

Development Opportunity

1116 S ANDREWS AVE
FORT LAUDERDALE, FL

0.86 acres | 37,245 SF
RAC-RPO / RS-8

For Sale



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PROPERTY HIGHLIGHTS

JLL is pleased to present the Wells Assemblage, an exceptional and unique development opportunity strategically positioned in the heart of Southern Downtown Fort Lauderdale's most dynamic corridor. This rare assemblage encompasses 0.86 acres across multiple parcels at the highly visible southeast corner of Andrews Avenue and SE 11th Street, offering several hundred feet of prime frontage along South Andrews Avenue.

Executive Summary:

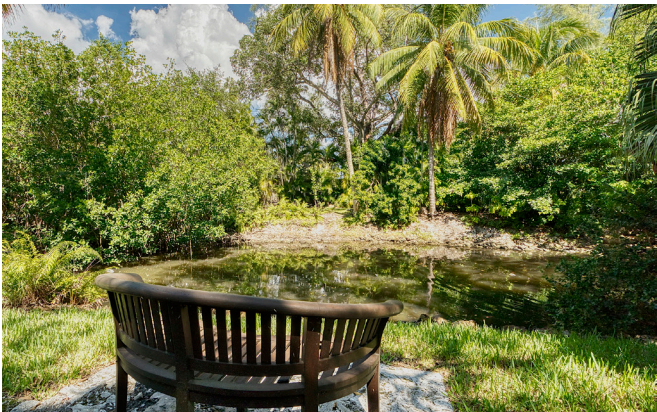
Common Property Name:	Wells Assemblage
Location:	1116 S. Andrews Avenue, Fort Lauderdale, FL 33316
Zoning:	RS-8 and RAC-RPO (Residential Single Family/Medium density Residential, Retail and Professional Office)
Parcel IDs:	5042-10-73-0170, 5042-10-73-0160, 5042-10-73-0150
Total Land Area:	0.86 acres or 37,245 sq. ft.
Existing Improvements:	Single Family residence 2,204 sq. ft.
Year Built:	1936

Zoning & Development Flexibility:

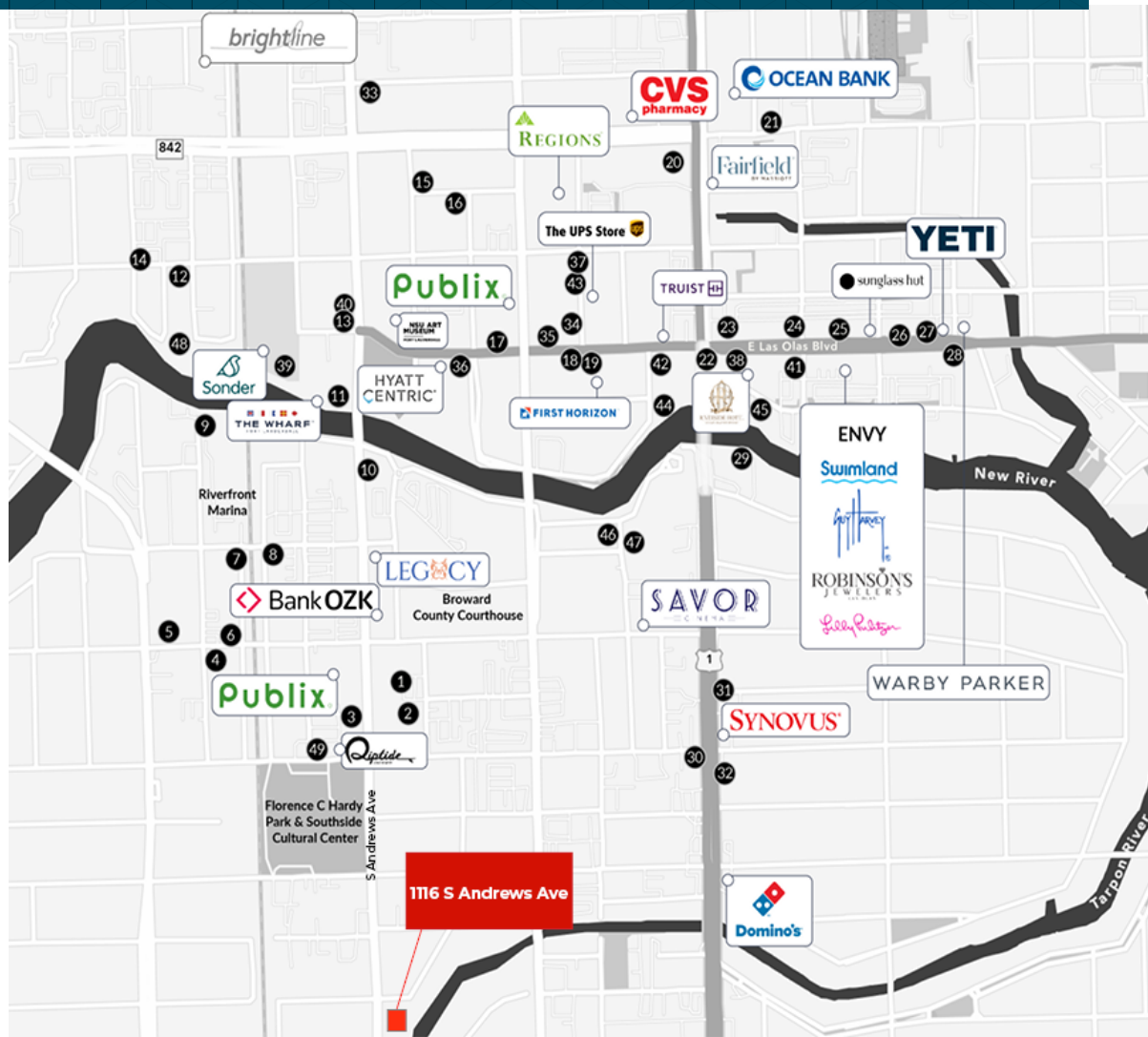
The property's RAC-RPO/RS-8 zoning designation provides remarkable flexibility for mixed-use development, accommodating: • Multi-family residential • Class A office space • Ground-floor retail • Restaurant and hospitality concepts and additional complementary uses.



Property Photos



Nearby Neighborhood



AREA RETAIL

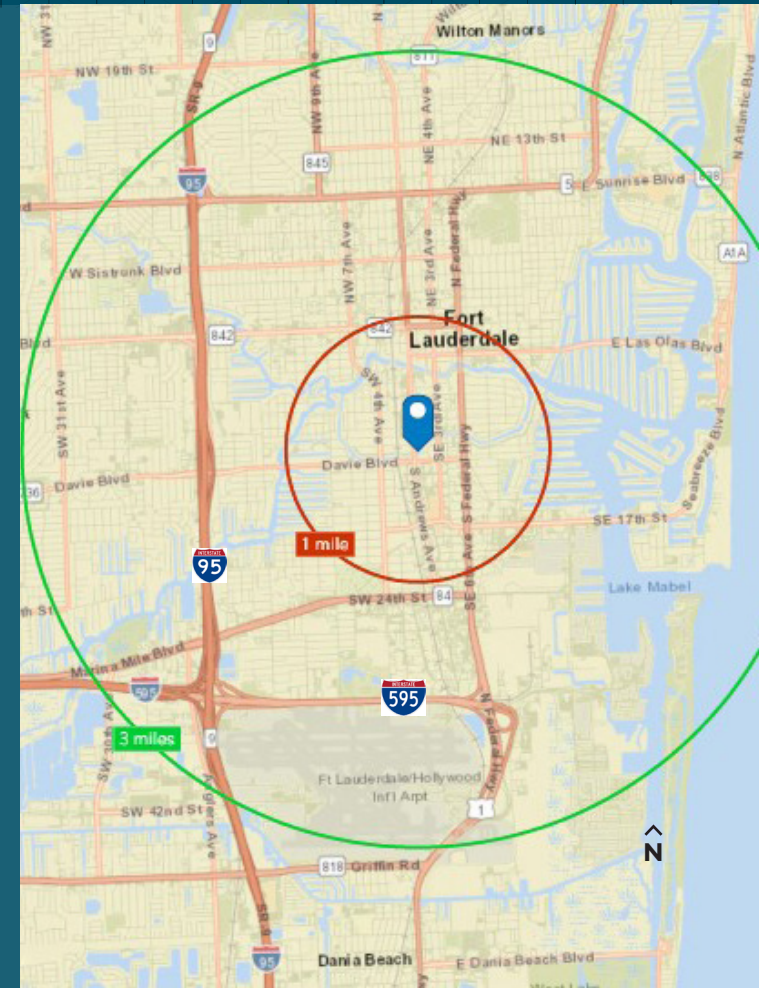
● RESTAURANTS / CAFES / NIGHTLIFE

- | | |
|--|---|
| 1. Man vs fries | 25. El Camino Fort Lauderdale |
| 2. Athena Must Have Greek | 26. Vinos on Las Olas |
| 3. Downtown Cigar BAR | 27. Ann's Florist and Coffee Bar |
| 4. Tarpon River Brewing | 28. Louie Bossi's Ristorante Bar Pizzeria |
| 5. Jerk Machine at Ft Lauderdale | 29. Artrageous On The River |
| 6. Wells Coffee Tarpon River | 30. Phat Boy Sushi |
| 7. The Fitz Bar & Lounge | 31. Canyon Restaurant |
| 8. Raw Brewing Company | 32. Goji Juicery and Kitchen |
| 9. Pirate Republic Seafood Restaurant | 33. Kin Ramen Poke Boba |
| 10. The Historic Downtowner | 34. YOLO Restaurant |
| 11. Rivertail | 35. Java & Jam |
| 12. Original Fat Cats | 36. Eddie V's Prime Seafood |
| 13. Rooftop @1WLO | 37. Crema Gourmet Espresso Bar |
| 14. O-B House - Fort Lauderdale | 38. Wild Sea Las Olas |
| 15. Sarpino's Pizzeria Fort Lauderdale | 39. matchbox |
| 16. Ichimora | 40. Tin Roof |
| 17. Fogo de Chao Brazilian Steakhouse | 41. Tommy Bahama Marlin Bar & Store |
| 18. Starbucks | 42. IT! Italy Ristorante & Cafe & Bar |
| 19. Timpano Las Olas | 43. Coyo Taco |
| 20. Morton's The Steakhouse | 44. SALT7 |
| 21. The Wilder | 45. Boathouse At The Riverside |
| 22. The Cheesecake Factory | 46. Askanelli Premium Georgian |
| 23. Big City Tavern | 47. Masa & More |
| 24. American Social | 48. The House on the River |
| | 49. Bagels & Co. |



Fort Lauderdale

Fort Lauderdale is strategically positioned in the heart of Broward County. Fort Lauderdale represents one of South Florida's most dynamic commercial real estate markets. This vibrant metropolitan area combines exceptional accessibility with a thriving business ecosystem, featuring proximity to Fort Lauderdale-Hollywood International Airport, Port Everglades—one of the nation's busiest cruise and cargo ports—and an extensive highway network connecting to Miami and Palm Beach counties. The market benefits from Florida's favorable tax environment, a diverse and educated workforce, and a growing population of over 1.9 million in the greater metropolitan area. Fort Lauderdale's economy spans key sectors including marine industries, technology, financial services, and international trade, while offering an unparalleled quality of life with year-round sunshine, world-class beaches, and cultural amenities. The area's continued infrastructure investments, coupled with competitive real estate costs compared to other major East Coast markets, position Fort Lauderdale as an increasingly attractive destination for corporate relocations, expansions, and new business ventures.



2025	1 mile	3 miles	5 miles
Est. Population	25,796	131,562	286,675
Est. Households	13,558	62,893	126,493
Est. Avg HH Income	\$179,798	\$151,701	\$136,397

0.7 miles
To Las Olas
Blvd

1.1 miles
To Brightline
Station

2.5 miles
To FLL

1.5 miles
To I-95

0.8 miles
To I-595

2.2 miles
To Port
Everglades

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For more information:

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