



LAND FOR SALE

315 NORTHEAST 7TH AVENUE

**SITE PLAN APPROVED 53 LUXURY CONDO |  
DOWNTOWN FT. LAUDERDALE**

**FA**  
Commercial

+ **PROPERTY TYPE**  
Land

+ **LOT SIZE**  
13,601 SF

+ **UNITS**  
53

+ **PRICE**  
\$4,500,000

+ **ZONING**  
RAC-EMU

### PROPERTY OVERVIEW

FA Commercial is pleased to exclusively present this stunning property, spread across an impressive 13,601 SF, is a remarkable investment that perfectly combines space, location, and versatility. The combination of a prime location, the RAC-EMU zoning, and an impressive approved project plan for 53 luxury condominium units make this property an enticing prospect for those looking to make a lasting mark in the Fort Lauderdale real estate market.

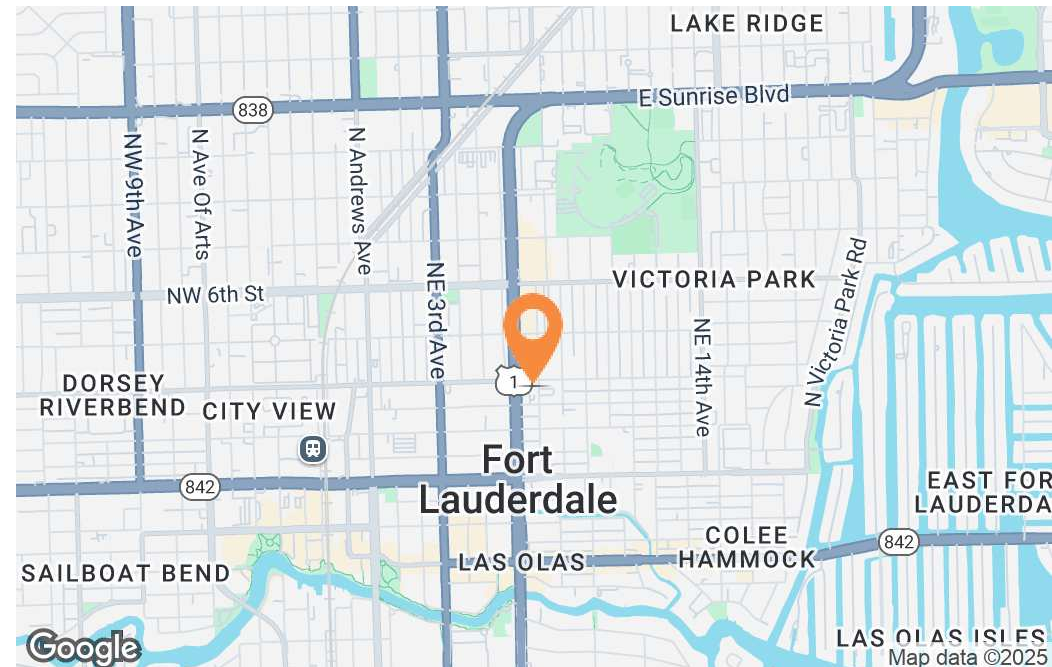
### PROPERTY HIGHLIGHTS

- Site plan approved 53 Luxury Condominium Units
- Lot dimensions: 93' (NE 4th St.) & x 146' (NE 7th Ave)
- 55,877 SF of sellable area (51% efficiency)
- 106 Parking Spaces
- Floors: 15
- Total Gross Area: 125,360 SF

YouTube



**WATCH OVERVIEW  
PROPERTY VIDEO**









## FLAGLER VILLAGE DEVELOPMENT UNDER CONSTRUCTION

Residential Units - 1,133  
Retail Square Ft. - 75,460  
Office Square Ft. - 768,138

## APPROVED

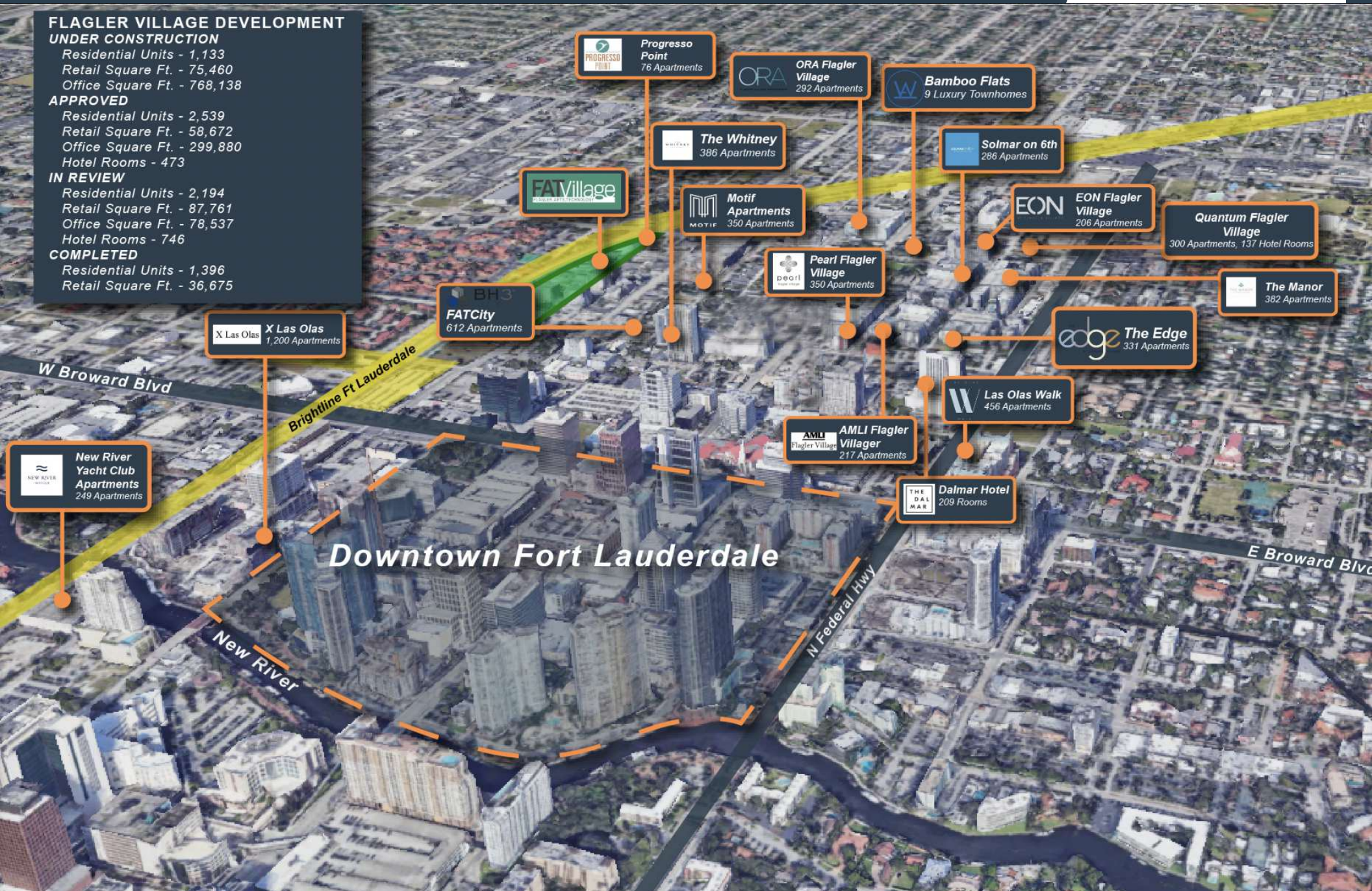
Residential Units - 2,539  
Retail Square Ft. - 58,672  
Office Square Ft. - 299,880  
Hotel Rooms - 473

## IN REVIEW

Residential Units - 2,194  
Retail Square Ft. - 87,761  
Office Square Ft. - 78,537  
Hotel Rooms - 746

## COMPLETED

Residential Units - 1,396  
Retail Square Ft. - 36,675



**X Las Olas**  
1,200 Apartments

**New River  
Yacht Club  
Apartments**  
249 Apartments

**FATCity**  
612 Apartments

**Progresso  
Point**  
76 Apartments

**ORA  
Flagler  
Village**  
292 Apartments

**Bamboo Flats**  
9 Luxury Townhomes

**The Whitney**  
386 Apartments

**Solmar on 6th**  
286 Apartments

**FATVillage**

**Motif  
Apartments**  
350 Apartments

**EON  
Flagler  
Village**  
206 Apartments

**Quantum Flagler  
Village**  
300 Apartments, 137 Hotel Rooms

**Pearl  
Flagler  
Village**  
350 Apartments

**The Manor**  
382 Apartments

**edge  
The Edge**  
331 Apartments

**Las Olas Walk**  
456 Apartments

**AMLI  
Flagler Village**  
217 Apartments

**Dalmar Hotel**  
209 Rooms

**Downtown Fort Lauderdale**



# Downtown Fort Lauderdale 2030



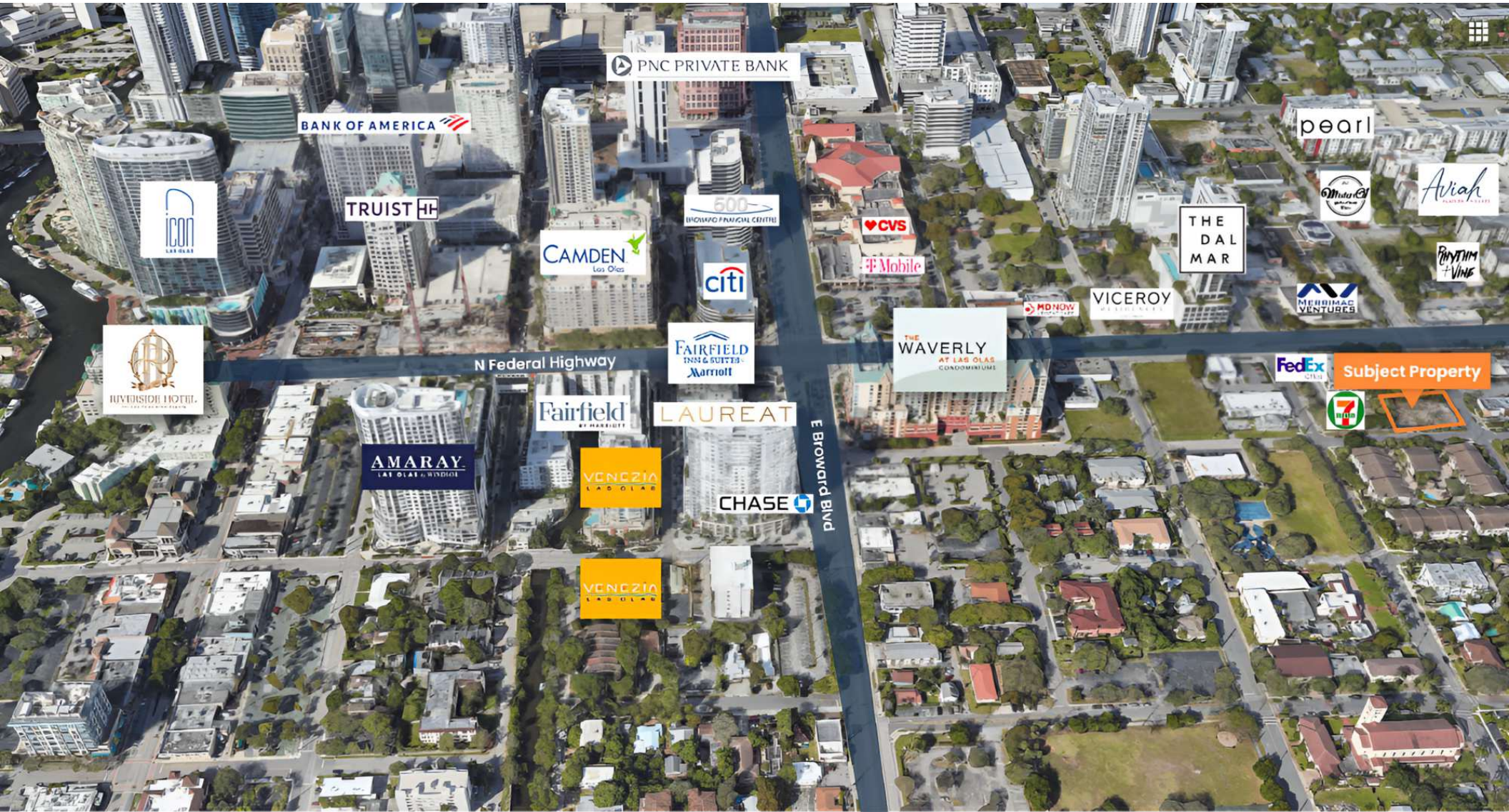
## Key Destinations

1. Brightline Station
2. Broward Center for the Performing Arts
3. Florida Panthers Ice Den
4. County Courthouse
5. Las Olas Boulevard
6. Fort Lauderdale Beach

## Proposed & Potential Future Developments

- |                                    |                              |
|------------------------------------|------------------------------|
| A. FAT Village                     | K. River Lofts on 5th        |
| B. Searstown                       | L. New River Yacht Club West |
| C. Flagler Creative                | M. Next Las Olas             |
| D. Broward Crossing                | N. First Ave Residences      |
| E. Flagler Sixth                   | O. 488 Residences            |
| F. FAT City                        | P. RD Las Olas               |
| G. City / County Government Campus | Q. Riverpark Square          |
| H. City Center Venue               | R. Riverwalk Residences      |
| I. Rainfree Riverwalk Residences   | S. New River Central         |
| J. 317 N Federal Highway           | T. 629 Residences            |















AERIAL PHOTO

LAND FOR SALE

FORT LAUDERDALE  
BEACH

LAS OLAS BEACH

NURMISLES

Subject Property

NE 4th Street

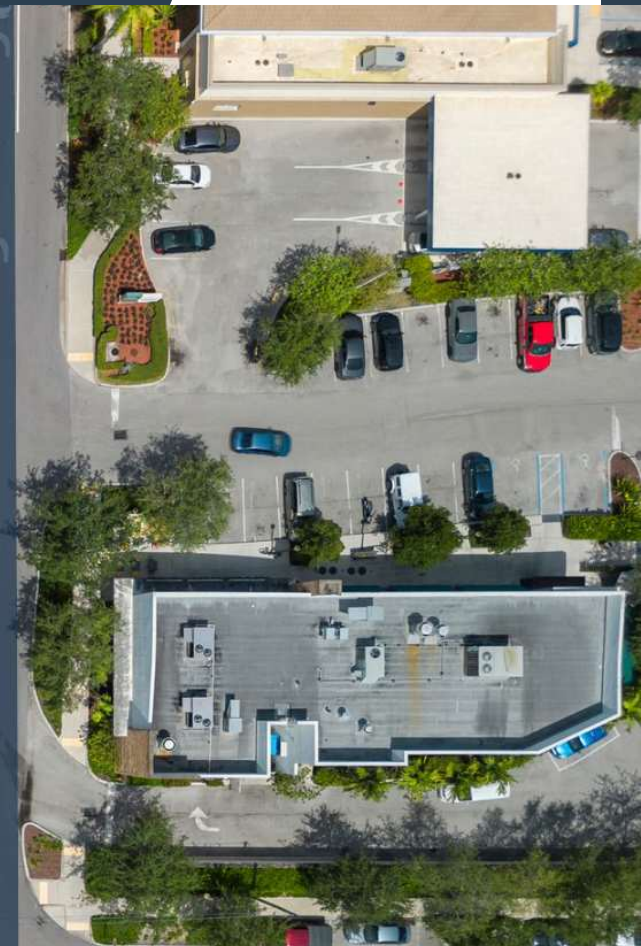
NE 3rd Street



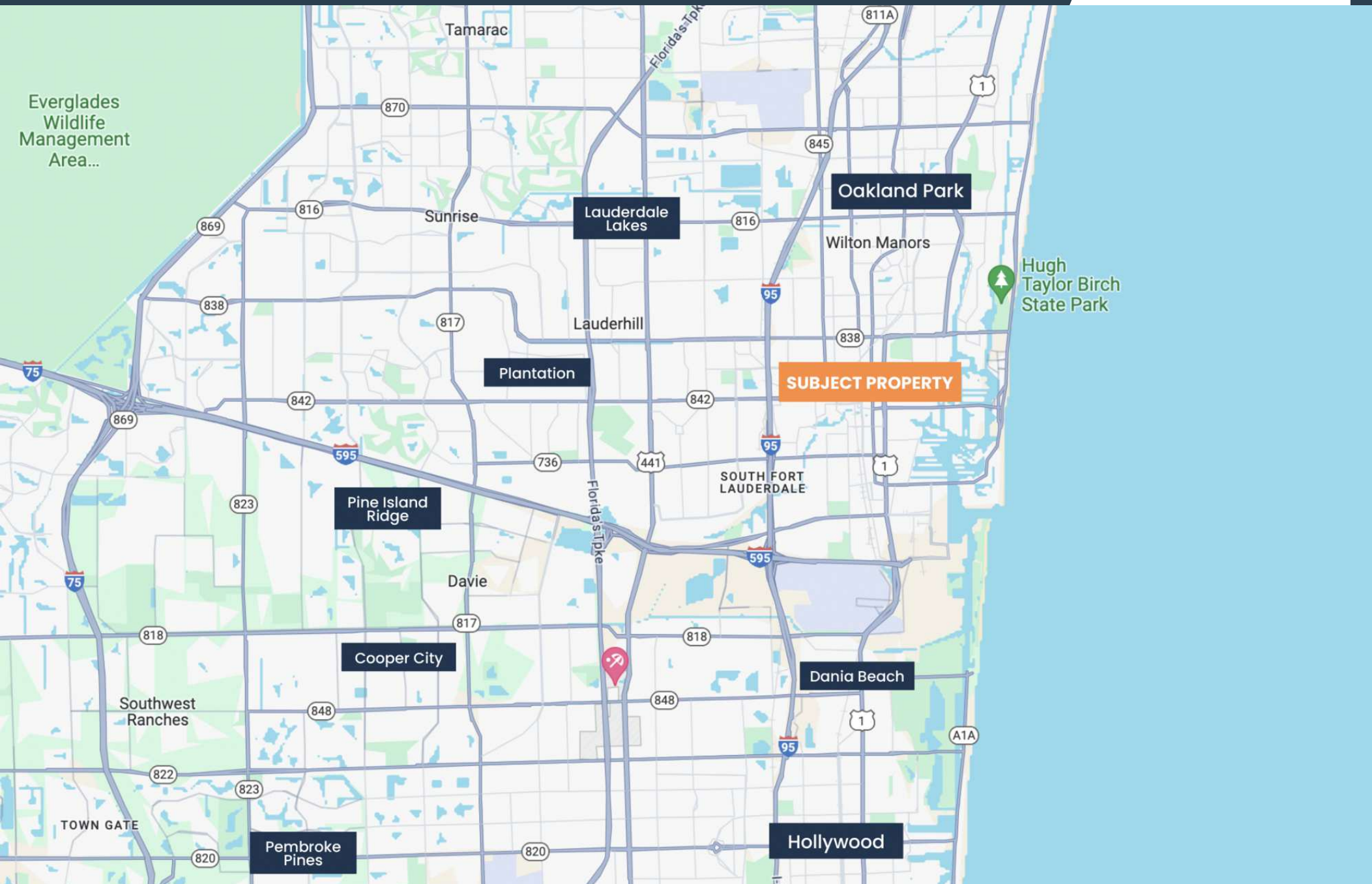


NE 4th Street

NE 7th Avenue











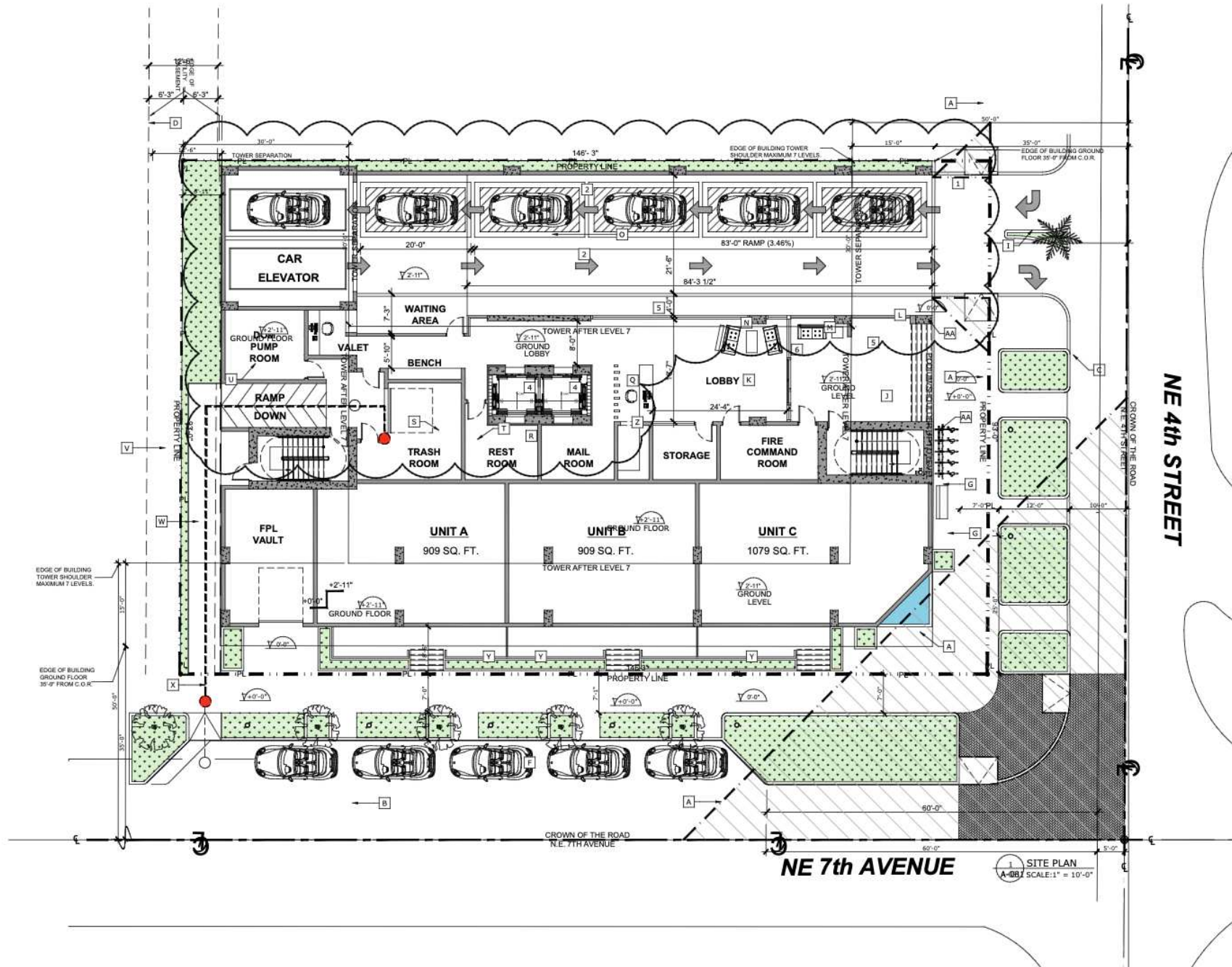




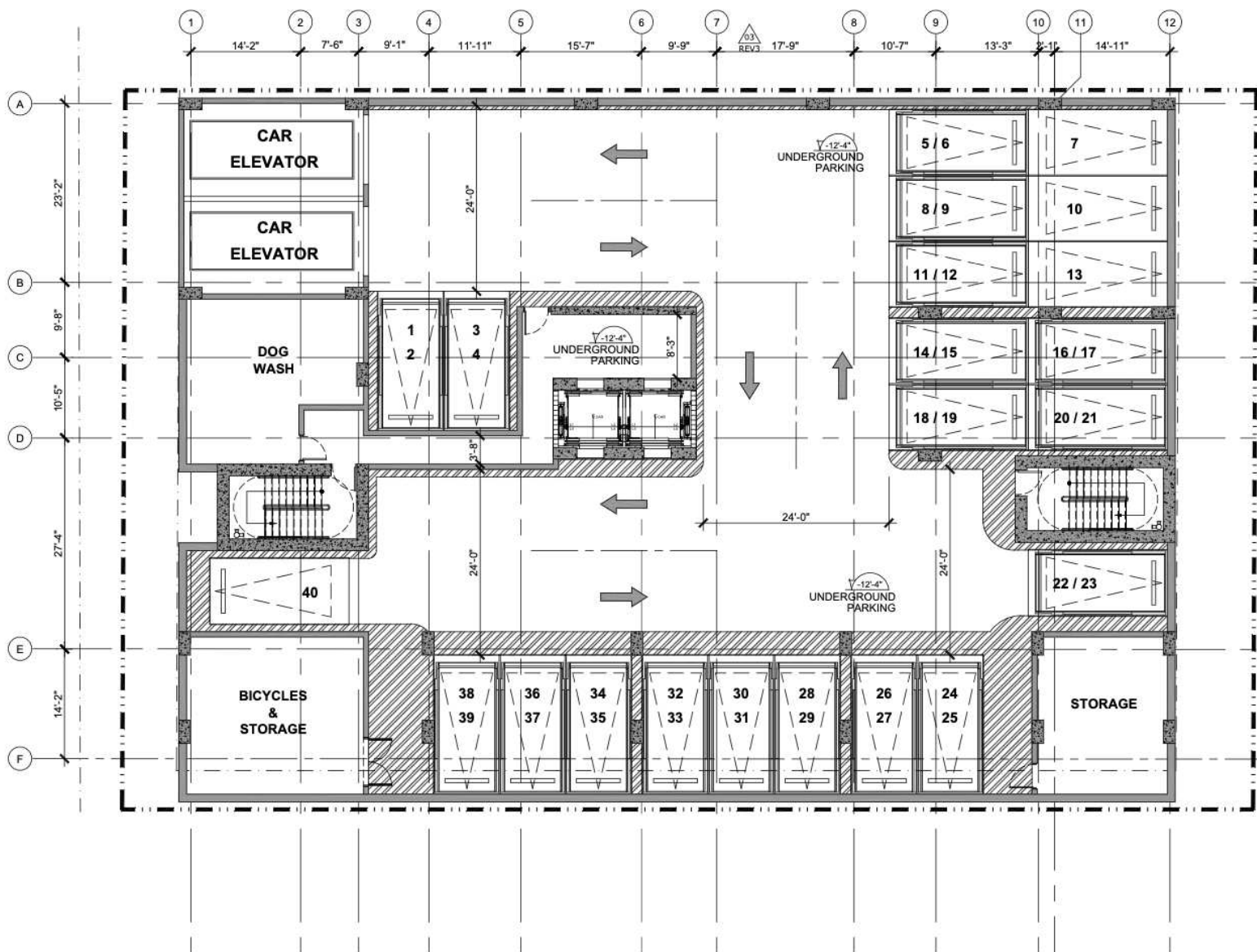











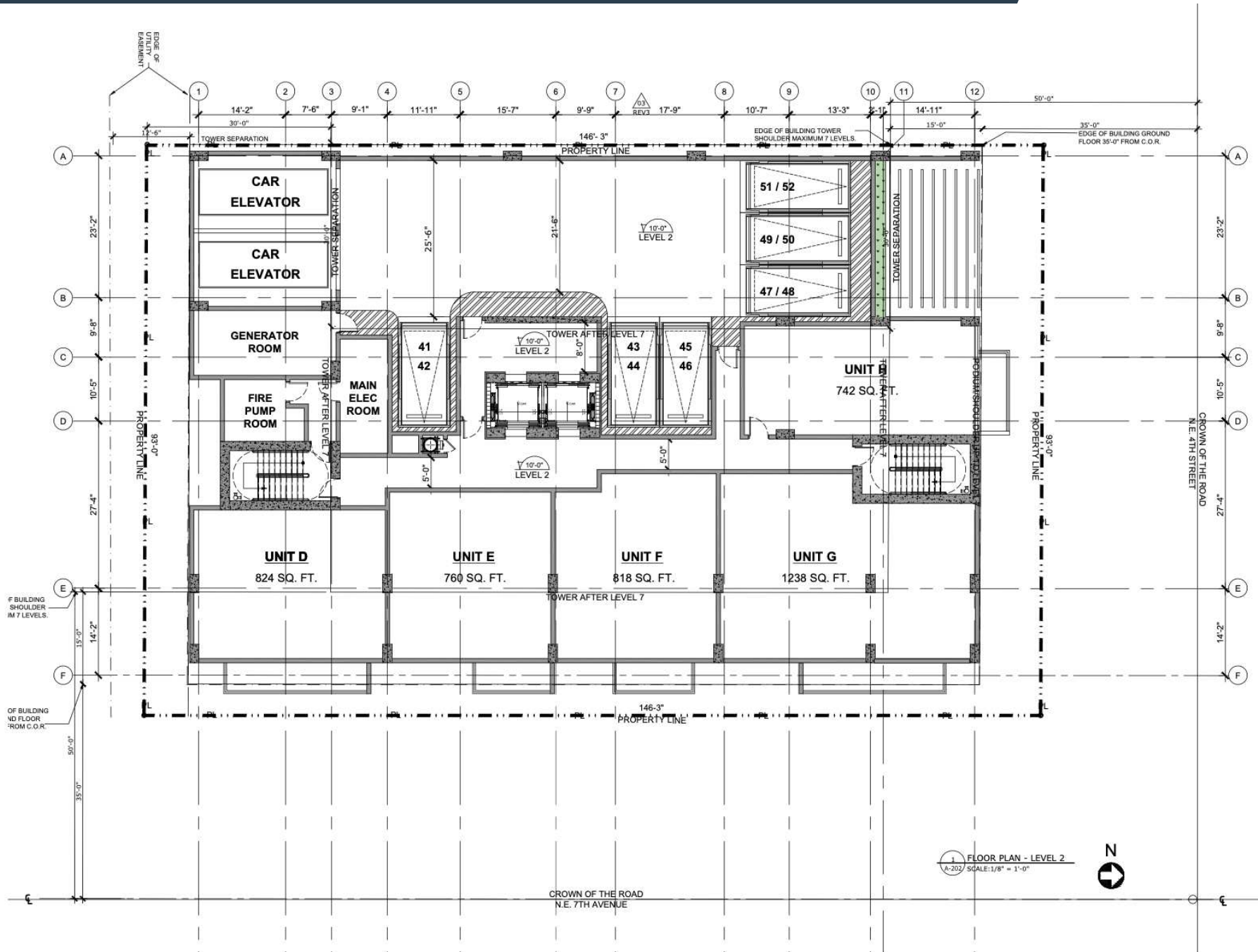


1 FLOOR PLAN - LEVEL 0.5  
A-201 SCALE: 1/8" = 1'-0" 

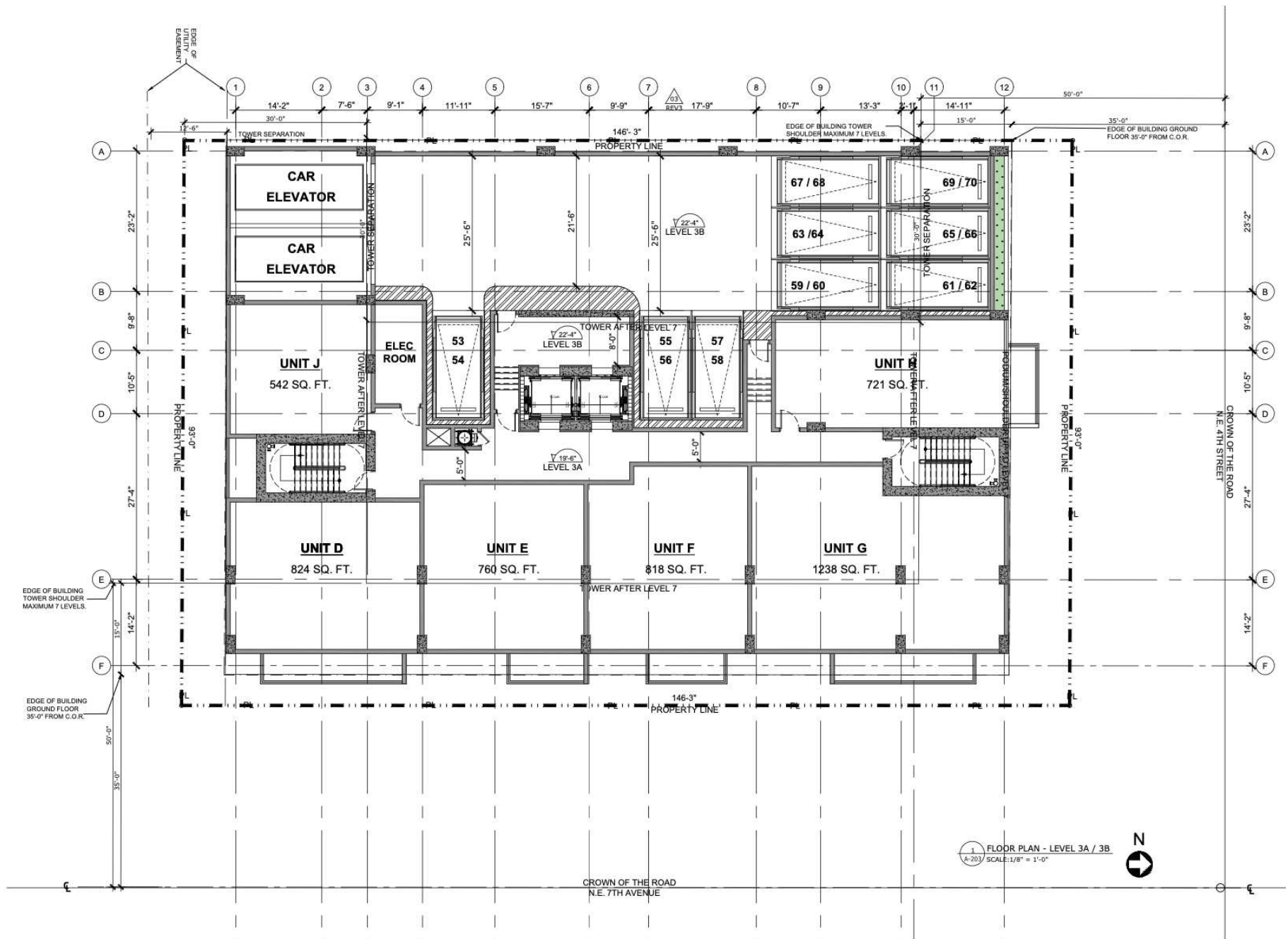




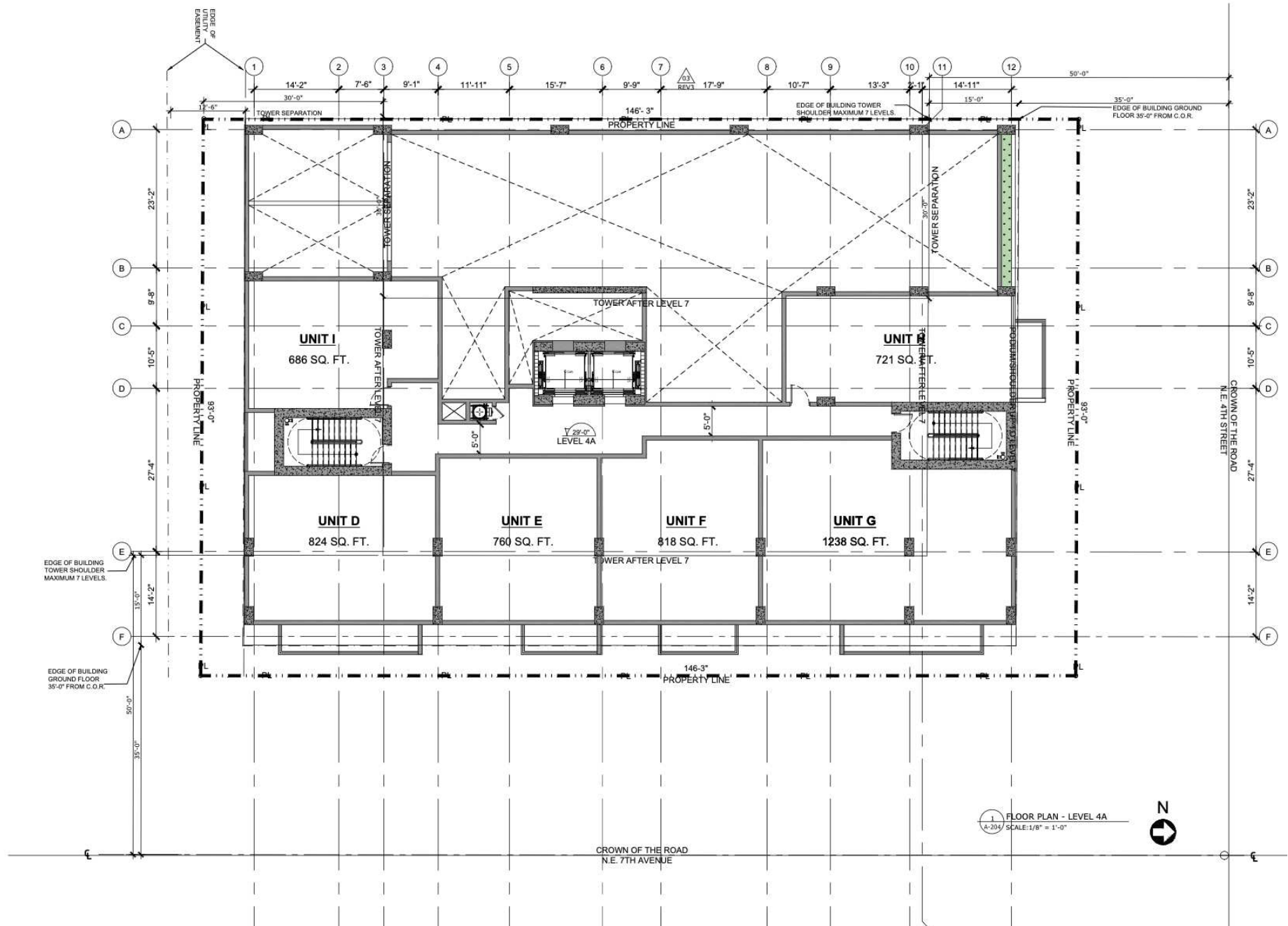




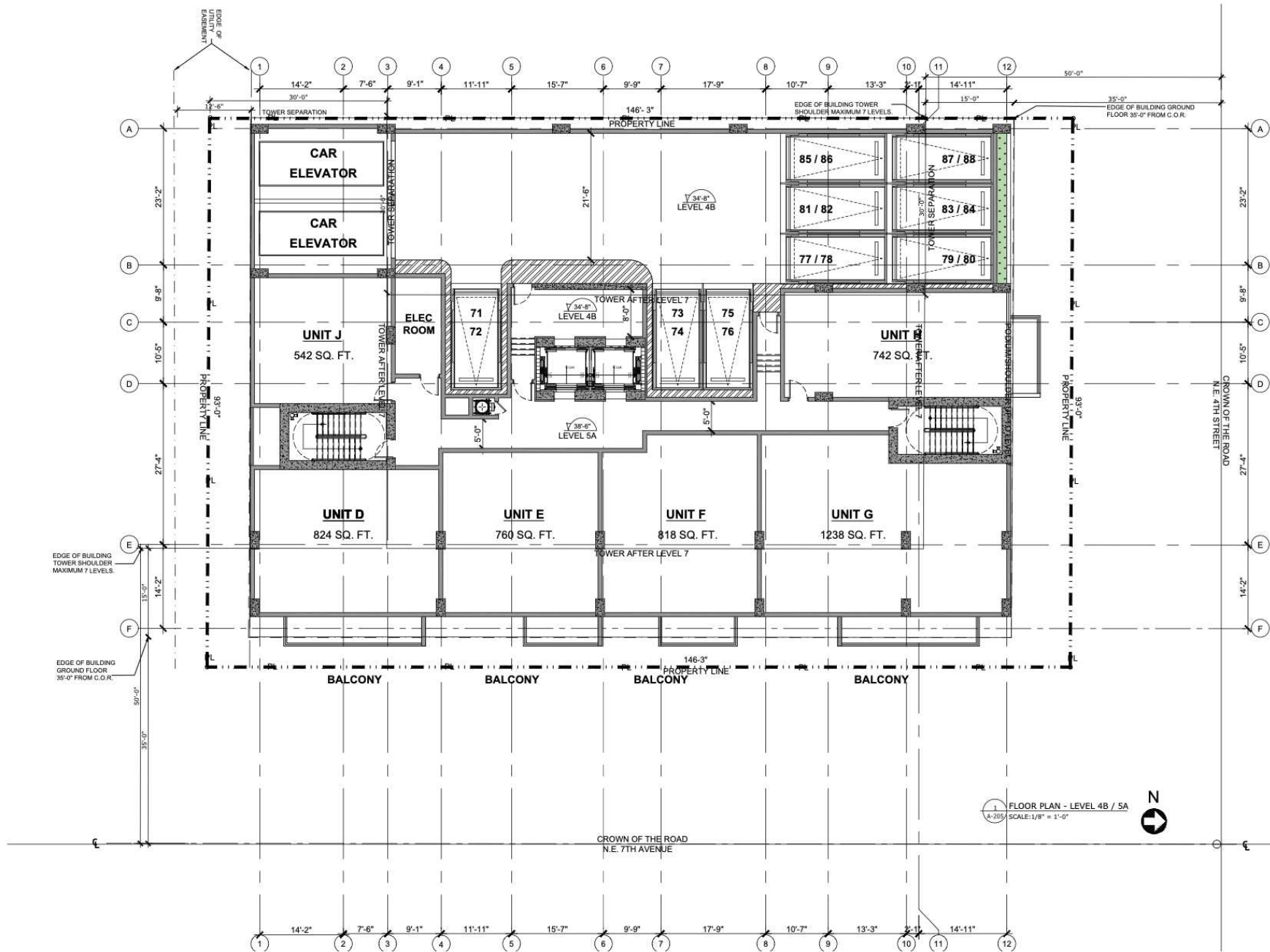




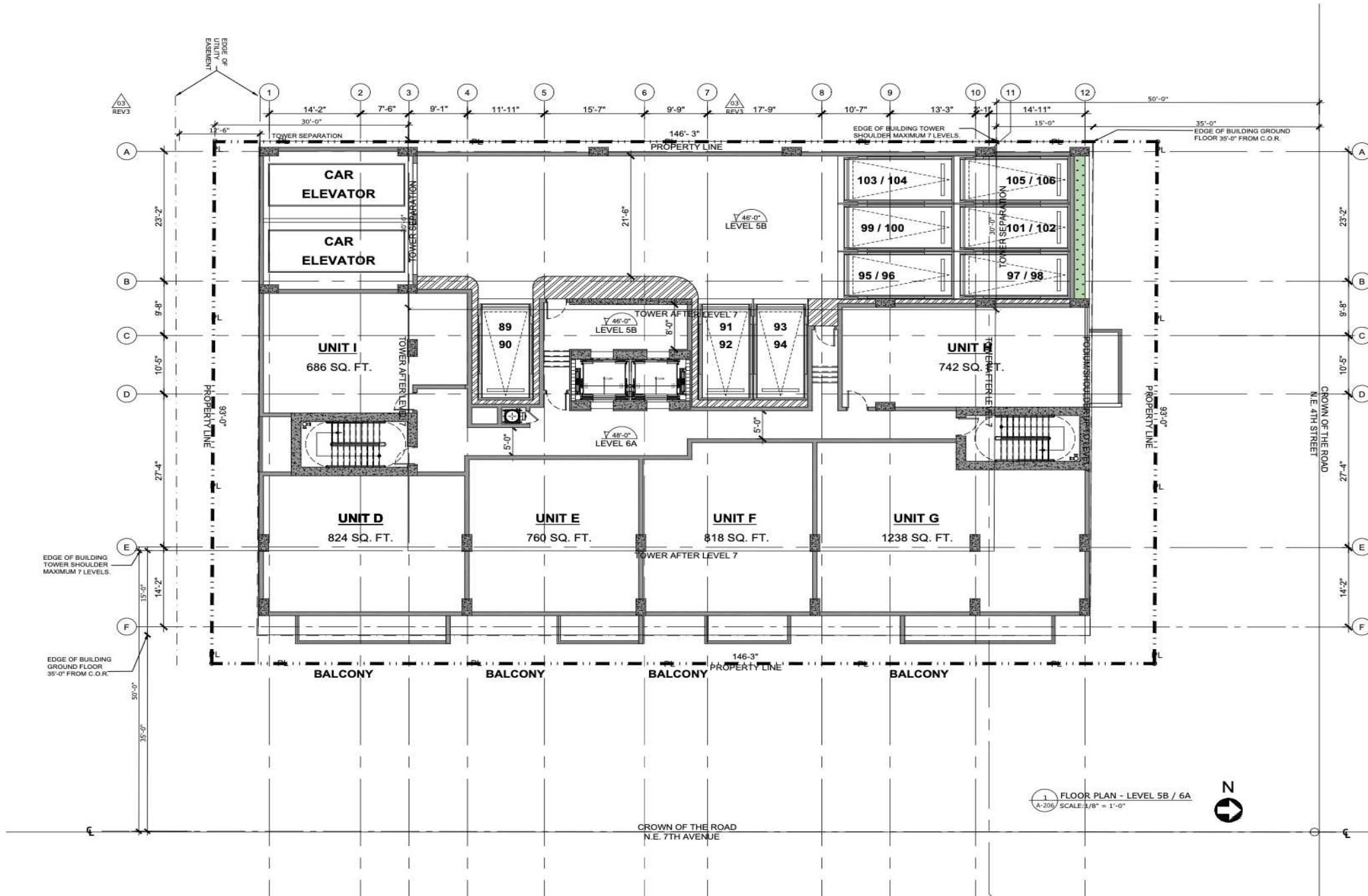








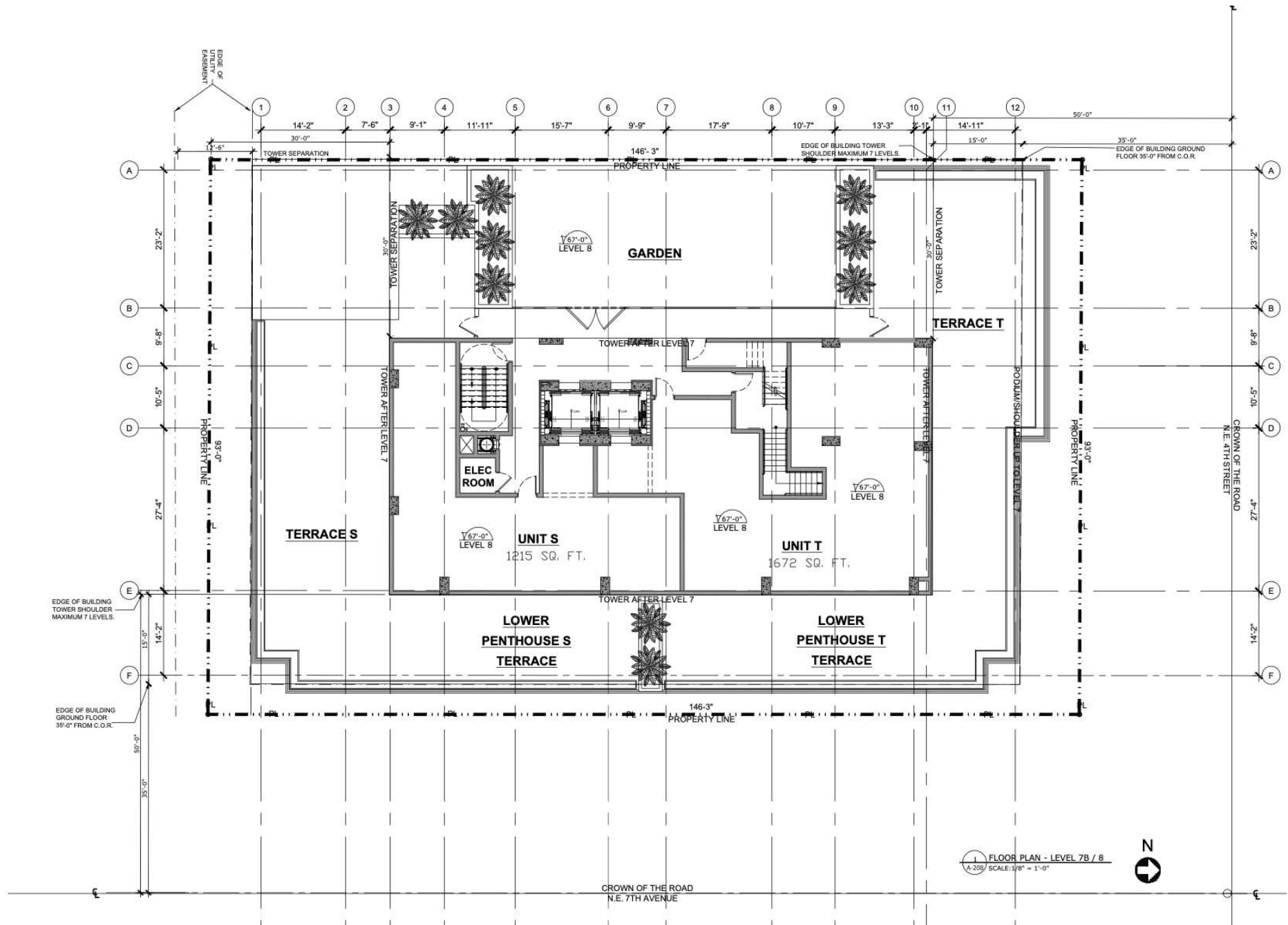












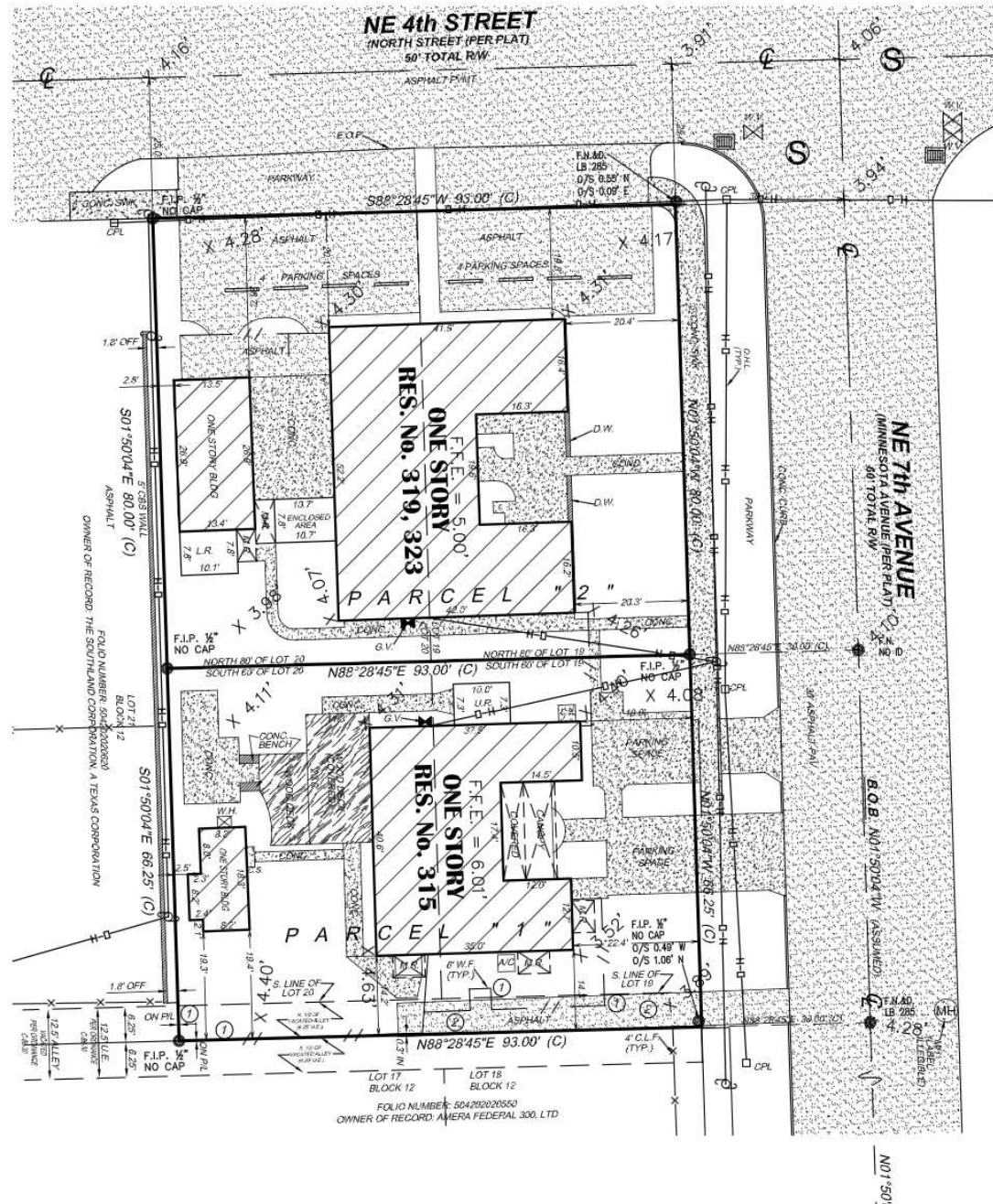




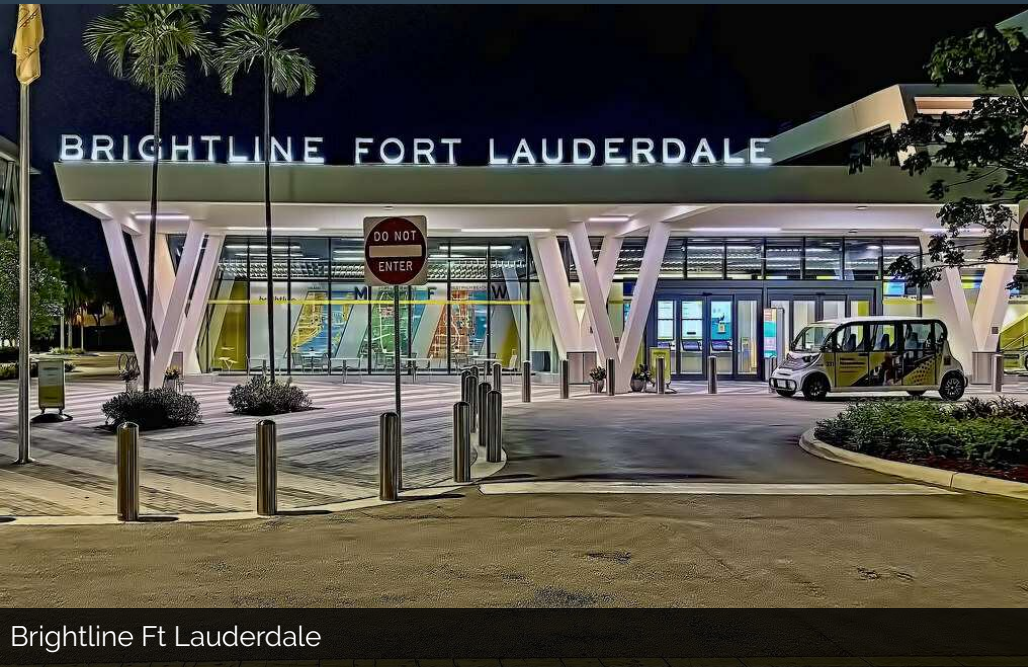




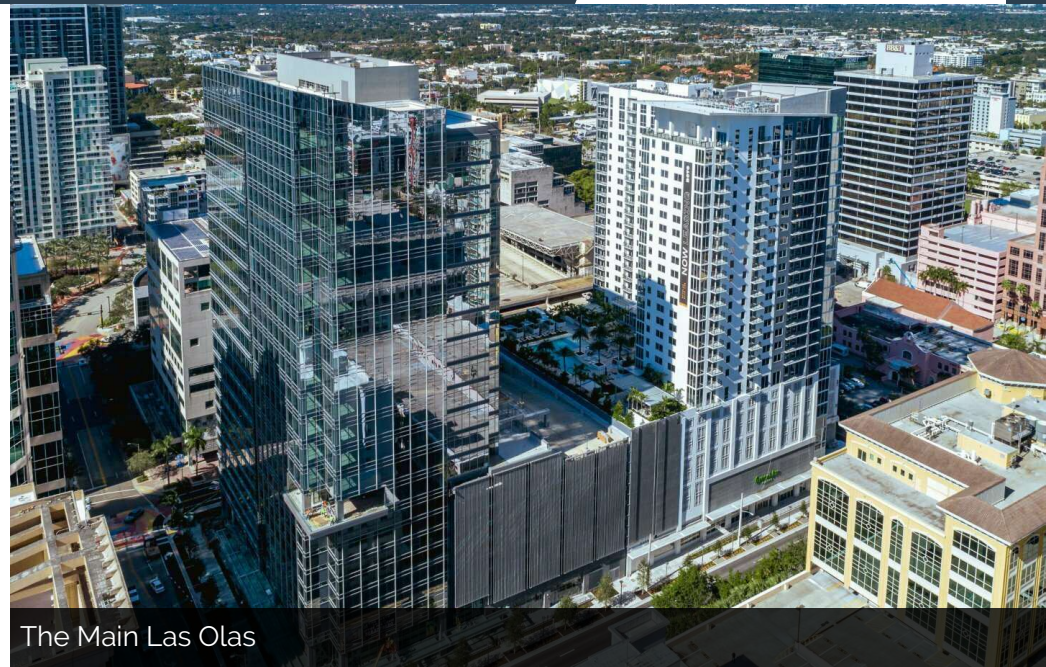




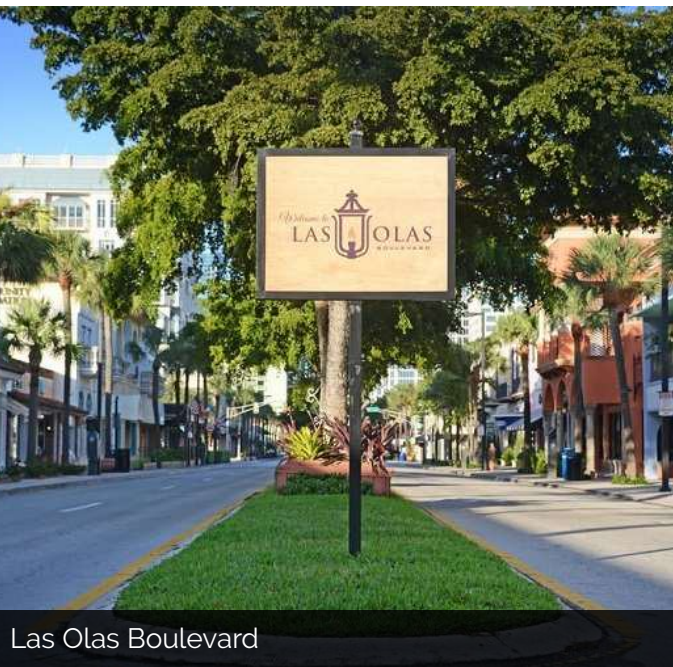




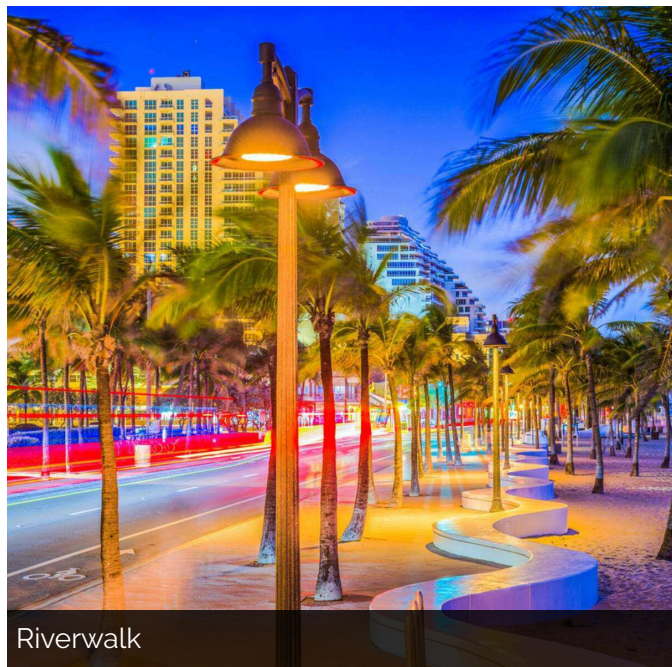
Brightline Ft Lauderdale



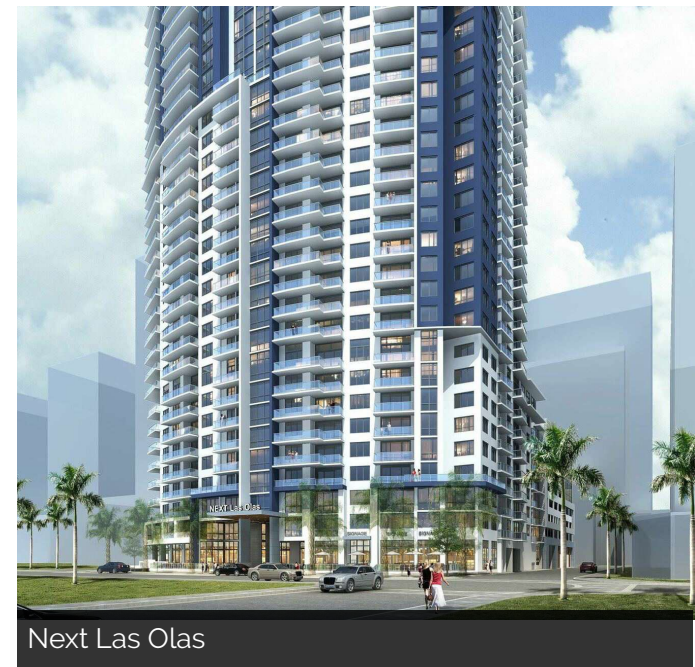
The Main Las Olas



Las Olas Boulevard



Riverwalk



Next Las Olas





FAT Village Arts District



FAT City



The Whitney

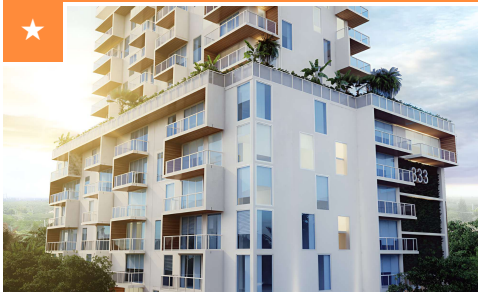


The Manor at Flagler Village



The Quantum at Flagler Village

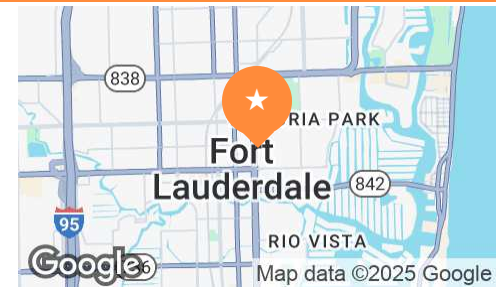




**SITE PLAN APPROVED 53 LUXURY CONDO | DOWNTOWN FT. LAUDERDALE**

315 Northeast 7th Avenue, Fort Lauderdale, FL 33301

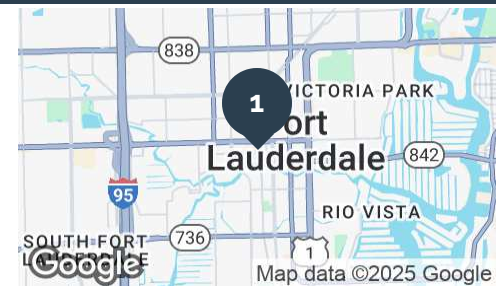
Lot Size: 13,601 SF



**NATIIVO FORT LAUDERDALE**

250 W Broward Blvd, Fort Lauderdale, FL 33301

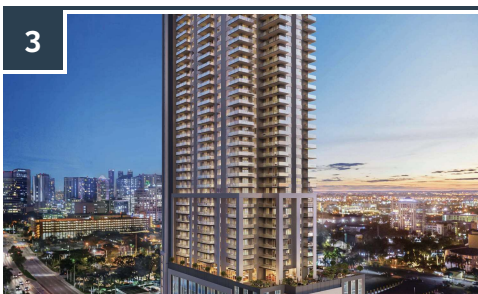
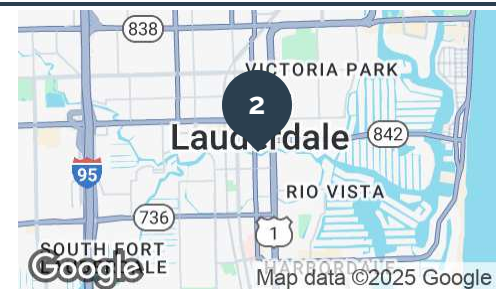
Price: \$31,242,000 Lot Size: 47,131 SF



**GABLES RIVERWALK**

333 N New River Dr E, Fort Lauderdale, FL 33301

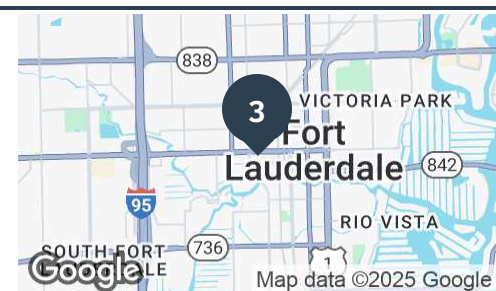
Price: \$33,159,000 Lot Size: 1,437,087,960 SF



**520 W BROWARD BLVD**

520 W Broward Blvd, Fort Lauderdale, FL 33301

Price: \$18,250,000 Lot Size: 34,532 SF

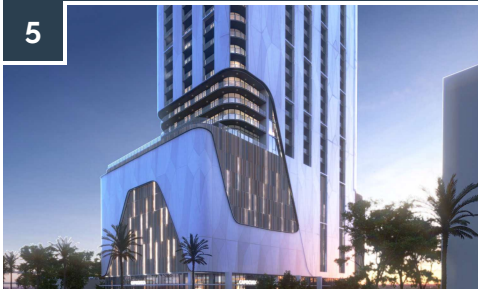




**NEW RIVER CENTRAL**

100 SW 6th St, Fort Lauderdale, FL 33301

Price: \$20,750,000 Lot Size: 42,749 SF

**11 N ANDREWS**

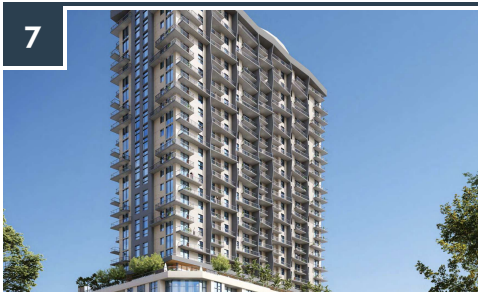
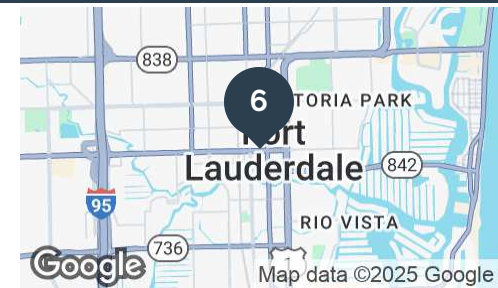
11 N Andrews Ave, Fort Lauderdale, FL 33301

Price: \$8,000,000 Lot Size: 26,014 SF

**121 E BROWARD BLVD**

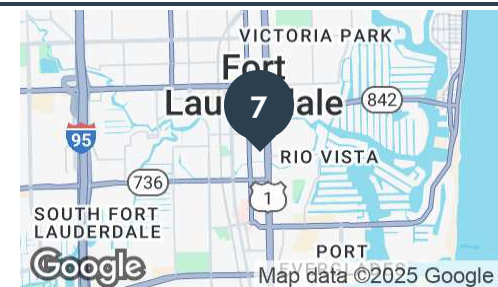
121 E Broward Blvd, Fort Lauderdale, FL 33301

Price: \$20,000,000 Lot Size: 54,060 SF

**RD RIO VISTA**

409 SE 8th St, Fort Lauderdale, FL 33301

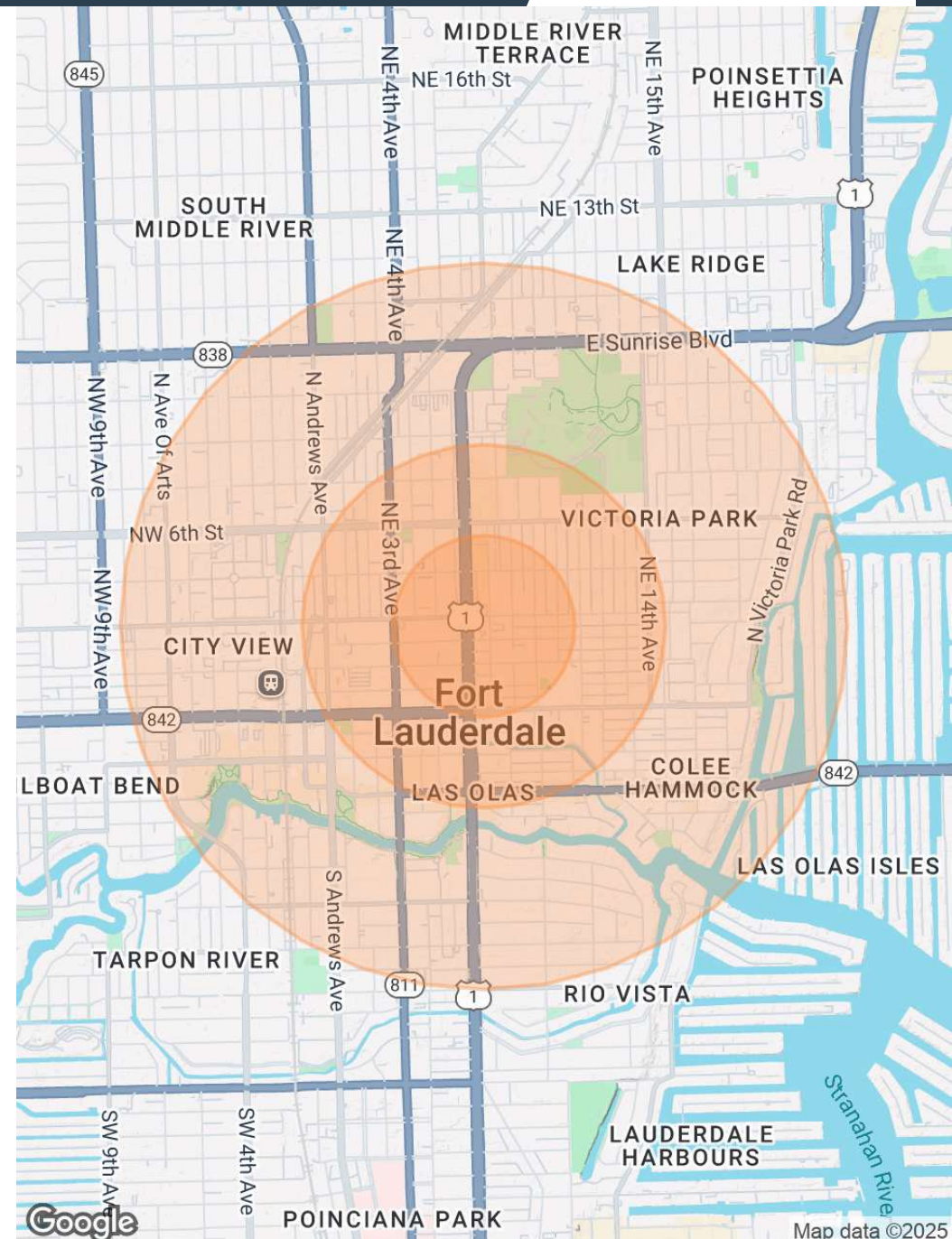
Price: \$15,500,000 Lot Size: 44,802 SF





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,948	5,642	23,157
Average Age	37.5	41.3	41.9
Average Age (Male)	39.1	43.6	42.9
Average Age (Female)	33.1	37.3	38.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,277	4,183	14,744
# of Persons per HH	1.5	1.3	1.6
Average HH Income	\$98,049	\$98,299	\$98,013
Average House Value	\$212,803	\$334,262	\$435,862
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	17.7%	16.5%	15.9%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	1,660	4,779	16,029
Total Population - Black	118	405	5,228
Total Population - Asian	120	240	445
Total Population - Hawaiian	0	3	43
Total Population - American Indian	0	11	55
Total Population - Other	23	72	273

2020 American Community Survey (ACS)





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.



## OUR SERVICES

**FA Commercial** is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

### INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

### OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

### TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

**FA Commercial** is the expert leading with both **landlord and tenant representation**.







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