



APARTMENTS & RETAIL

500 N. Andrews Ave.

Fort Lauderdale, FL 33301

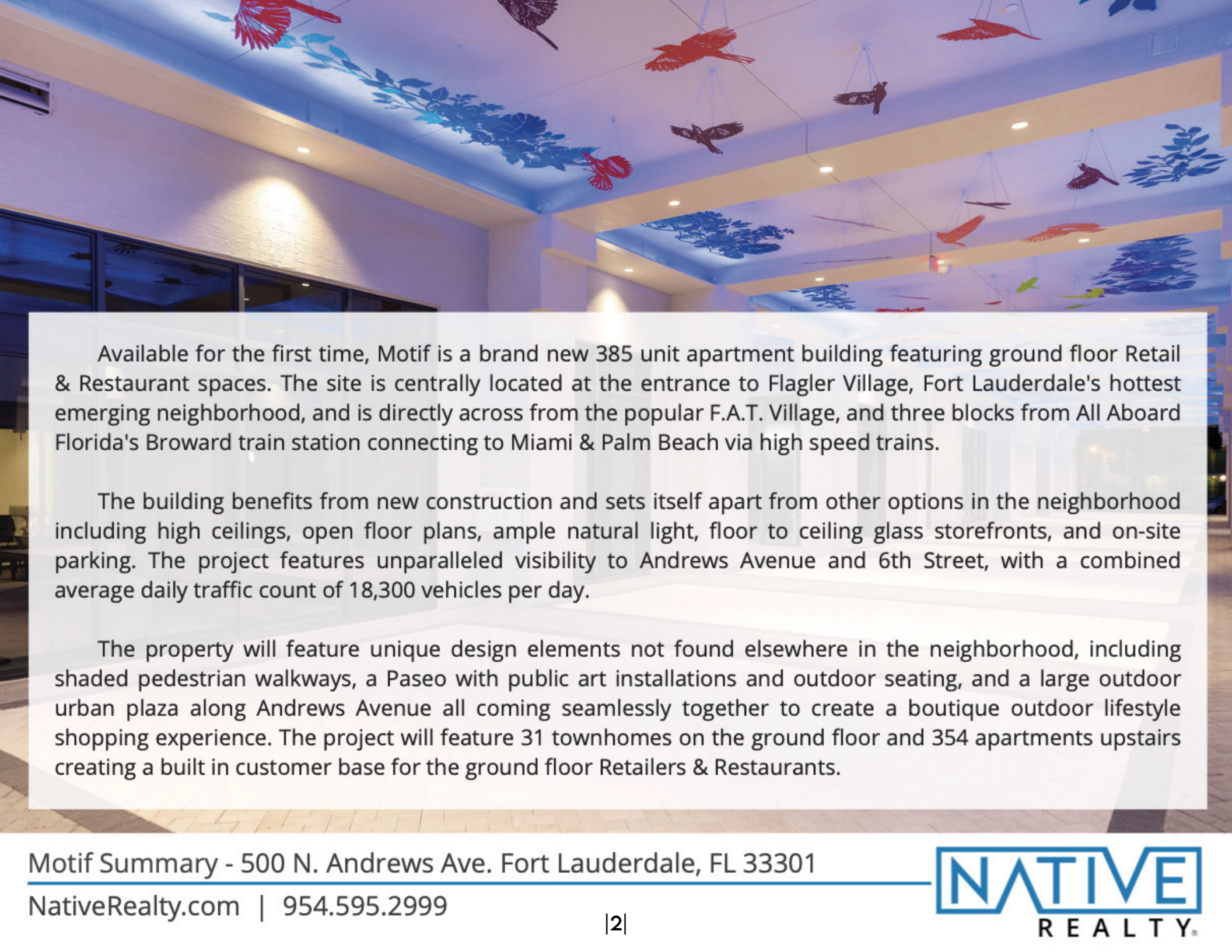


Flagler Village's newest Retail & Restaurant spaces

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Available for the first time, Motif is a brand new 385 unit apartment building featuring ground floor Retail & Restaurant spaces. The site is centrally located at the entrance to Flagler Village, Fort Lauderdale's hottest emerging neighborhood, and is directly across from the popular F.A.T. Village, and three blocks from All Aboard Florida's Broward train station connecting to Miami & Palm Beach via high speed trains.

The building benefits from new construction and sets itself apart from other options in the neighborhood including high ceilings, open floor plans, ample natural light, floor to ceiling glass storefronts, and on-site parking. The project features unparalleled visibility to Andrews Avenue and 6th Street, with a combined average daily traffic count of 18,300 vehicles per day.

The property will feature unique design elements not found elsewhere in the neighborhood, including shaded pedestrian walkways, a Paseo with public art installations and outdoor seating, and a large outdoor urban plaza along Andrews Avenue all coming seamlessly together to create a boutique outdoor lifestyle shopping experience. The project will feature 31 townhomes on the ground floor and 354 apartments upstairs creating a built in customer base for the ground floor Retailers & Restaurants.

OVERVIEW

Retail: 2,167-11,701 sq. feet

Restaurant: 2,863-6,344 sq. feet

Price: \$40/p.s.f./year NNN (In-Line)

\$45/p.s.f./year NNN (End-Cap)

Format: NNN (Est. 2020 \$12/p.s.f./year)

Suite 102 has 1,200 sq. feet of outside seating (no charge)

Suite 106 has 1,800 sq. feet of outside seating (no charge)

Ceiling Height: 16' clear

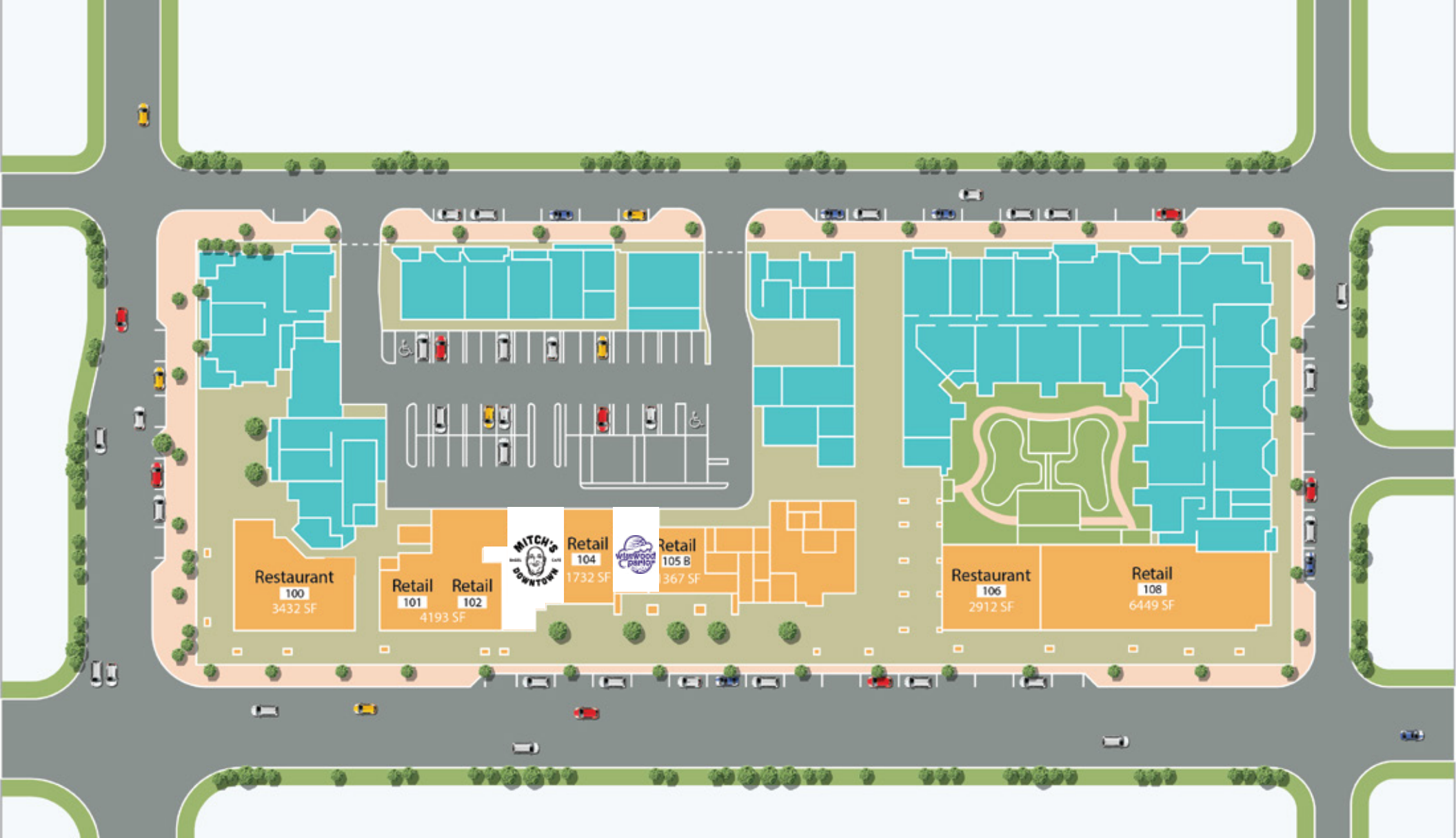
Parking on site: 106

Outdoor Seating area: 3,206 sq. feet



Motif Overview - 500 N. Andrews Ave. Fort Lauderdale, FL 33301

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Motif Site Plan - 500 N. Andrews Ave. Fort Lauderdale, FL 33301

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Motif - Andrews Ave Frontage - 500 N. Andrews Ave. Fort Lauderdale, FL 33301

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Florida Income Migration \$989k/HOUR



Population In
Fort Lauderdale
182,595



Households in Flagler Village 17,903

Flagler Village Average
Household Income
\$119,191



Florida Wealth Migration 1992-2016 Gained \$156.10 billion in annual AGI Gained Wealth From:

\$27.89 billion - New York
\$18.29 billion - New Jersey
\$12.89 billion - Illinois
\$10.93 billion - Pennsylvania
\$10.65 billion - Connecticut



3,580 residential units under
construction

Hotels completed: 1,241
Under construction: 796





Neighborhood Tenant Mix | Fabrick | 500 N. Andrews Ave. Fort Lauderdale, FL 33301

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Neighborhood Developments | 500 N. Andrews Ave. Fort Lauderdale, FL 33301

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An aerial photograph of a coastal city, likely Fort Lauderdale, Florida. The image shows a mix of modern high-rise buildings and older structures, a wide sandy beach, and the turquoise ocean. The Native Realty logo is overlaid on the top half of the image.

NATIVE REALTY®

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