

# Built Office/Retail For Lease in Flager Village

117 NE 2nd St, Fort Lauderdale, 33301

 **JLL** SEE A BRIGHTER WAY



Office/Retail For Lease / 117 NE 2nd St

# Opportunity highlights

## Site and location details

- +/- 4,500 SF including mezzanine level plus outdoor garden
- 22' ceilings
- Fully built office space, ownership open to all uses
- On-site parking and overflow lot next door
- Located a block from Ombelle and future Flagship Equinox in the heart of Flagler Village
- Landlord will consider shorter term leases

### Population

1 mile	3 miles	5 miles
34,930	153,829	313,968

### Daytime population

1 mile	3 miles	5 miles
76,496	209,378	389,981

### Households

1 mile	3 miles	5 miles
19,357	73,630	138,982

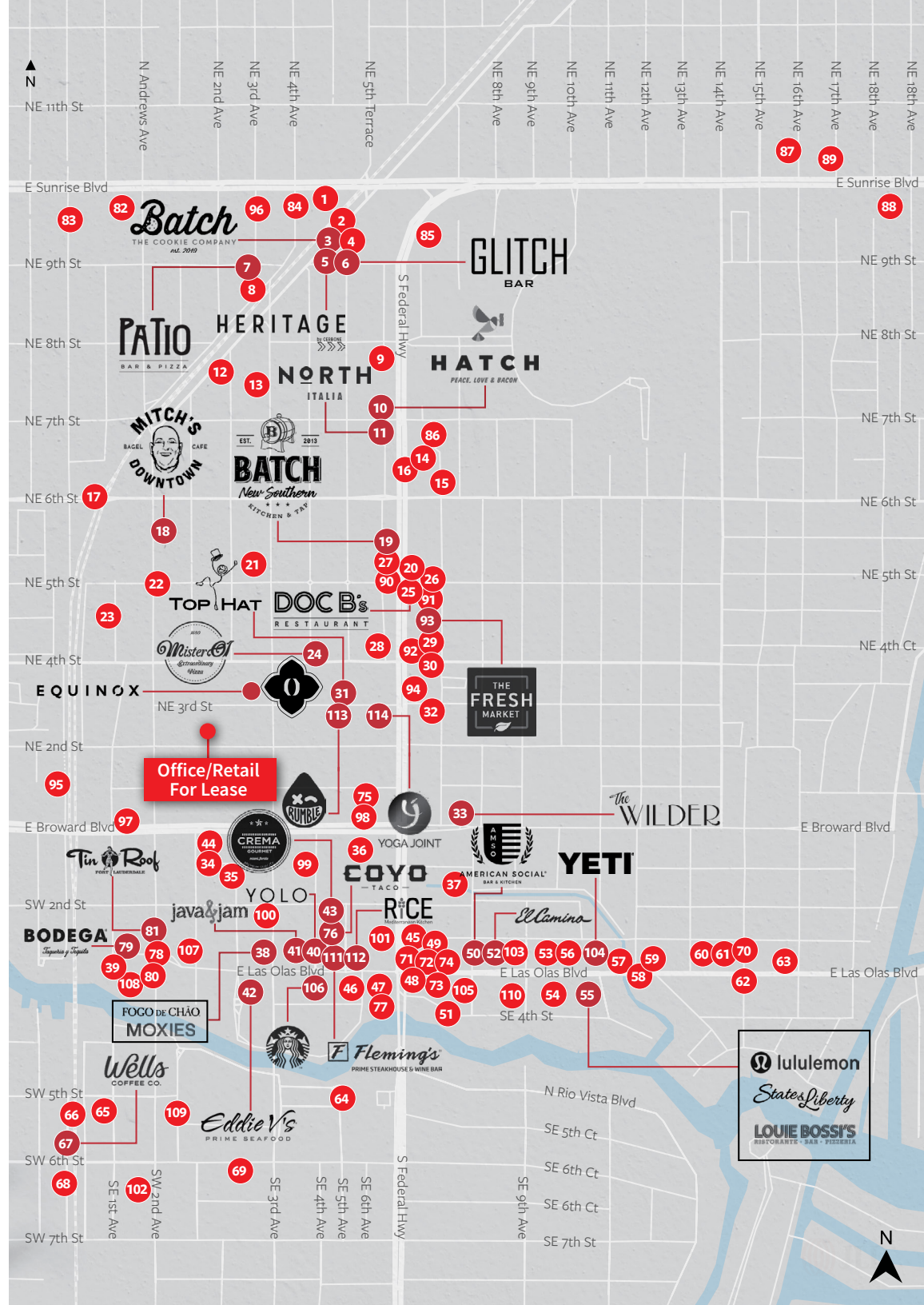
### Average household income

1 mile	3 miles	5 miles
\$148,721	\$136,652	\$122,016

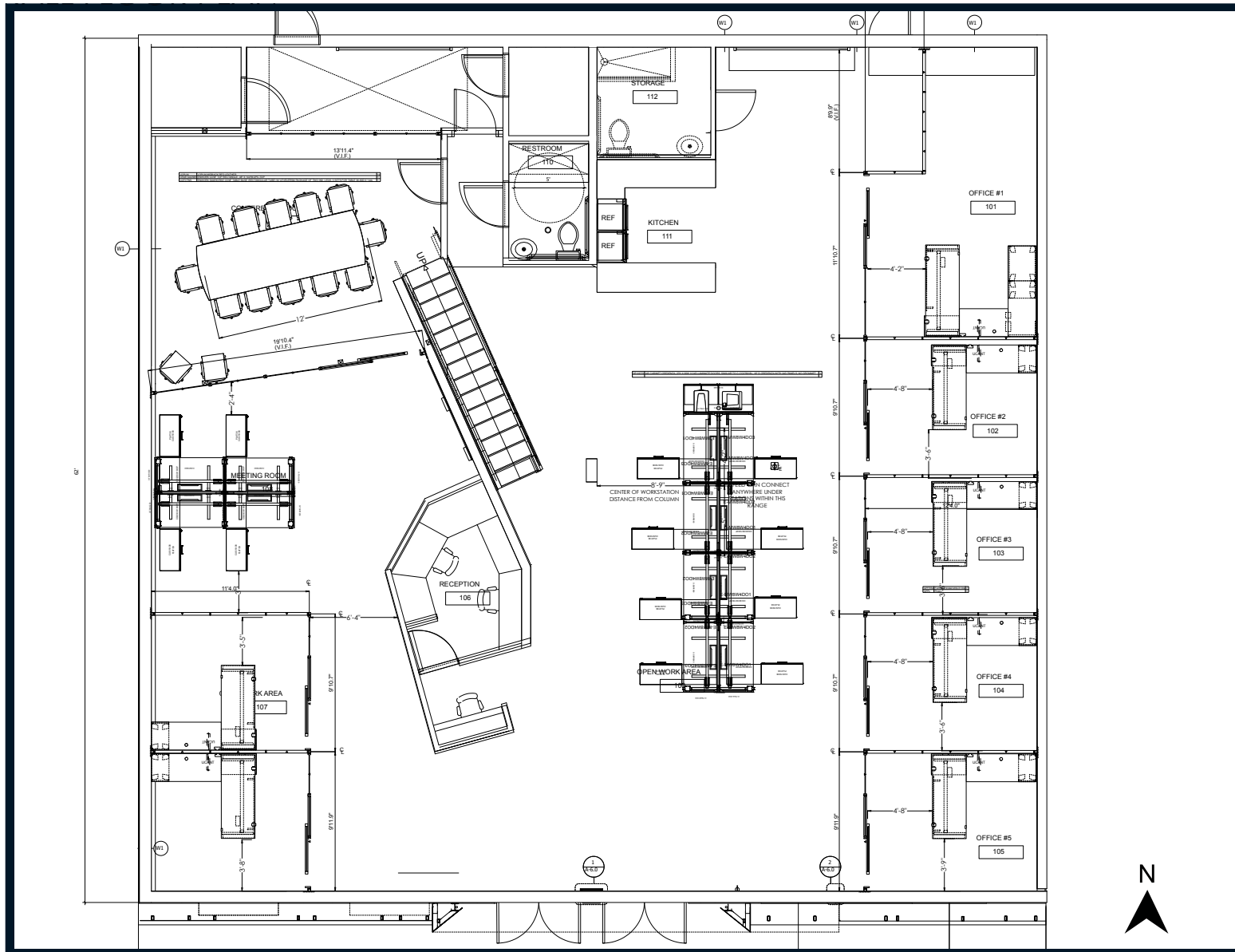


**Office/Retail For Lease / 117 NE 2nd St**

- |  |                                 |                                 |
|--|---------------------------------|---------------------------------|
| 1. Mona's                                  | 40. YOLO Restaurant             | 76. Coyo Taco                   |
| 2. JB&C Juice Bar & Cafe                   | 41. Java & Jam                  | 77. SALT7                       |
| 3. Batch, The Cookie Company               | 42. Eddie V's Prime Seafood     | 78. Rooftop @1WLO               |
| 4. Blueprint Cookies                       | 43. Crema Gourmet Ft Lauderdale | 79. Bodega Taqueria             |
| 5. Heritage                                | 44. La Corte Cafe               | 80. Velvet Taco                 |
| 6. Glitch Bar                              | 45. Elba Las Olas               | 81. Tin Roof                    |
| 7. Patio Bar & Pizza                       | 46. Lobster Bar Sea Grille      | 82. Wawa                        |
| 8. Good Luck Cat Cafe                      | 47. IT! Italy Ristorante        | 83. Aldi                        |
| 9. The Whole Enchilada Fresh Mexican Grill | 48. The Cheesecake Factory      | 84. Checkers                    |
| 10. Hatch                                  | 49. Big City Tavern             | 85. Office Depot                |
| 11. North Italia                           | 50. American Social             | 86. Winn Dixie                  |
| 12. Wells Coffee                           | 51. Boathouse At The Riverside  | 87. Dunkin'                     |
| 13. Circle House Coffee                    | 52. El Camino Ft Lauderdale     | 88. Arby's                      |
| 14. Sip Java Co.                           | 53. Vinos on Las Olas           | 89. Wendy's                     |
| 15. Shuck N Dive                           | 54. Caffe Europa                | 90. Cyclebar                    |
| 16. Jersey Mike's Subs                     | 55. Louie Bossi's Ristorante    | 91. European Wax Center         |
| 17. Sistrunk Marketplace & Brewery         | 56. Ann's Florist and Coffee    | 92. PNC                         |
| 18. Mitch's Downtown Bagel                 | 57. Luigis Tuscan Grill         | 93. The Fresh Market            |
| 19. Batch Southern Kitchen                 | 58. Casa Sensei                 | 94. FedEx Office                |
| 20. Tacocraft Taqueria                     | 59. PLANTA Queen                | 95. Brightline                  |
| 21. 511 Bar & Lounge                       | 60. Baires Grill - Las Olas     | 96. McDonald's                  |
| 22. Livia Bar and Grill                    | 61. Rocco's Tacos               | 97. McDonald's                  |
| 23. Laudy Bar - Craft Kitchen & Cocktails  | 62. Floridian Restaurant        | 98. CVS Pharmacy                |
| 24. Mister O1 Pizza                        | 63. Bombay Darbar               | 99. Regions                     |
| 25. Doc B's Restaurant                     | 64. Askaneli Premium            | 100. Publix                     |
| 26. Foxy Brown                             | 65. Raw Brewing Company         | 101. Publix                     |
| 27. Colada Cuban Cafe                      | 66. The Fitz Bar & Lounge       | 102. Publix                     |
| 28. Rhythm & Vine                          | 67. Wells Coffee                | 103. Sunglass Hut               |
| 29. Vale Healthy Kitchen                   | 68. Tarpon River Brewing        | 104. Yeti                       |
| 30. Temple Street Eatery                   | 69. Thats a Wrap Sandwich       | 105. Tommy Bahama               |
| 31. Top Hat Deli                           | 70. Luigi's Coal Oven Pizza     | 106. Starbucks                  |
| 32. Suan Thai                              | 71. Hoffman's Chocolates        | 107. NSU Art Museum             |
| 33. The Huber                              | 72. Pan'e Dolci                 | 108. The Wharf                  |
| 34. Sarpino's Pizzeria                     | 73. Wild Sea Las Olas           | 109. Legacy                     |
| 35. Ichimora                               | 74. Red Door Asian Bistro       | 110. Aroma360°                  |
| 36. Morton's Steakhouse                    | 75. Einstein Bros. Bagels       | 111. Fleming's & Wine Bar       |
| 37. Café Bastille                          |                                 | 112. Rice Mediterranean Kitchen |
| 38. Fogo de Chao Moxies                    |                                 | 113. Rumble Boxing              |
| 39. Pura Vida Miami                        |                                 | 114. Yoga Joint                 |



# Floor plan



# Contact

To learn more about the 117 NE 2nd St office opportunity, please contact us.

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