



CAUSEWAY 17

match

RESTAURANT SPACE

1799 SE 17th Street
Fort Lauderdale Florida



EXECUTIVE SUMMARY

1799 SE 17TH STREET, FORT LAUDERDALE, FL 33316



HIGHLIGHTS

- Parking is 7:1000 (at no additional cost)
- The front door to line up with 800 room Omni Hotel
- 1 mile to Fort Lauderdale Beach
- Close to FLL International Airport
- Average Daily Car Count on 17th St is + / - 36,000
- 1.5 Billion \$ expansion to the convention center across the street
- In the shadow of 396 unit, “Broadstone Harbor Beach” newly developed high end apartments.
- Just across the street is Port Everglades which is one of the top three cruise ports in the world.





CAUSEWAY
17

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LUXURY

CAUSEWAY
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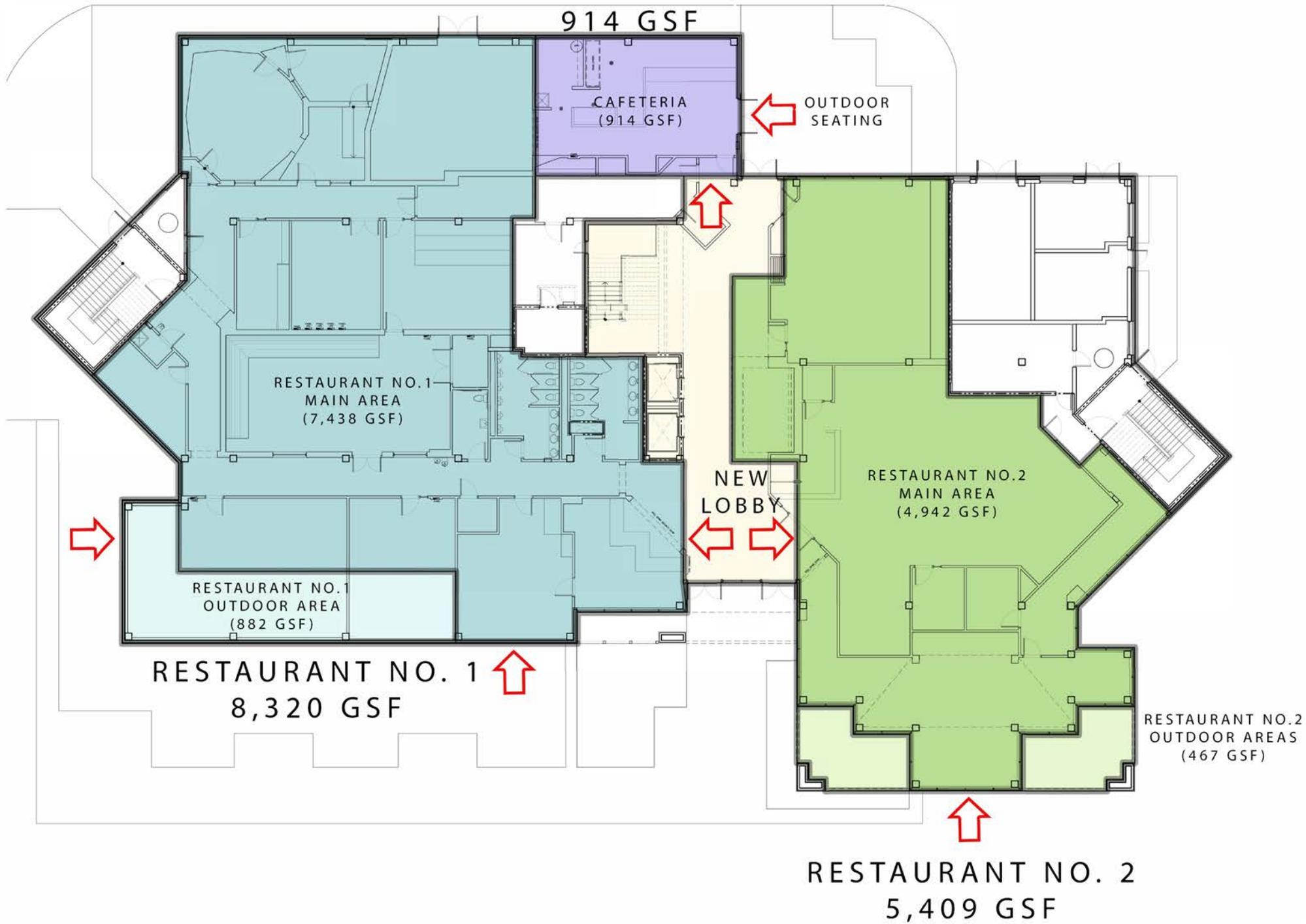
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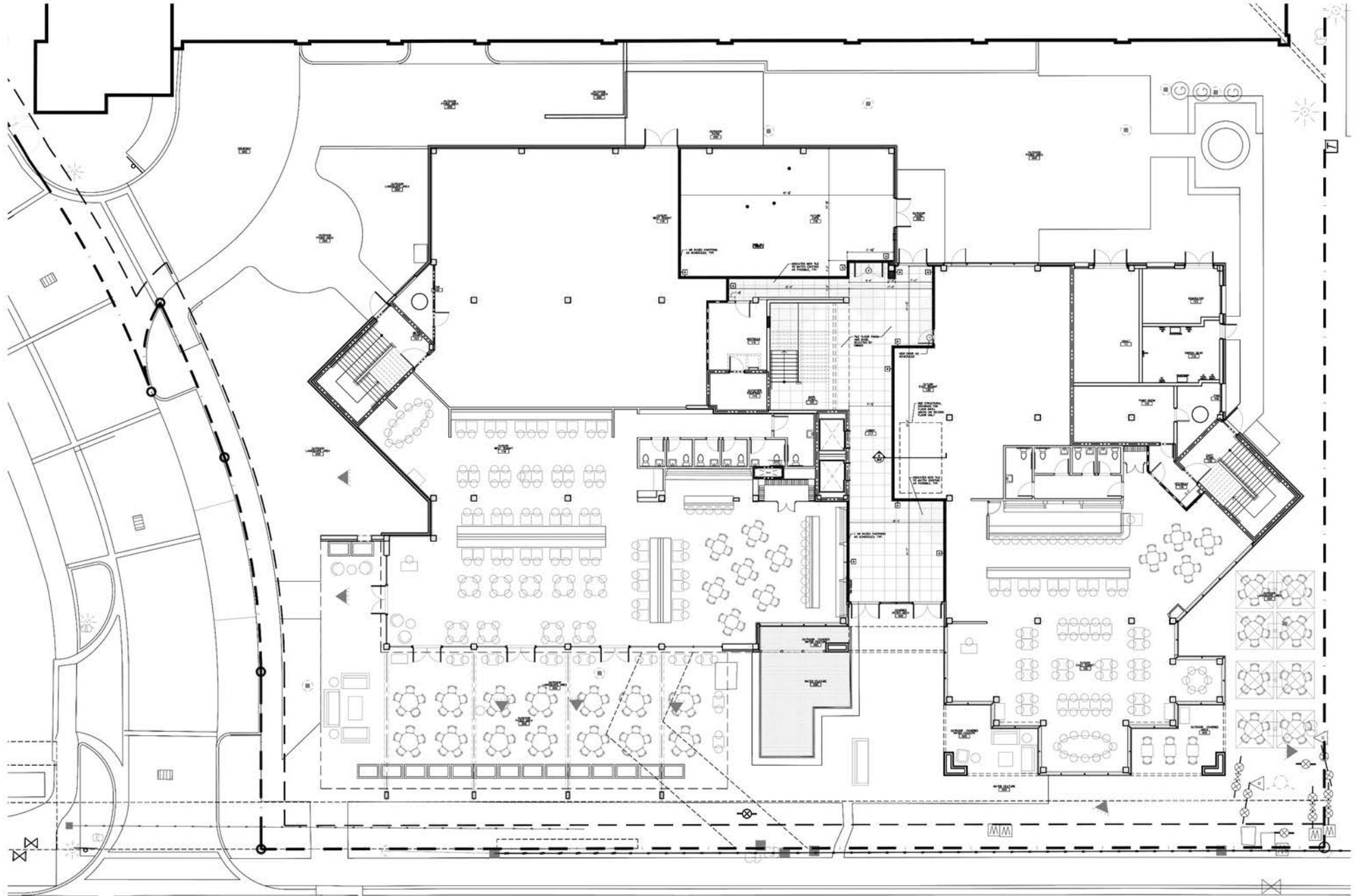
LAYOUT - RESTAURANT

CAFETERIA

914 GSF



LAYOUT - RESTAURANT



CONCEPTUAL GROUND FLOOR PLAN
SCALE : 1/8"=1'-0"

Market Analysis

Status: Active (73)

	#BEDS	#FB	LA	LP\$	LP\$/SqFt	SP\$	SP\$/SqFt	DOM	SP\$/LP\$
Min			1,516	\$1,080,000	\$597.19	-	-	3	-
Max	9	9	11,631	\$35,000,000	\$4,102.68	-	-	532	-
Avg	5	5	5,144	\$8,353,459	\$1,529.25	-	-	140	-
Median	5	5	4,692	\$6,000,000	\$1,344.50	-	-	122	-

Status: Closed Sale (78)

	#BEDS	#FB	LA	LP\$	LP\$/SqFt	SP\$	SP\$/SqFt	DOM	SP\$/LP\$
Min	2	2	1,074	\$993,000	\$357.71	\$995,000	\$371.87		.768
Max	11	11	21,756	\$33,000,000	\$2,526.80	\$32,500,000	\$2,488.51	603	1.086
Avg	5	4	4,844	\$6,336,824	\$1,282.87	\$5,843,816	\$1,186.67	88	.935
Median	4	4	4,057	\$4,199,500	\$1,226.48	\$3,912,500	\$1,141.68	39	.94

Status: All (151)

	#BEDS	#FB	LA	LP\$	LP\$/SqFt	SP\$	SP\$/SqFt	DOM	SP\$/LP\$
Min			1,074	\$993,000	\$357.71	\$995,000	\$371.87		.768
Max	11	11	21,756	\$35,000,000	\$4,102.68	\$32,500,000	\$2,488.51	603	1.086
Avg	5	5	4,988	\$7,311,753	\$1,400.93	\$5,843,816	\$1,186.67	113	.935
Median	5	5	4,293	\$4,995,000	\$1,269.81	\$3,912,500	\$1,141.68	78	.94

Criteria:

Property Type is one of 'Single Family', 'Condo/Co-Op/Villa/Townhouse'

Status is 'Active'

Status is 'Closed Sale'

Status Contractual Search Date is 02/23/2023 to 02/23/2022

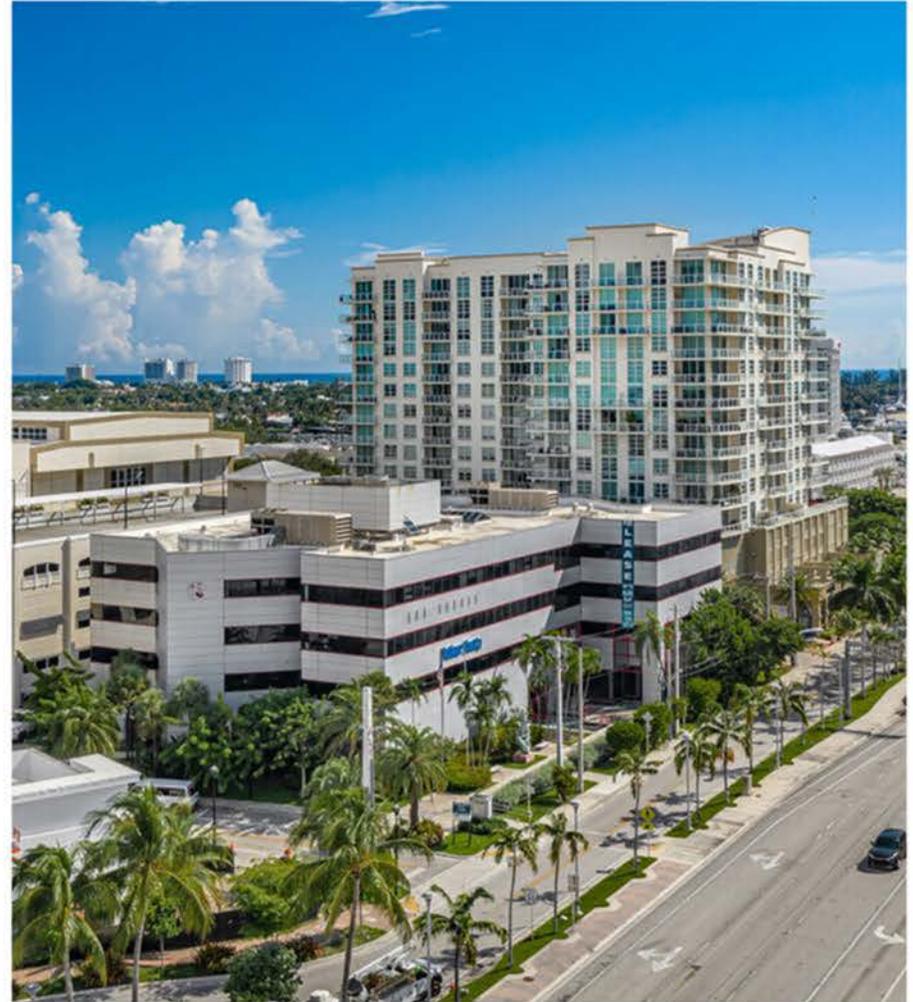
Type of Property is 'Single'

Latitude, Longitude is around 26.11, -80.12

PROPERTY OVERVIEW

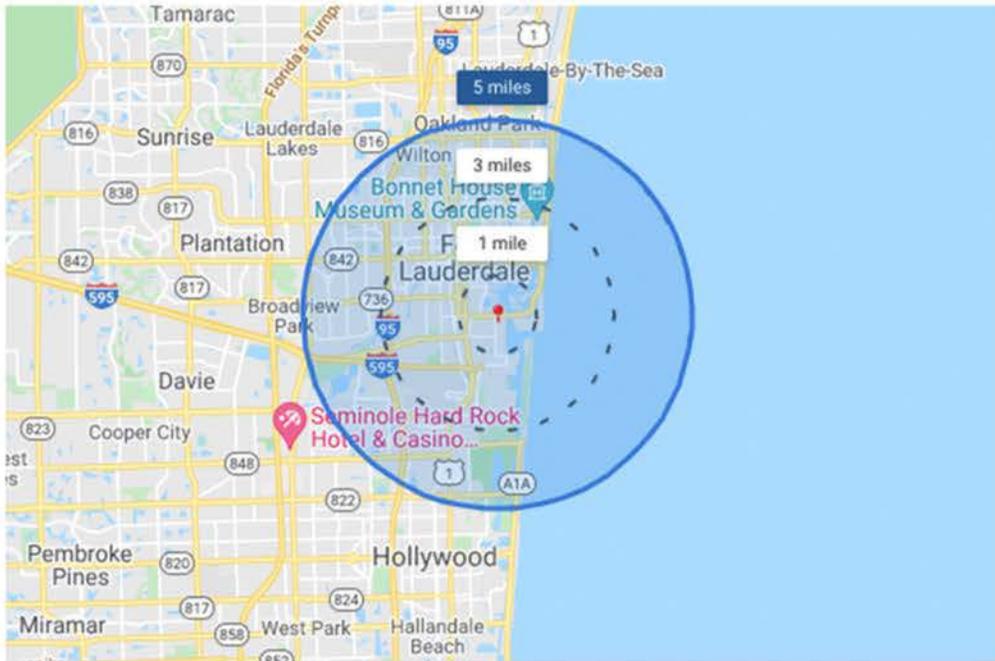
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Building Type	Office
Year Built/Renovated	1998/2020
Building Height	4 Stories
Building Size	75,420 SF
Building Class	B
Typical Floor Size	18,855 SF
Parking	530 Surface Parking Spaces



SURROUNDING DEMOGRAPHIC

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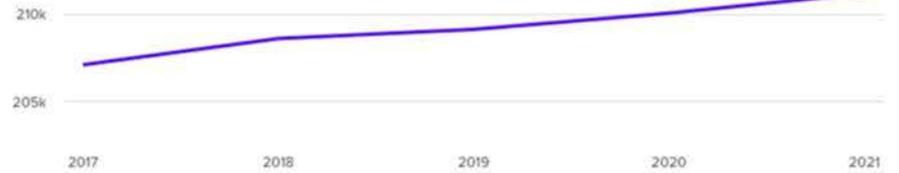


Current Demographics

Population

211k

0% Compared to 210k in 2020 ↑ 1% Compared to 207k in 2017



Household Income

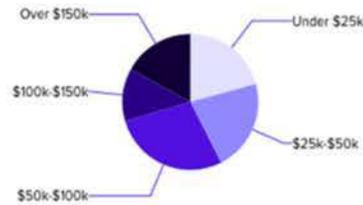
\$58.8k

Median Income

\$67.8k

2026 Estimate

↑ 3% Growth Rate



Age Demographics

43

Median Age

43

2026 Estimate

0%

Growth Rate



Number of Employees

198k

Top 5 Employment Categories

Management

Sales & Related

Office & Administrative Support

Food Prep & Service

Production



FORT LAUDERDALE DEVELOPMENT

1799 SE 17TH STREET, FORT LAUDERDALE, FL 33316



In 2015, the Board of County Commissioners approved the expansion of the Broward County Convention Center and adding a headquarters hotel. The Convention Center expansion will add an additional 400,000+ square feet of meeting/event space and an upscale 800 room headquarters hotel.

Center



FORT LAUDERDALE AREA

1799 SE 17TH STREET, FORT LAUDERDALE, FL 33316

The Broward County Convention Center is already the heart of a thriving meeting & convention business. With the County's Convention Center expansion (resulting in a 1.2 million square foot facility) and new on-site headquarters hotel, there is every reason to be optimistic about future

The project will generate:

- Nearly 50 more events annually
- An estimated 80,000 new attendees (50% increase)
- Over 135,000 new annual overnight stays
- Over \$96 million in future annual tax revenues (in present value)

The new, onsite headquarters hotel will provide:

- 800 rooms & suites
- Direct connectivity to convention center facility
- A new publicly accessible waterfront plaza
- New retail/entertainment opportunities for the community



The addition of retail & entertainment options on & around the site will:

- Optimize the marketability of Broward's Convention Center
- Offer unique, new recreation opportunities for residents & visitors
- Increased economic activity for local restaurants, retailers & tourist attractions
- Create an iconic destination with "sense of place"



BROKER PROFILE

1799 SE 17TH STREET, FORT LAUDERDALE, FL 33316

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Director of Real Estate



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Professional Background

Brian began working as Director of Real Estate in 1999 for a large Franchisee of Papa John's Pizza; opening approximately 50 stores. He served as a developer of multiple Walgreens sites and strip centers, 2002-2005, all presently company-owned.

Brian oversees the operating of the property management/holdings company for company-owned as well as 3rd party property/association management. Brian has approximately 220 tenants in 11 states, primarily single users, including Starbucks, McDonald's, Wendy's, Chick Fil-A, Taco Bell, Denny's, Rally's, Checkers, Burger King, etc, approximately 120,000 sf in office space as well as approximately 100,000 sf in warehouse space. Also under management are a 3rd party office park on Cypress Creek, Warehouse on FLL, as well as various other non-company-owned assets.

Brian is the Operating Partner for 2 Boathouse Marinas; one in Fort Lauderdale is a concrete hangar for Mega Yachts up to 132' in length and 420 lineal feet of face dock for Yachts 200' and over, the other dry stack Marina is in Pompano; 160 dry slips, 20 wet slips operating all aspects including parts, sales, and service of brands such as Mercury, Yamaha, Suzuki, Streamline and Twin Vee Boats.

Florida Equities is a commercial real estate sales, leasing, management and advisory firm headquartered in Fort Lauderdale. The firm was founded in 1999 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, property management, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

