Lease

Manor Plaza

1019 Northwest 9th Avenue Fort Lauderdale, FL 33311

LEASE RATE $25 SF/yr

Elvis A Amor, PA MSIRE
(754) 248-8979

Ricardo Carrera
(954) 829-5702

COLDWELL BANKER COMMERCIAL REALTY

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Confidentiality & Disclaimer

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COLDWELL BANKER COMMERCIAL REALTY

WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Affiliated Professionals
Based upon sales professionals designated as commercial in dash as of 12/31/25.

Presence in
500+ offices, 50+ Countries

Over 18,700
Transactions

$9.32 Billion
Sales Volume

$1.06 billion
Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2025 – 12/31/2025.

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

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WHY COLDWELL BANKER COMMERCIAL

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have a built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.

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THE PROPERTY

Manor Plaza
1019 Northwest 9th Avenue
Fort Lauderdale, FL 33311

SCOPE OF SERVICE

Coldwell Banker Commercial to represent CROWN LIQUORS OF BROWARD INC in the sale of Manor Plaza

MARKET INFO

An exceptional location both for business and life after-hours, Manor Plaza is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the South Florida Market, we recommend the property be lease for 25 NNN PSF .

ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm as been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Fort Lauderdale area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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COLDWELL BANKER COMMERCIAL REALTY

Lease

Manor Plaza

1019 Northwest 9th Avenue Fort Lauderdale, FL 33311

PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to present approximately 2,833 SF of retail space for lease at 1019 Northwest 9th Avenue in Fort Lauderdale, Florida. The property is zoned B-1, providing an opportunity for a variety of neighborhood-oriented commercial and retail uses, subject to applicable zoning requirements.

Located in the established Fort Lauderdale market, the property offers convenient access to major roadways and surrounding residential and commercial neighborhoods. The site benefits from its proximity to Broward Boulevard and Northwest 9th Avenue, providing connectivity to Downtown Fort Lauderdale and surrounding trade areas. Public transit service is also available along the nearby Broward Boulevard corridor.

The approximately 2,833 SF retail space provides a flexible footprint suitable for an owner-user or tenant seeking a centrally located Fort Lauderdale location. The property is well suited for retail, professional services, showroom, office, and other neighborhood-serving commercial concepts, subject to zoning approval.

OFFERING SUMMARY

Lease Rate:	$25 SF/yr (NNN)
Available SF:	2,833 SF
Lot Size:	392,040 SF
Building Size:	82,358 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	466	2,168	9,588
Total Population	1,355	6,241	27,557
Average HH Income	$97,821	$77,869	$81,197

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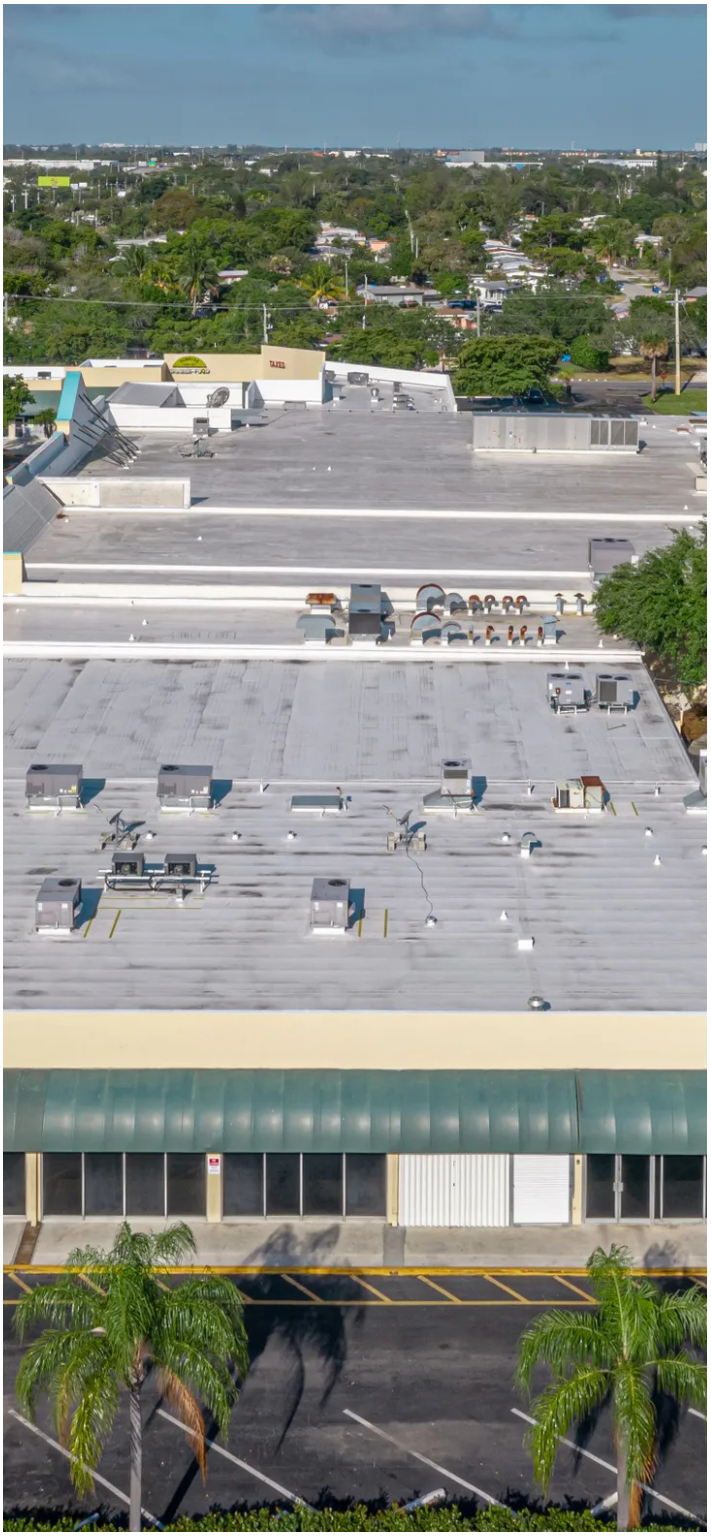

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LOCATION DESCRIPTION

Located in the vibrant Fort Lauderdale, our property is situated in the heart of a thriving retail district. The surrounding area boasts a dynamic mix of local shops, restaurants, and entertainment venues, creating a lively and energetic atmosphere. Just minutes away from Las Olas Boulevard, known for its upscale retail offerings and unique dining experiences, the location provides exceptional visibility and foot traffic. With close proximity to attractions such as the Museum of Discovery and Science and the NSU Art Museum, the area offers a perfect blend of culture and commerce. This sought-after location presents an unparalleled opportunity for retail and street retail tenants seeking to establish a prominent presence in South Florida's diverse market.

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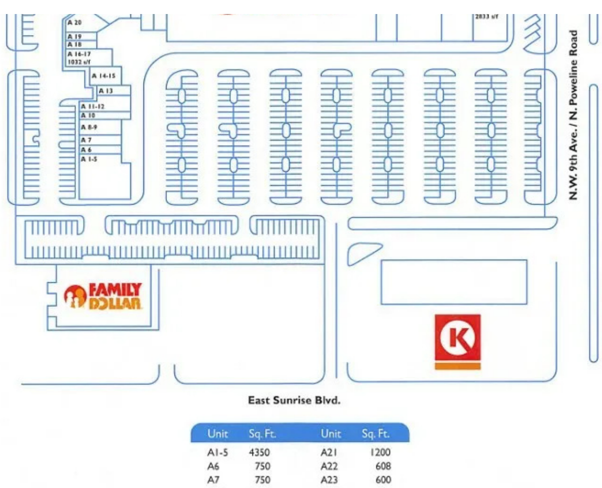
PROPERTY HIGHLIGHTS

- Approximately 2,833 SF of retail space
- B-1 zoning
- Flexible commercial space suitable for a variety of uses
- Established Fort Lauderdale location
- Convenient access to Broward Boulevard
- Close proximity to residential and commercial activity
- Suitable for retail, professional services, showroom, and other neighborhood-oriented businesses



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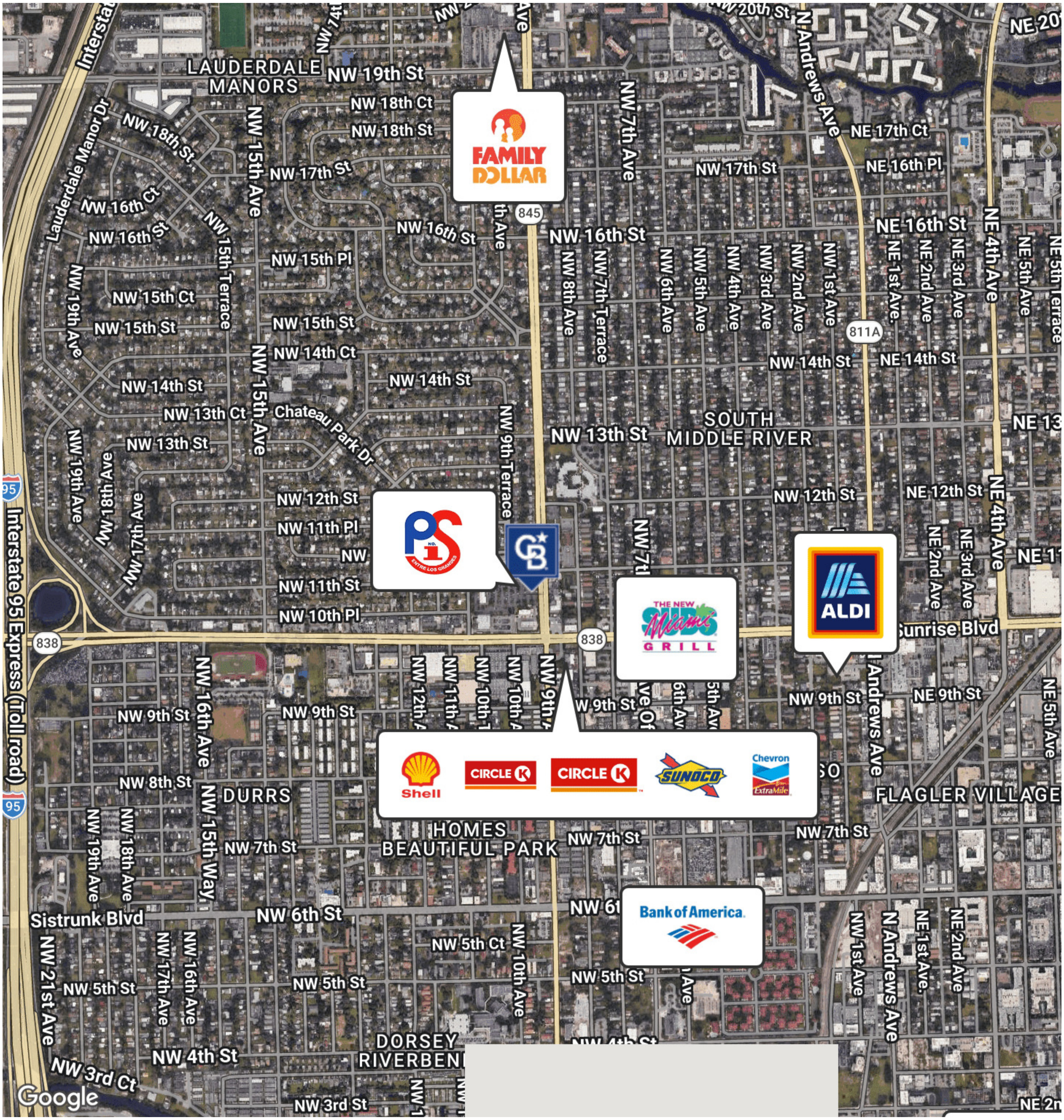

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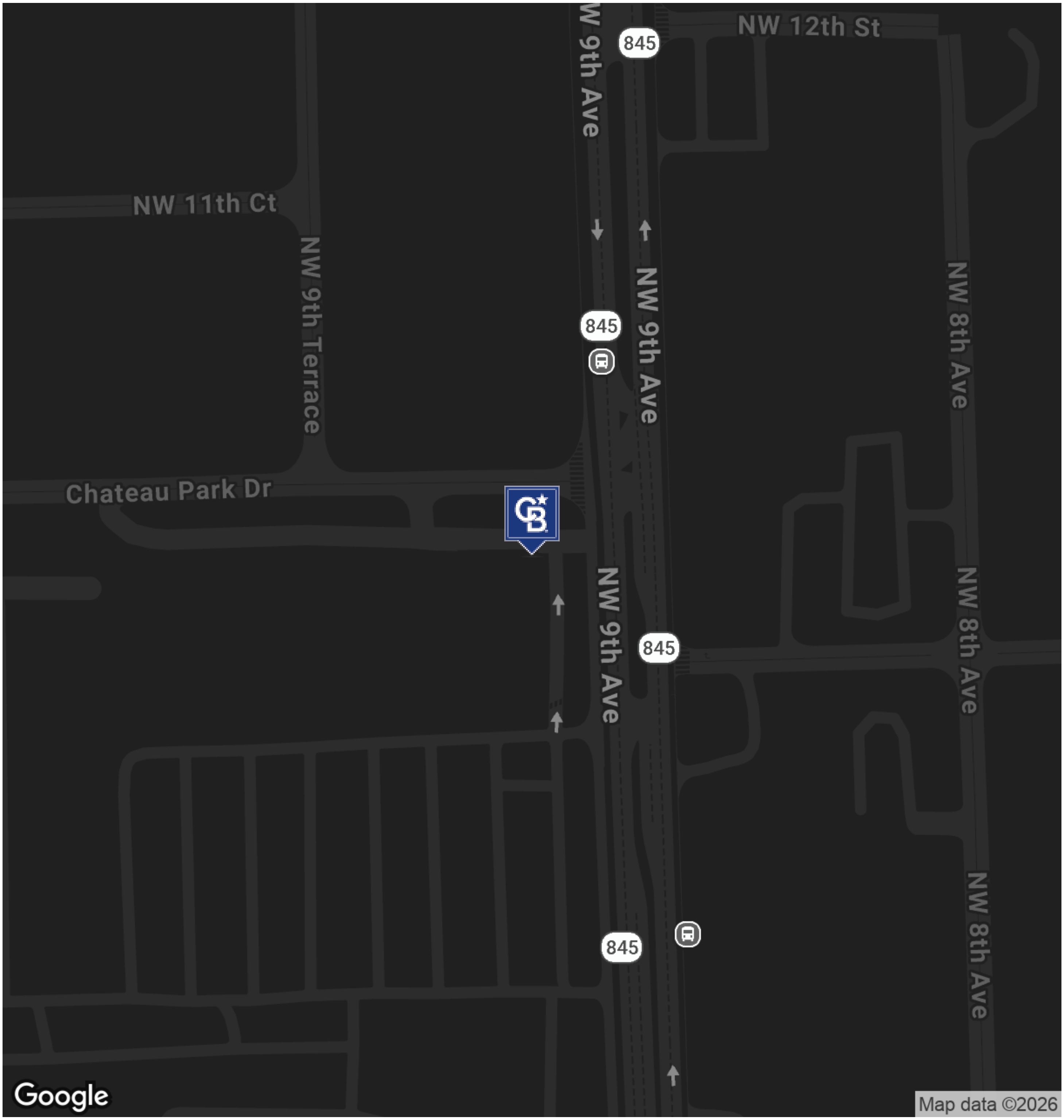

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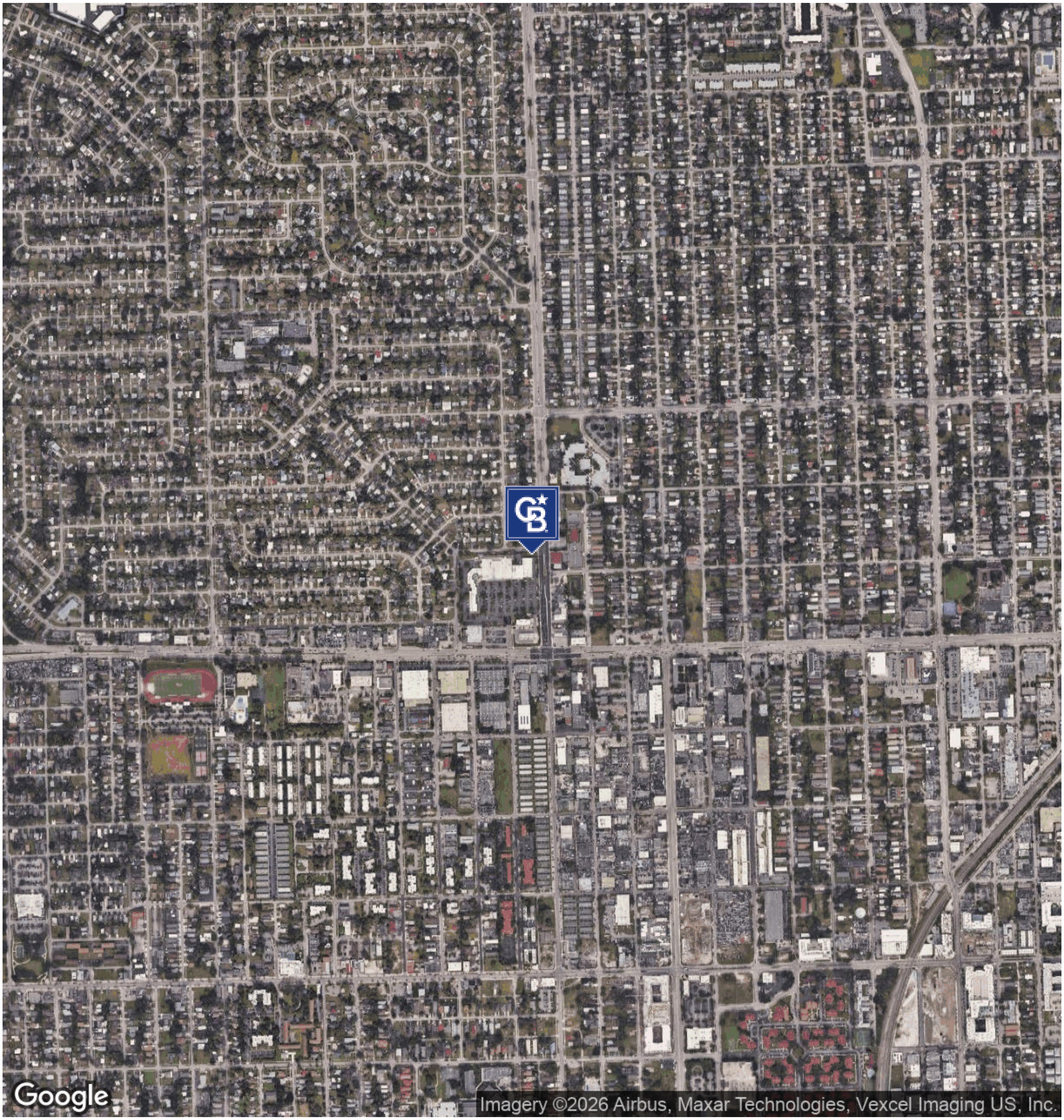

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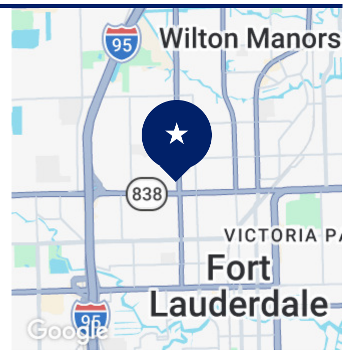
★

MANOR PLAZA

1019 Northwest 9th Avenue, Fort Lauderdale, FL 33311

Lease Rate:	$25 /SF/yr	Lease Type:	NNN
Space Size:	2,833 SF	Lease Term:	Negotiable

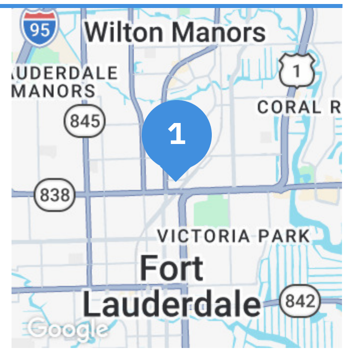


1

1100 NE 5TH TER

Fort Lauderdale, FL 33304

Lease Rate	$22.50 /SF/yr



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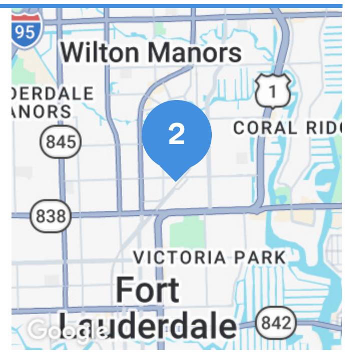
920 NE 13TH ST

Fort Lauderdale , FL 33304

Lease Rate	$40.00 /SF/yr	Lease Type:	NNN
Space Size:	1,675 SF		



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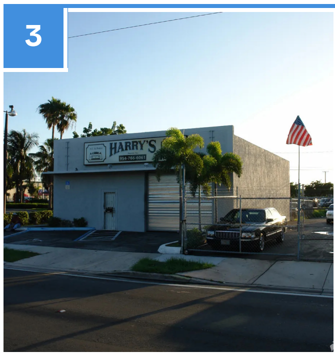
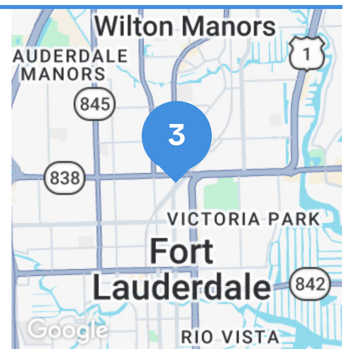


930 NE 4TH AVE

Fort Lauderdale, FL 33304

Lease Rate	$39.50 /SF/yr	Lease Type:	Gross
Space Size:	1,975 SF		



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COLDWELL BANKER
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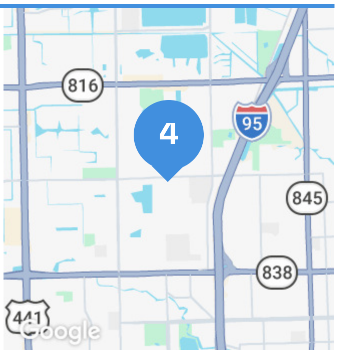
4

2620 NW 19TH ST

Fort Lauderdale, FL 33311

Lease Rate	$34.35 /SF/yr	Lease Term:	36 months



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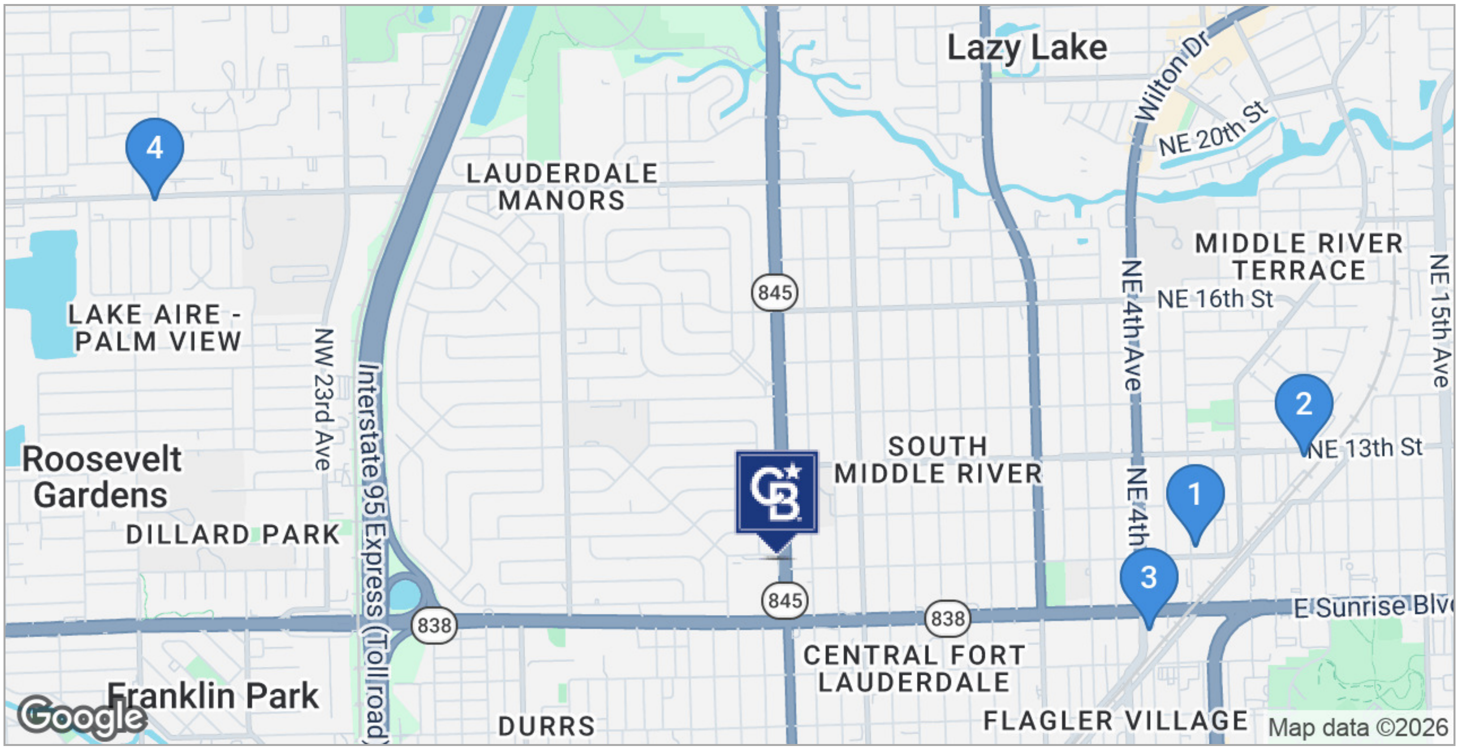

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE	LEASE TERM
★	**Manor Plaza** 1019 Northwest 9th Avenue Fort Lauderdale, FL 33311	$25.00 SF/yr	NNN	2,833 SF	Negotiable
1	**1100 NE 5th Ter** Fort Lauderdale, FL 33304	$22.50 /SF/yr	-	-	-
2	**920 NE 13th St** Fort Lauderdale , FL 33304	$40.00 /SF/yr	NNN	1,675 SF	-
3	**930 NE 4th Ave** Fort Lauderdale, FL 33304	$39.50 /SF/yr	Gross	1,975 SF	-
4	**2620 NW 19th St** Fort Lauderdale, FL 33311	$34.35 /SF/yr	-	-	36 months
	AVERAGES	**$34.09 /SF/YR**		**1,825 SF**	**36 MONTHS**

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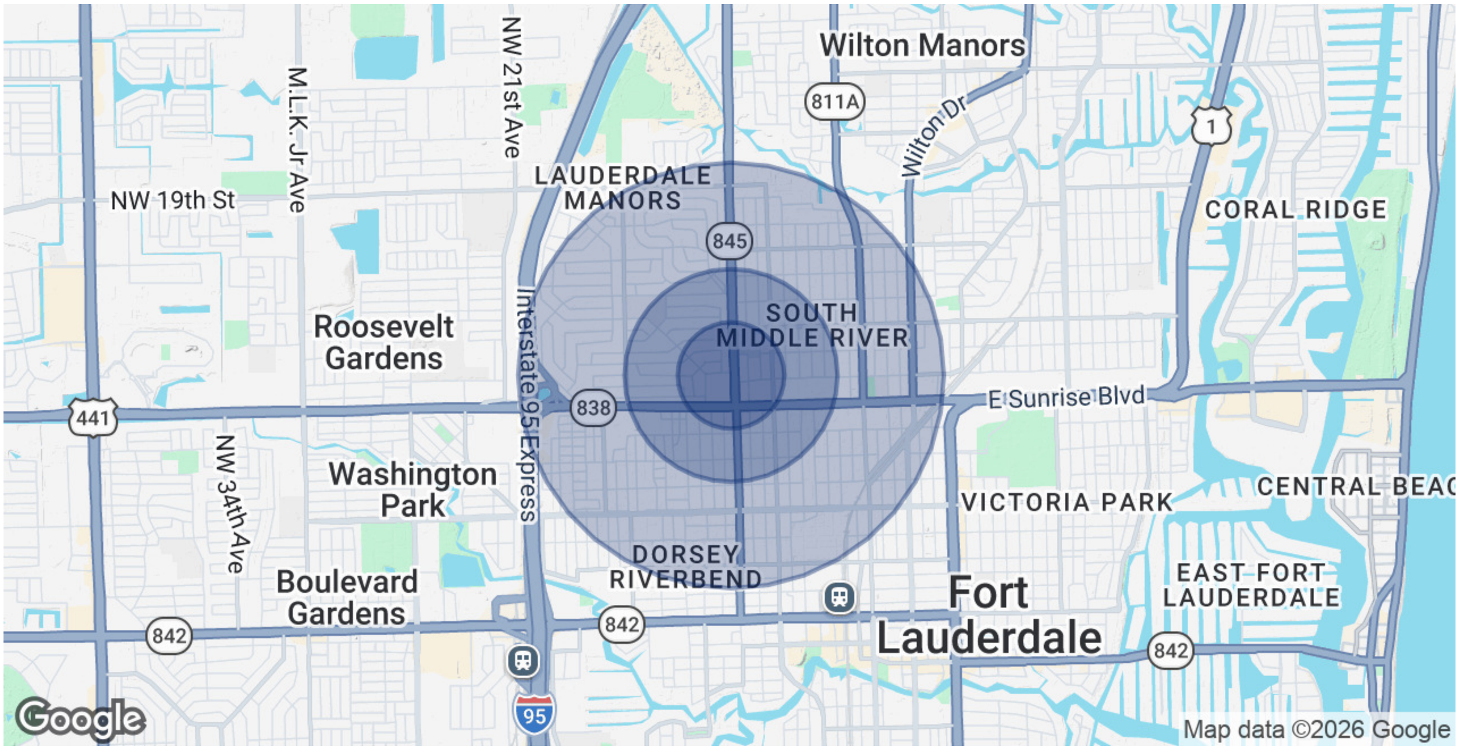

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,355	6,241	27,557
Average Age	36.5	34.4	34.2
Average Age (Male)	37.1	33.3	32.1
Average Age (Female)	35.3	34.8	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	466	2,168	9,588
# of Persons per HH	2.9	2.9	2.9
Average HH Income	$97,821	$77,869	$81,197
Average House Value	$322,364	$312,578	$305,257

2023 American Community Survey (ACS)

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ELVIS A AMOR, PA MSIRE

Vice President | Commercial Real Estate Investment Sales

elvis.amor@cbcnrt.com

Direct: **(754) 248-8979** | Cell: **(754) 248-8979**

FL #SL3468786

PROFESSIONAL BACKGROUND

Elvis A. Amor is a Commercial Real Estate Investment Sales Advisor at Coldwell Banker Commercial Realty, dedicated to helping corporations, investors, and developers maximize returns through strategic acquisitions, dispositions, and leasing.

With a Master of International Real Estate from Florida International University and a proven record of success, Elvis leverages data-driven strategies, underwriting expertise, and deep market insight to help clients build wealth and long-term legacy through commercial real estate investments.

As a trusted Commercial Advisor, Elvis focuses on identifying high-performing opportunities, analyzing market trends, and negotiating deals that deliver exceptional results. His mission goes beyond transactions; he partners with clients to expand portfolios, preserve capital, and achieve sustainable growth.

Elvis approaches every relationship with transparency, insight, and a commitment to helping clients make informed, profitable decisions in today's competitive commercial real estate market.

EDUCATION

His educational foundation includes a Master of International Real Estate from Florida International University, where he specialized in leasing, acquisition, valuation, and disposition strategies. During his academic career, Elvis actively participated in industry-leading organizations such as the International Council of Shopping Centers (ICSC) and CoreNet Global. He also had the opportunity to be mentored by John Harmon of the Publix Real Estate Department, gaining invaluable real-world insights into corporate real estate practices.

Elvis A. Amor's dedication, knowledge, and holistic experience make him a trusted and invaluable resource for commercial real estate investors seeking a knowledgeable and results-driven advisor.

MEMBERSHIPS

Miami Commercial of Realtors

Coldwell Banker Commercial Realty
3319 Sheridan St
Hollywood, FL 33021
555.555.5555

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