

# AVENUE



299 N FEDERAL HWY  
FORT LAUDERDALE, FL 33301

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RESTAURANT  
FOR LEASE



[AVENUEREP.COM](https://www.avenuerep.com)





THE  
DAL  
MAR

CURRENT BUILDING





## PREMISES

## THE DALMAR

GROUND :	+/- 4,000 SF
COVERED PATIO :	+/- 1,200 SF
<b>TOTAL :</b>	<b>+/- 5,200 SF</b>
DELIVERY:	UPON REQUEST
RENT:	CONTACT BROKER

## PROPERTY INFO

- PREMIER RESTAURANT OPPORTUNITY: ±5,200 SF TOTAL SPACE, INCLUDING ±4,000 SF OF INTERIOR RESTAURANT AREA AND ±1,200 SF OF COVERED OUTDOOR PATIO—IDEAL FOR FULL-SERVICE DINING, COCKTAIL LOUNGES, OR DESTINATION CULINARY CONCEPTS
- LOCATED WITHIN THE DALMAR HOTEL—A LUXURY LIFESTYLE HOTEL IN DOWNTOWN FORT LAUDERDALE, AND WITHIN WALKING DISTANCE TO THOUSANDS RESIDENTIAL UNITS, PROVIDING A ROBUST BUILT-IN CUSTOMER BASE FROM HOTEL GUESTS AND NEARBY RESIDENTS
- PROMINENT CORNER EXPOSURE: POSITIONED AT 299 N FEDERAL HIGHWAY, WITH STRONG STREET VISIBILITY AND ACCESSIBILITY IN A HIGH-TRAFFIC CORRIDOR, ENSURING DAILY EXPOSURE TO THOUSANDS OF VEHICLES AND PEDESTRIANS
- TURNKEY POTENTIAL: RESTAURANT INFRASTRUCTURE INCLUDES A DEDICATED KITCHEN, SEPARATE STORAGE FACILITIES, AND LOUNGE/BAR LAYOUT WITH PATIO CONNECTIVITY, SUPPORTING FULL FOOD AND BEVERAGE OPERATIONS
- WALKABLE URBAN DISTRICT: CENTRALLY LOCATED NEAR MARY STREET, WITHIN WALKING DISTANCE TO OFFICES, HOTELS, APARTMENTS, AND RETAIL—IDEAL FOR LUNCH, HAPPY HOUR, AND DINNER CROWDS
- SURROUNDED BY KEY DEMOGRAPHICS: HIGH-INCOME RESIDENTS, PROFESSIONALS, AND TOURISTS CONTRIBUTE TO STEADY FOOT TRAFFIC AND STRONG DINING DEMAND IN THE AREA







RESTAURANT PHOTOS









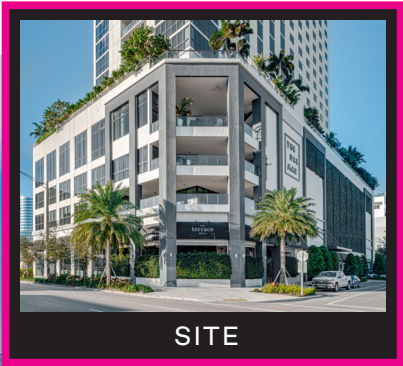
## SITE



AERIAL - NORTHWEST



# 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**

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





[WWW.AVENUEREP.COM](http://WWW.AVENUEREP.COM)

**EXCLUSIVE LISTING AGENTS:**

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