.0% yield on the $2,250,000 sale price.

The lease-up thesis is supported by the strongest fundamentals in the submarket's history: limited developable land and sustained demand have held Central Broward industrial vacancy at historic lows while available inventory continues to shrink, and the Sistrunk corridor is an active focus of public and private reinvestment by the City of Fort Lauderdale, minutes from Downtown and within walking distance of Brightline and FAT Village. Adjacent as well is the Flagler Village, with 10,700+ rental units, 5M+ SF of office, and 30+ developments underway or proposed, which continues to deepen the tenant base seeking close-in industrial space. Fort Lauderdale Small Bay Industrial represents a rare opportunity to acquire infill drive-thru bay product, with executed in-place income, a fresh comp validating market rents, and a clear path to a stabilized 6 - 7%+ yield through the lease-up of two bays.

825 NW 8th Avenue, Fort Lauderdale, FL 33311

Sistrunk District

$2,250,000
Sale Price

6.0%
Year 2 Pro-Forma Cap Rate

$135,381
Year 2 NOI

7,500 SF
Building Size

10,125 SF
Lot Size SF

3
Number of Units

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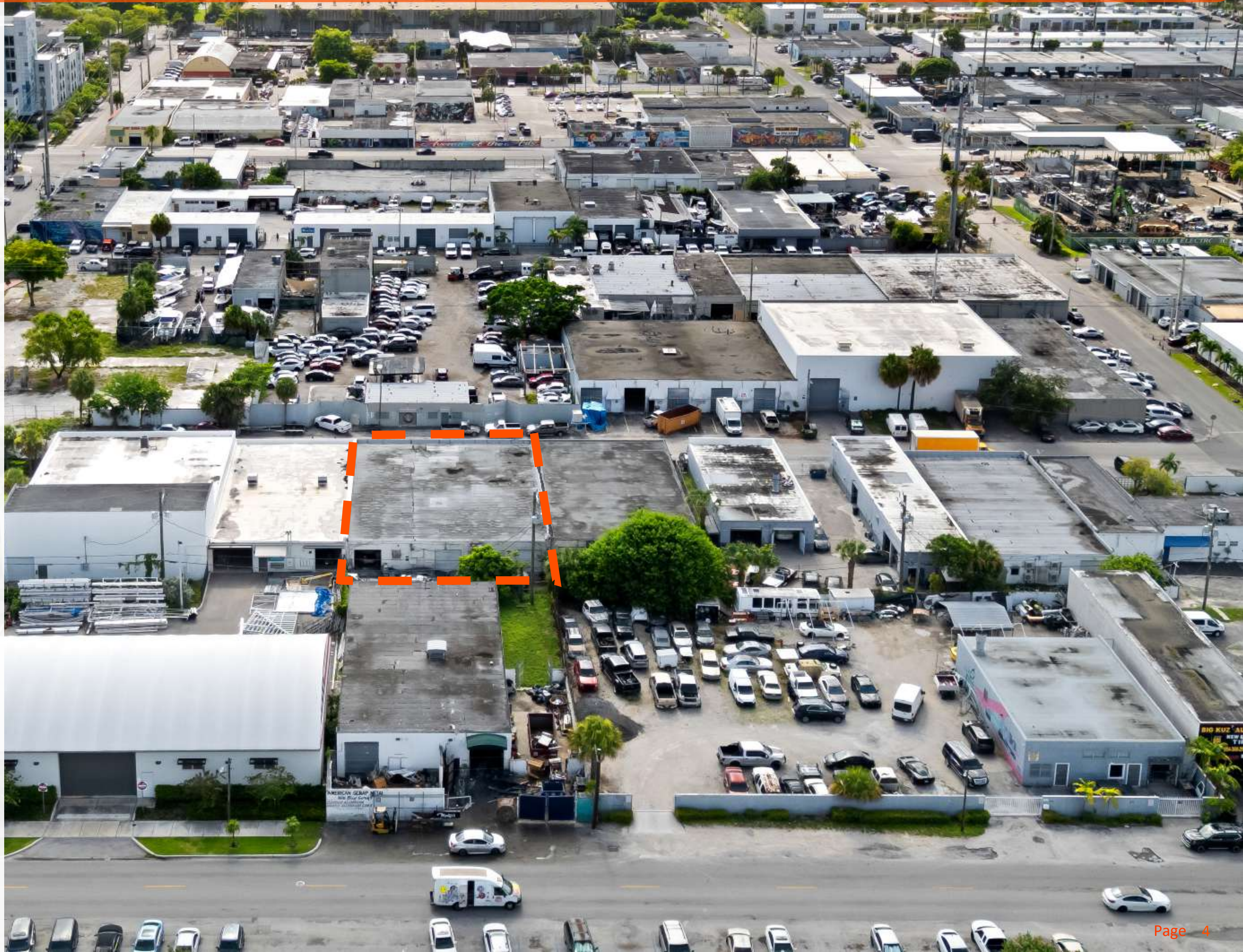
INFILL INDUSTRIAL IN FORT LAUDERDALE'S SISTRUNK DISTRICT, MINUTES FROM DOWNTOWN, BRIGHTLINE, AND FAT VILLAGE

PROPERTY INFORMATION

THE **OFFERING**

Sale Price	$2,250,000
Price/SF	$300/SF
Year 2 Pro-Forma Cap Rate	6.0%
Year 2 NOI	$135,381
Address	825 NW 8th Ave, Fort Lauderdale, FL 33311
Folio	494234065700
Submarket	Sistrunk District
Asset Class	Small Bay Industrial
Year Built	1959
Building SF	7,500 SF
Lot Size	10,125 SF
Number of Units	3
Construction Type	Masonry / Concrete Block
Occupancy	33.3%
Parking	Surface Parking On-Site
Zoning	I - General Industrial



INVESTMENT HIGHLIGHTS

LEASE-UP UPSIDE

5,000 SF of Immediate Upside

Two vacant 2,500 SF drive-thru bays lease up at a $23.00 PSF market assumption to drive Year 1 pro forma NOI to $135,381, a 6.0% yield on price guidance compounding past 6-7% by Year 5.

PRIME LOCATION

Sistrunk District Infill

Minutes from Downtown Fort Lauderdale and walking distance to Brightline and FAT Village, with direct access to I-95, Sunrise Boulevard, and Broward Boulevard. The Sistrunk corridor is an active focus of public and private reinvestment.

SUPPLY DYNAMICS

Supply-Constrained Submarket

Central Broward industrial vacancy sits at historic lows as limited developable land shrinks available inventory, while 10,700+ rental units in adjacent Flagler Village drive demand from service, contractor, and last-mile users seeking the urban core.

IN-PLACE INCOME

Newly Executed Anchor Lease

Unit C is leased to Jay's Auto Body & Sales under a 24-month lease commencing July 2026 at $22.50 PSF with 4% annual increases, a two-year renewal option, and a guaranty of lease, delivering $56,250 in day-one base rent.

SURROUNDED BY THE NEW FORT LAUDERDALE

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

FINANCIAL SUMMARY

RENT ROLL (AS-IS)

Tenant	Unit	Building SF	Commencement	Expiration	Base Rent PSF	Annual Base Rent	Increases	Renewal Opt.	Lease Type	Structure / Notes
VACANT	Unit A	2,500	-	-	-	-	-	-	-	Lease-up at market rent assumption below, same modified gross structure
VACANT	Unit B	2,500	-	-	-	-	-	-	-	Lease-up at market rent assumption below, same modified gross structure
Jay's Auto Body & Sales, LLC	Unit C	2,500	7/1/2026	6/30/2028	$22.50	$56,250	4.0%	1 x 2 Yr	MG	Modified gross above 2025 base year. Guaranty of Lease.
Total		5,000				$56,250			MG	

ASSUMPTIONS

Market Rent PSF (Units A & B)	$23.00
Annual Rent Escalations (all leases)	4.0%
Annual Expense Growth	3.0%
Tenant Pro-Rata Share (each)	33.33%
General Vacancy / Credit Loss	0.0%
Price Guidance	$2,250,000

2025 BASE YEAR EXPENSES

2025 Property Tax	$26,968.19
GL Insurance	$510.55
Pro-Rata Property Insurance	$2,373.52
Pro-Rata Parametric Insurance	$8,267.00
Total (Base Year Stop)	$38,119.26

5-YEAR PROFORMA

	Year 1 Jul 26 - Jun 27	Year 2 Jul 27 - Jun 28	Year 3 Jul 28 - Jun 29	Year 4 Jul 29 - Jun 30	Year 5 Jul 30 - Jun 31
Unit A Base Rent	$0	$57,500	$59,800	$62,192	$64,680
Unit B Base Rent	$0	$57,500	$59,800	$62,192	$64,680
Unit C Base Rent (Jay's Auto Body)	$56,250	$58,500	$60,840	$63,274	$65,805
Total Base Rent	$56,250	$173,500	$180,440	$187,658	$195,164
Less: General Vacancy	$0	$0	$0	$0	$0
Expense Recovery	$0	$2,321	$3,535	$4,784	$6,071
Effective Gross Income	$56,250	$175,821	$183,975	$192,442	$201,235
Operating Expenses	$39,263	$40,441	$41,654	$42,904	$44,191
Net Operating Income	$16,987	$135,381	$142,321	$149,538	$157,045
Cap Rate Guidance	0.8%	6.0%	6.3%	6.6%	7.0%

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

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SURVEY

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
PRC = 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
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
℄ = CENTER LINE
= 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

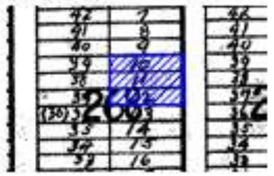
ASPHALT CONCRETE PAVERS/BRICK TILES COVERED AREA

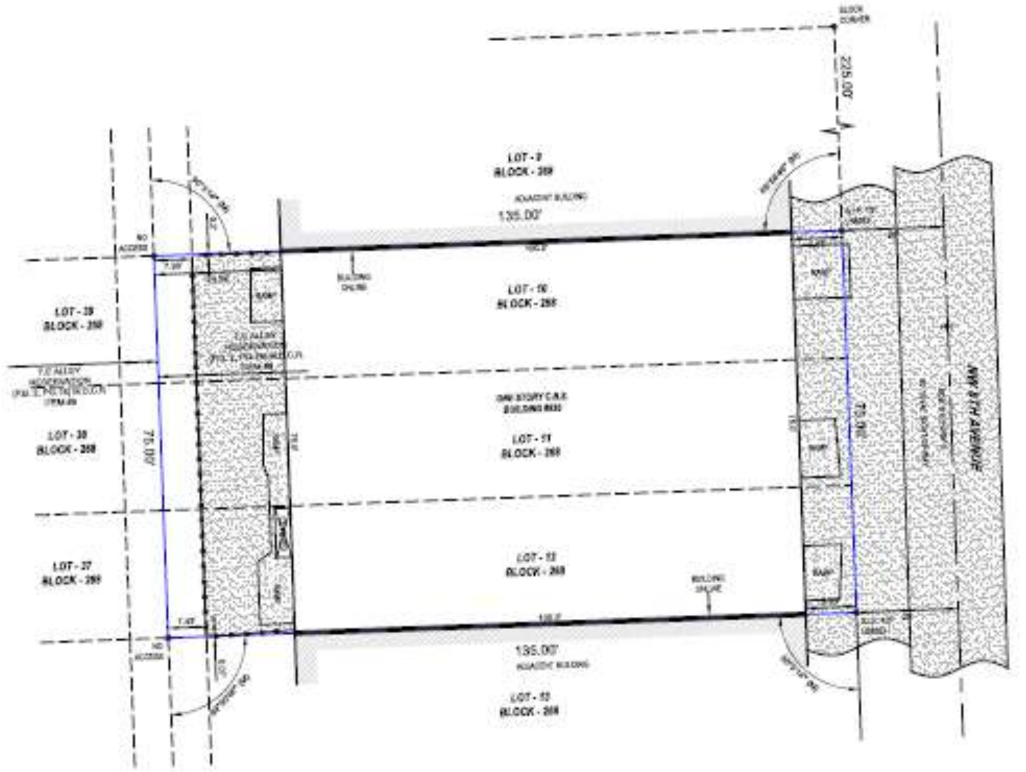
GRAPHIC SCALE

30 0 15 30

LOCATION SKETCH:

NOT TO SCALE





SCHEDULE B-II, EXCEPTIONS:

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NO.: 825 NW 8TH AVE
COMMITMENT DATE: SEPTEMBER 6, 2023 AT 8:00AM

1. 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
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY RELATED
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. SEE ITEM #1
4. 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
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. NOT SURVEY RELATED
6. 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
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. NOT SURVEY RELATED
8. TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT SURVEY RELATED
9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PROGRESSO, AS RECORDED IN PLAT BOOK 2, PAGE(S) 18, 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
10. 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
11. ITEM DELETED AT THE REQUEST OF NEXT LEGAL PLLC

Tel: 305.767.6802
www.survey-pros.com

PROPERTY ADDRESS:

825 NW 8TH AVENUE, FORT LAUDERDALE, FL 33311

LEGAL DESCRIPTION:

LOTS 10, 11 AND 12, BLOCK 268 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AH
BASE FLOOD ELEVATION 8
COMMUNITY NAME & NUMBER CITY OF FORT LAUDERDALE 125105
MAP & PANEL NUMBER 12011C0366 SUFFIX H

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 1988).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. 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.
4. 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.
5. 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.
6. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN, PERMITTING NOR CONSTRUCTION PURPOSES.
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
9. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
10. 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).
11. 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.
12. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF NW 8TH AVENUE BEARS S 02°10'05" E.

ENCROACHMENT NOTES:

1. CHAIN LINK FENCE 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 STATUE. 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 825 NW 8 AVE LLC, A FLORIDA LIMITED LIABILITY COMPANY
NEXT LEGAL PLLC
FIRST AMERICAN TITLE INSURANCE COMPANY

NDelV

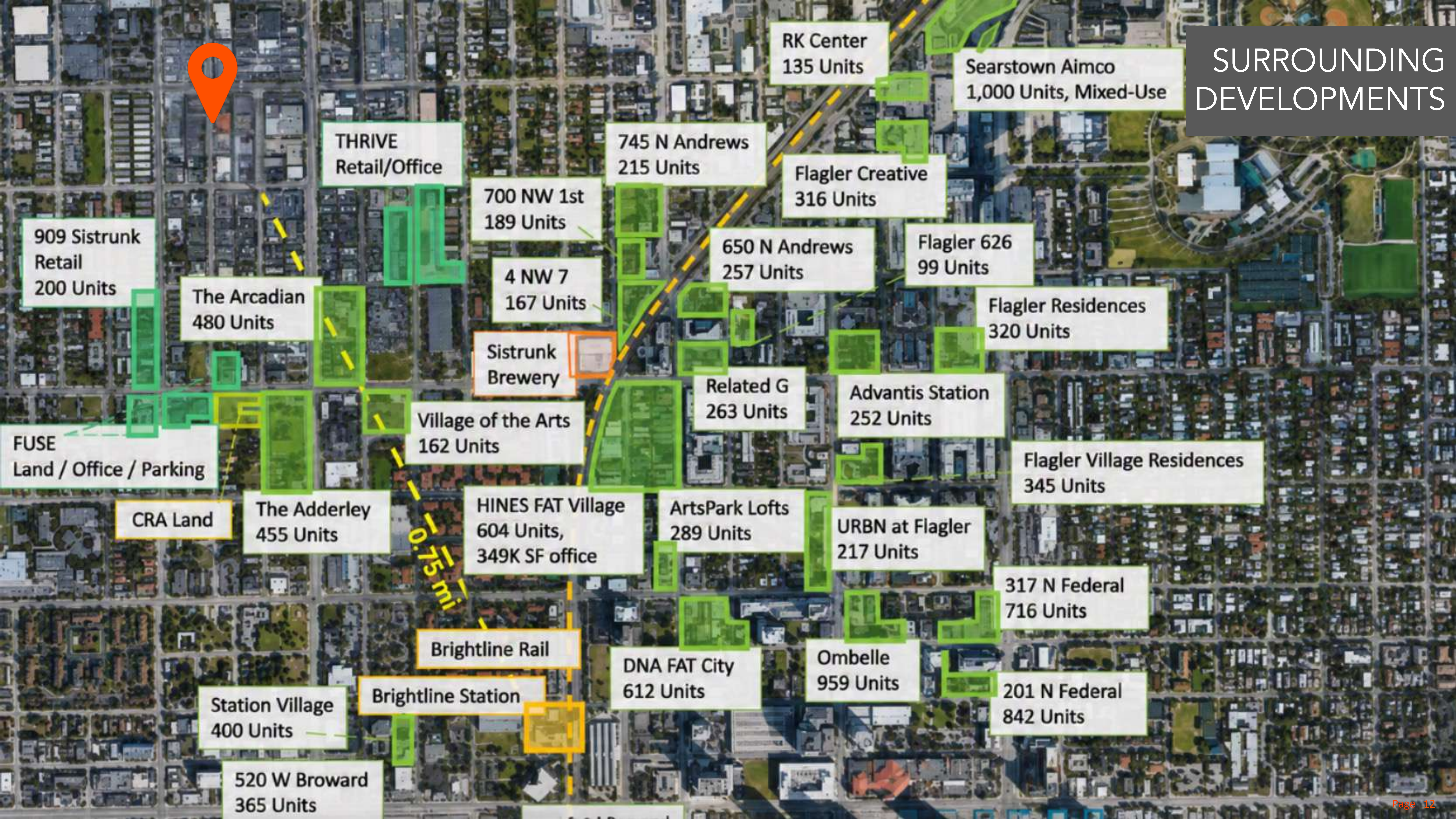
NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

DATE OF ORIGINAL FIELD WORK: 09/07/2023
JOB NUMBER: 23099931
DRAWN BY: ADRIEL
CAD FILE: SISTRUNK 02B LLC
SHEET 1 OF 1

CONTEXT MAP


THRIVE
Office / retail / flex
80,000 SF
745 N Andrews
215 Units
0.5 mile radius
700 NW 1st
189 Units
650 N Andrews
257 Units
Flagler 626
99 Units
909 Sistrunk | FUSE
F&B / retail / office / resi
200 Units / 77,000 SF
The Arcadian
494 Units
4 NW 7
167 Units
Adventis Station
252 Units
Lofts on 6th
90 Units
Sistrunk Brewery
& Market
Gallery at FAT Village
Related Group
263 Units
Village of the Arts
162 Units
Flagler Village Res
345 Units
FUSE
Land / office / parking
The Adderley
455 Units
URBN at Flagler
217 Units
HINES FAT Village
604 Units, 349K SF office, 90K

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.

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UNIT 1000 · WELLNESS AND BEAUTY

1

BLUE DIAMOND FITNESS 2.0

VIEW PROFILE →

1 Blue Diamond Fitness 2.0 Unit 1000 · Wellness and Beauty	2 Glass & Pen Studios Unit 1011-1012 · Professional Services	3 Connect Records Unit 1021 · Shops	4 Dyer Design Glasswork Unit 1022 · Art Space
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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