

M.A.S.S DISTRICT

FLEX WAREHOUSES FOR SALE

**804 NE 4TH
AVENUE, 805 NE 5TH
AVENUE AND 810 NE
4TH AVENUE**

Fort Lauderdale, FL 33304

For Sale By

NATIVE
REALTY®



PROPERTY DESCRIPTION

Native Realty is proud to present this rare opportunity to own adjacent properties in the heart of the M.A.S.S. (Music and Arts South of Sunrise) District within the Flagler Village community. Currently as they sit, they are two separate flex buildings/warehouse boasting of exposed wood beam ceilings and multiple garage doors. One of the properties (804) offers access points from both NE 4th Avenue and NE 5th Avenue with ample surface parking or storage in the rear. The northern building (810) consists of 5 garage doors, two in which overlook a large backyard and covered patio area ideal for a food and beverage operator or a bar. The two properties combined could create a one of a kind experience offering an indoor/outdoor space within the heart of Flagler Village and walking distance from multiple apartment buildings and Federal Highway.

The properties are centrally located on NE 4th Avenue neighboring the fully approved Flagler Creative, a mixed-use building comprised of 316 apartments, and nearly 16,000 square feet of retail. Less than a block away sits The Hive which offers over 15,000 square feet of food and beverage and retail with local favorites including Batch Cookies, Glitch Bar, Heritage, Chick'n Cone, and JB&C. Slated for construction soon, the Searstown redevelopment sitting on 5.2 acres, with the addition of two additional parcels will offer nearly 1,500 apartments between 5 buildings, a hotel, and more than 100,000 square feet of retail, office and restaurants.

OFFERING SUMMARY

Sale Price:	\$4,900,000
Base Rent:	\$50.00 SF/yr (NNN)
NNN:	8.00
Available SF:	1,900 - 3,247 SF
Lot Size:	16,250 SF
Building Size:	5,147 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	76,290	147,435	252,904
Total Population	146,013	310,780	536,931
Average HH Income	\$79,766	\$72,684	\$67,909

ADJACENT BUILDING ALSO AVAILABLE	PRICE
804 NE 4th Ave/805 NE 5th Ave (Building 1,900 SF/Land 6,500 SF)	\$1,950,000
Both properties combined (Building 5,147 SF/Land 16,250)	\$5,200,000



LOCATION INFORMATION

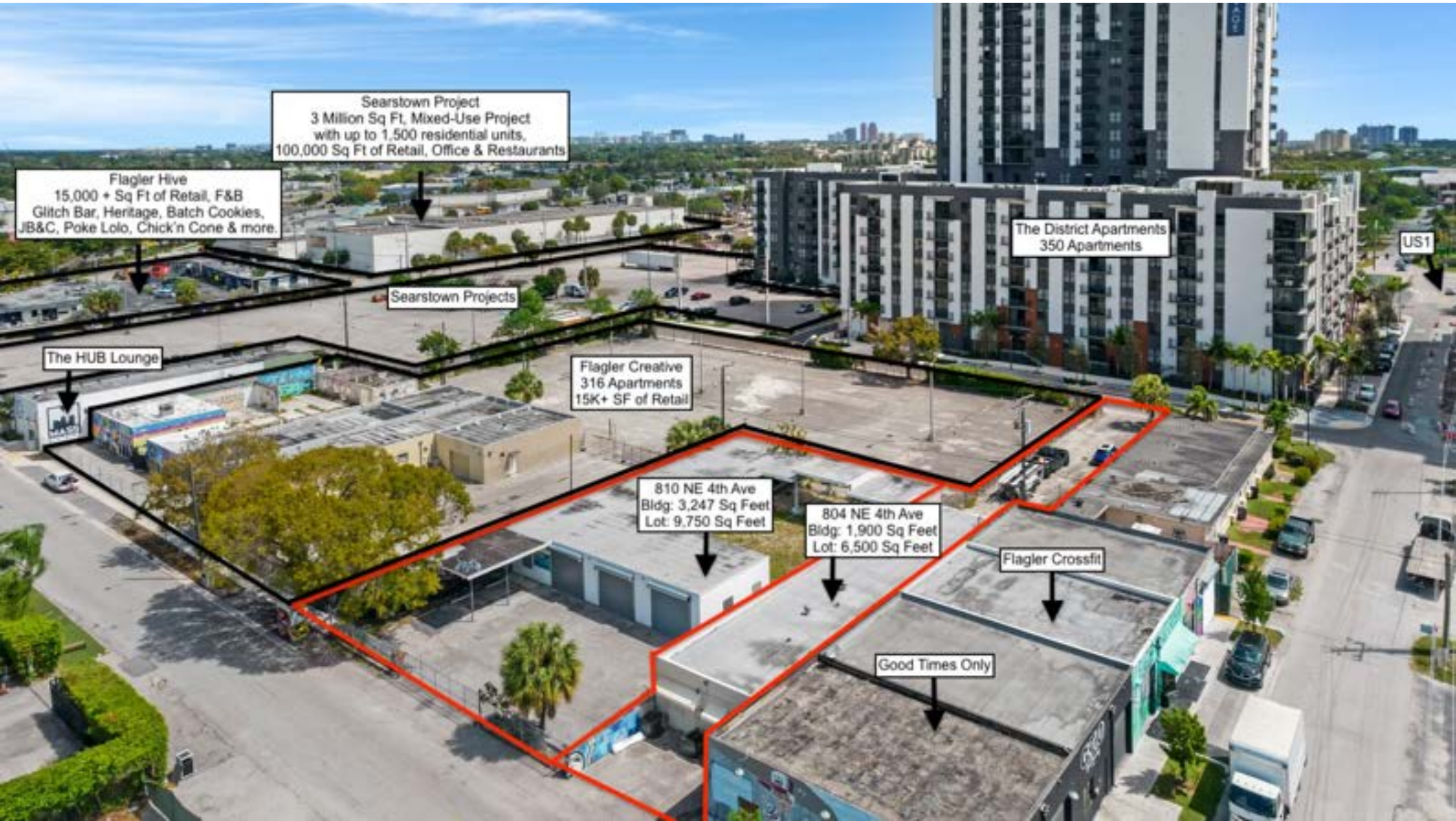
Building Name	Heart of M.A.S.S. District
Street Address	810 NE 4th Avenue
City, State, Zip	Fort Lauderdale, FL 33304
County	Broward
Market	Fort Lauderdale

BUILDING INFORMATION

Building Size	5,147 SF
Tenancy	Single

PROPERTY HIGHLIGHTS

- Central location in the heart of M.A.S.S. District.
- Two separate flex buildings available: 804 NE 4th Avenue and 805 NE 5th Avenue.
- Indoor space with exposed wood beam ceilings, and large outdoor patio space.
- Walking distance to new multi use developments Flagler Creative and Searstown with thousands of residents.
- Liberal RAC-UV zoning allows for numerous uses including: food and beverage sales and service, outdoor dining and sidewalk cafe, multifamily, retail, hotel, office, and more.
- Large backyard and covered patio.
- Ample surface parking or storage in rear.
- Central location in the heart of M.A.S.S. District.
- Indoor space with exposed wood beam ceilings, and large outdoor patio space.
- Walking distance to new multi use developments Flagler Creative and Searstown with thousands of residents.
- Liberal RAC-UV zoning allows for numerous uses including: food and beverage sales and service, outdoor dining and sidewalk cafe, multifamily, retail, hotel, office, and more.
- Ample surface parking or storage in rear.
- Neighboring Flagler Creative, mixed-use building comprised of 316 apartments.
- Less than a block from Searstown redevelopment, 5.2 acres of nearly 1,000 apartments, hotel and 10,000 SF of retail, office and restaurants.



Searstown Project
3 Million Sq Ft, Mixed-Use Project
with up to 1,500 residential units,
100,000 Sq Ft of Retail, Office & Restaurants

Flagler Hive
15,000 + Sq Ft of Retail, F&B
Glitch Bar, Heritage, Batch Cookies,
JB&C, Poke Lolo, Chick'n Cone & more.

Searstown Projects

The District Apartments
350 Apartments

US1

The HUB Lounge

Flagler Creative
316 Apartments
15K+ SF of Retail

810 NE 4th Ave
Bldg: 3,247 Sq Feet
Lot: 9,750 Sq Feet

804 NE 4th Ave
Bldg: 1,900 Sq Feet
Lot: 6,500 Sq Feet

Flagler Crossfit

Good Times Only



Wawa

GLITCH
Batch
JB&C HERITAGE

Publix

DUNKIN' DONUTS

ALDI

montce

Wells

THE PARKER

CHOPS + HOPS

THE WINKLE ENCHILADA

Winn/Dixie



N Ave Of Arts

HENRY'S

WELLS FARGO

PRESS GRIND
DOC B's
THE FRESH MARKET

N Ave Of Arts

EINSTEIN BEES BAGELS

Rosati TRIBUTE PORTFOLIO

Fort Lauderdale

Spiceworks
YOGA JOINT

TRUIST

java&jam

YOLO

LOUIE BOSS'S

Rivertail

Eddie V's



THE DIST



































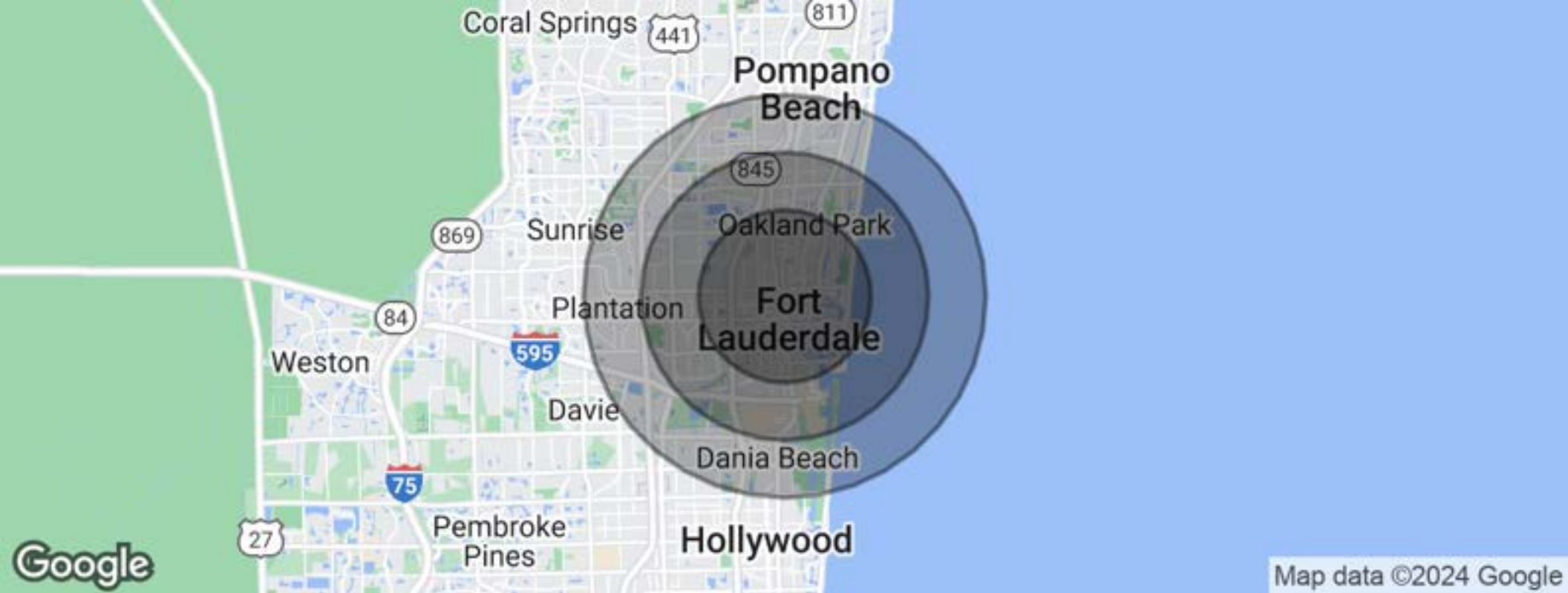






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Map data ©2024 Google

POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	146,013	310,780	536,931
Average Age	40.8	40.3	40.6
Average Age (Male)	41.2	40.4	40.1
Average Age (Female)	40.7	40.6	41.0

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	76,290	147,435	252,904
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$79,766	\$72,684	\$67,909
Average House Value	\$405,017	\$348,490	\$300,788

* Demographic data derived from 2020 ACS - US Census



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