

**FOR SALE**

# **DOWNTOWN FORT LAUDERDALE INVESTMENT OPPORTUNITY**



**1101-1103 N ANDREWS AVE  
FORT LAUDERDALE, FL 33315**



**PRESENTED BY:**

**Greg Milopolous**

*Principal*

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# OFFERING SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents a 4-parcel property assemblage for Mixed-Use Multifamily Development in Downtown Fort Lauderdale. The site amounts to 0.71 Acres zoned RACRPO Residential & Professional office / Urban Neighborhood District and enjoys over 230' direct frontage on S Andrews Ave encompassing the entire block front between SW 11th St and SW 11th Ct at the Tarpon River. The property benefits from the area's many amenities within walking distance to Las Olas Blvd shopping, dining, entertainment and nightlife venues, and 1 mile to Brightline high speed rail Fort Lauderdale station connecting to Miami and West Palm Beach, as well as the brand new Orlando connection just opening this year for incredible neighborhood accessibility.



For more information, please contact one of the following individuals:

## MARKET ADVISORS

### GREG MILOPOULOS

Principal  
954.558.1220  
gmilopoulos@lee-associates.com

## PORTFOLIO HIGHLIGHTS

- 4 Parcel Mixed-Use Multifamily Development Assemblage
- 230' Frontage on S Andrews Ave and Entire Block Front Between SW 11th St & SW 11th Ct at Tarpon River
- Currently Leased by 4 Multiple Tenants - See Rent Roll for Tenant Information



### APNs:

5042-15-01-1730  
5042-15-19-0940  
5042-15-19-0950  
5042-15-01-1740



### I-95 Just 1.5 Miles Away

Direct Frontage on S Andrews Ave  
0.7 miles to Las Olas Blvd  
2.5 Miles to Fort Lauderdale Int'l Airport



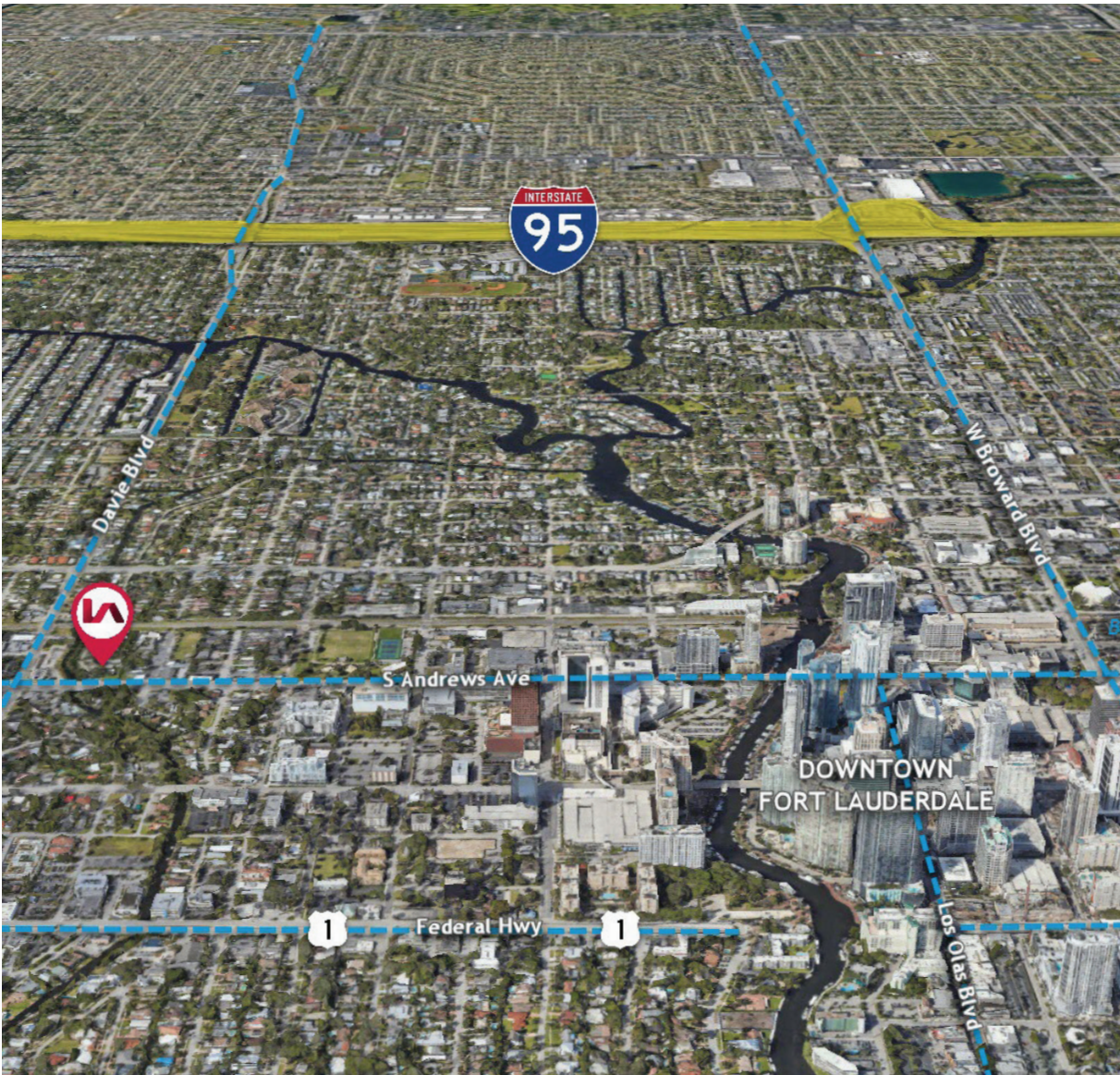
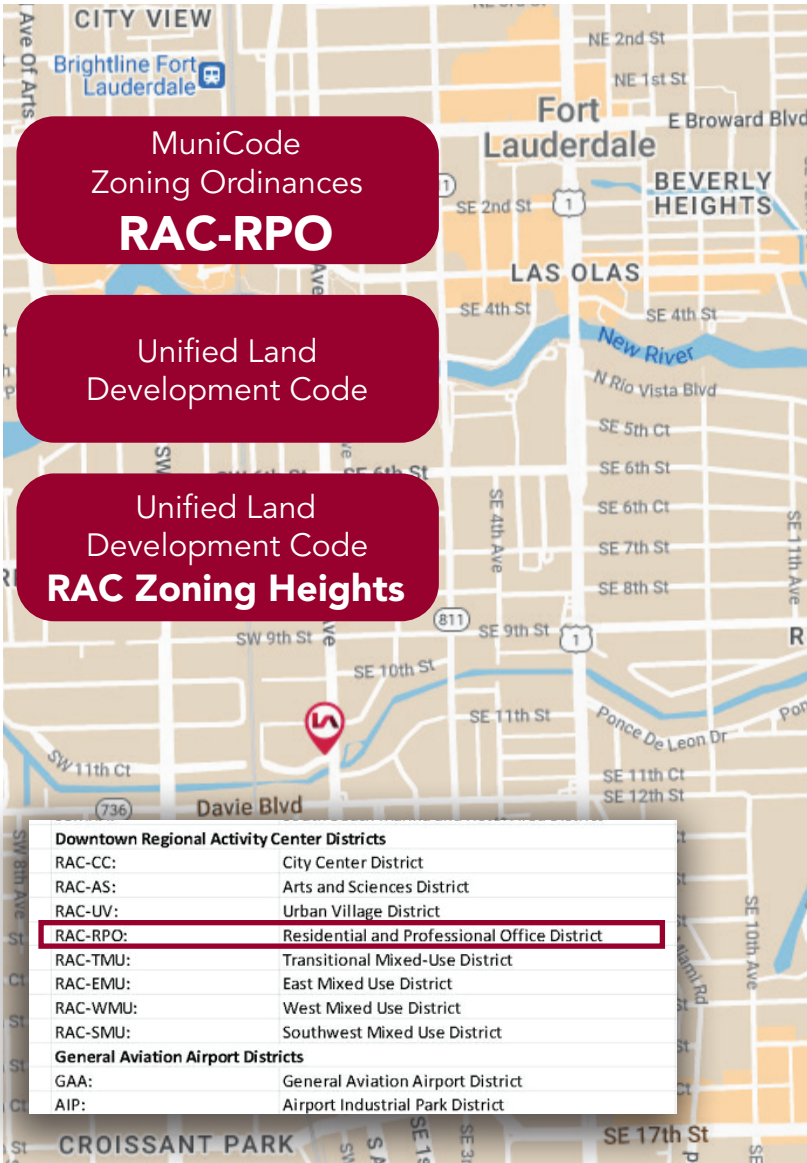
### RAC-RPO Zoning

Residential & Professional office /  
Urban Neighborhood District

See Links on Zoning Map for more  
Information on Zoning Codes



# RAC-RPO ZONING





# ADDITIONAL PHOTOS

