

RISE FLAGLER VILLAGE

RETAIL FOR LEASE

405 NE 2ND ST
FORT LAUDERDALE, FL 33301

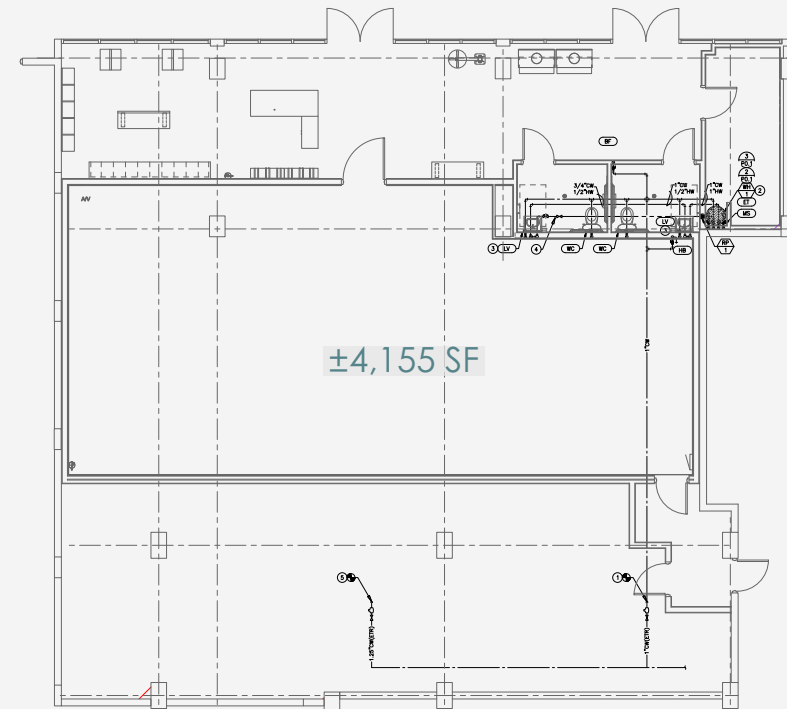


PRIME RETAIL

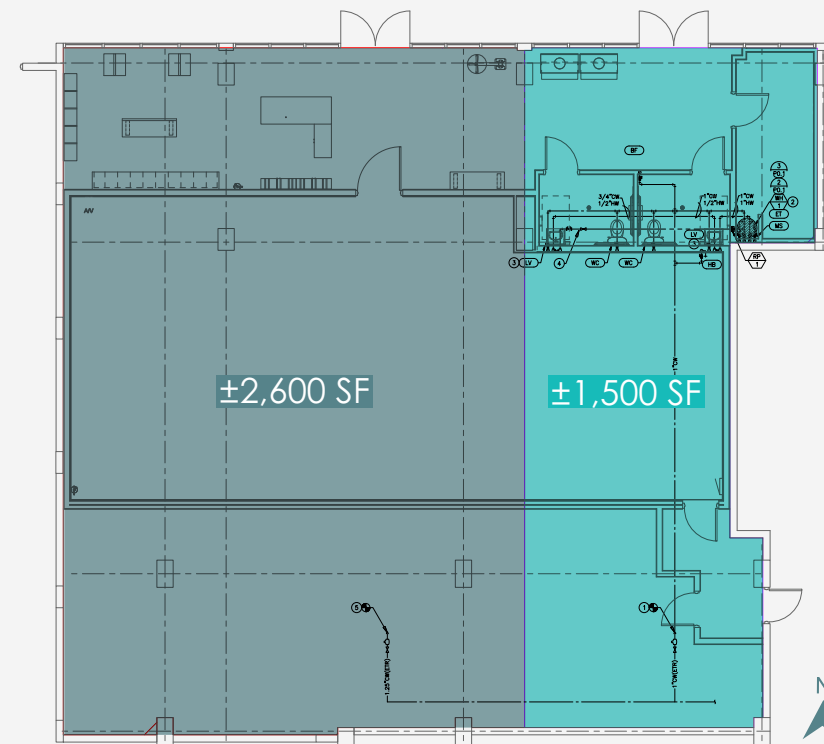
AT THE RISE FLAGLER VILLAGE

- Former Rumble Boxing
- $\pm 4,155$ SF Available
- Landlord open to division scenarios
 - $\pm 2,600$ SF
 - $\pm 1,500$ SF
- On-site dedicated ground floor retail parking + visitor parking
- Underneath 348 residential units
- Located next to the Dalmar Hotel with Sparrow Rooftop, Yoga Joint, Platea Steakhouse & Ceviche Bar (opening soon)
- Across new Ombelle development with flagship Equinox delivering in 2028
- Walking distance to Las Olas and the Fort Lauderdale Central Business District

AS IS FLOOR PLAN



EXAMPLE DEMISING SCENARIO



RETAIL SPACE FOR LEASE



EQUINOX Yoga Joint
NORTH ITALIA
DOC B's RESTAURANT
JETSET MODERN PILATES
MITCH'S
CREMA GOURMET

RISE FLAGLER VILLAGE

3 MILE
DEMOS/STATS

152,822
POPULATION

73,834
EST. HOUSEHOLDS

\$148,847
AVERAGE HHI

205,139
DAYTIME POPULATION

87,180
HOUSING UNITS

5.76M SF
OFFICE SF

DINE

1. Mona's

2. Moxies

3. JB&C Juice Bar & Cafe

4. Batch, The Cookie Company

5. Blueprint Cookies

6. Heritage

7. Glitch Bar

8. Patio Bar & Pizza

9. Good Luck Cat Cafe

10. The Whole Enchilada Fresh Mexican Grill

11. Hatch

12. North Italia

13. Wells Coffee

14. Circle House Coffee

15. Sip Java Co.

16. Shuck N Dive

17. Jersey Mike's Subs

18. Sistrunk Marketplace & Brewery

19. Mitch's Downtown Bagel Cafe

20. Batch

21. 511 Bar & Lounge
22. Livia Bar and Grill

23. Laudy Bar - Craft Kitchen & Cocktails

24. Mister O1 Pizza

25. Doc B's Restaurant

26. Colada Cuban Cafe

27. Rhythm & Vine

28. Vale Healthy Kitchen

29. Temple Street Eatery

30. Top Hat Deli

31. Suan Thai and Japanese Restaurant

32. The Wilder

33. Sarpino's Pizzeria

34. Ichimora

35. Morton's The Steakhouse

36. Cafe Bastille

37. Fogo de Chao

38. Pura Vida Miami

39. YOLO

40. Java & Jam

41. Eddie V's Prime Seafood

42. Crema Gourmet

43. La Corte Cafe

44. Kapow Noodle Bar
45. Lobster Bar Sea Grille

46. IT! Italy Ristorante

47. The Cheesecake Factory

48. Big City Tavern

49. American Social

50. Boathouse At The Riverside

51. El Camino

52. Vinos on Las Olas

53. Caffè Europa

54. Louie Bossi'

55. Luigis Tuscan Grill

56. Casa Sensei

57. Earls Kitchen + Bar

58. Little Hen

59. Baires Grill - Las Olas

60. Rocco's Tacos & Tequila Bar

61. Floridian Restaurant

62. Bombay Darbar Indian Restaurant

63. Askaneli Premium Georgian and International Restaurant

64. Raw Brewing Company

65. The Fitz Bar & Lounge

66. Wells Coffee Tarpon River

67. Tarpon River Brewing

68. That's a Wrap Sandwich Co

69. Luigi's Coal Oven Pizza

70. Pan'e Dolci Italian Bakery

71. Wild Sea Las Olas

72. Red Door Asian Bistro & Hibachi

73. Einstein Bros. Bagels

74. Coyo Taco

75. Rooftop @1WLO

76. Bodega Taqueria y Tequila

77. Velvet Taco

78. Tin Roof

79. Checkers

80. Dunkin'

81. Arby's

82. Wendy's

83. McDonald's

84. Starbucks

85. The Wharf

86. Legacy

87. Fleming's Prime Steakhouse

88. Rice Mediterranean Kitchen

89. Good Night John Boy

RETAIL

1. Ann's Florist and Coffee Bar

2. Hoffman's Chocolates

3. Wawa

4. Aldi

5. Office Depot

6. Winn Dixie

7. European Wax Center

8. The Fresh Market

9. FedEx Office

10. CVS Pharmacy

11. Publix

12. Publix

13. Publix
14. Sunglass Hut

15. Yeti

16. Warby Parker

17. Tommy Bahama

18. Aroma360

19. J.McLaughlin

20. Envy

21. Robinson's Jewelers

22. Lilly Pulitzer

23. Romero Britto

24. State & Liberty

25. Lululemon

FITNESS

1. Cyclebar

2. Yoga Joint

3. Sweat440

4. [solidcore]

5. Reforming Pilates

6. Equinox

MISCELLANEOUS

1. PNC

2. Regions

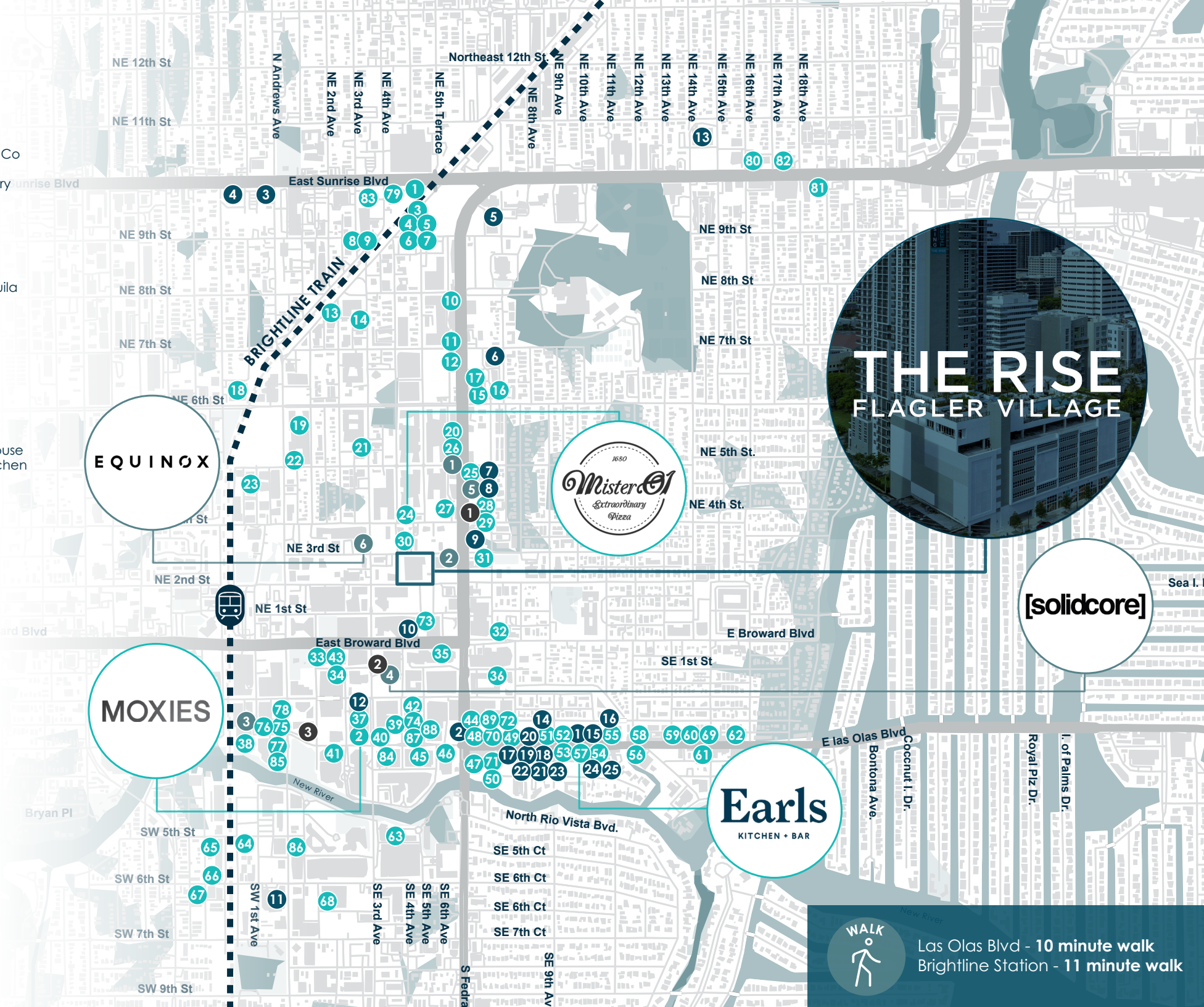
3. NSU Art Museum

- Dine

Retail

Fitness

Miscellaneous



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