

M.A.S.S DISTRICT
ASSEMBLAGE READY FOR IMPROVEMENTS!

**APPROVED F&B IN
FLAGLER VILLAGE**

Fort Lauderdale, FL 33304

For Sale By

NATIVE
REALTY®



PROPERTY DESCRIPTION

Native Realty is proud to present this rare opportunity to own adjacent properties in the heart of the M.A.S.S. (Music and Arts South of Sunrise) District within the Flagler Village community. Currently as they sit, they are two separate flex buildings boasting of exposed wood beam ceilings and multiple garage doors. One of the properties (804) offers access points from both NE 4th Avenue and NE 5th Avenue with ample surface parking or storage in the rear. The northern building (810) is FULLY APPROVED F&B use and consists of 5 garage doors, two in which overlook a large backyard and covered patio area ideal for a food and beverage operator or a bar. The two properties combined could create a one of a kind experience offering an indoor/outdoor space within the heart of Flagler Village and walking distance from multiple apartment buildings and Federal Highway.

The properties are centrally located on NE 4th Avenue neighboring the fully approved Flagler Creative, a mixed-use building comprised of 316 apartments, and nearly 16,000 square feet of retail. Less than a block away sits The Hive which offers over 15,000 square feet of food and beverage and retail with local favorites including Batch Cookies, Glitch Bar, Heritage, Chick'n Cone, and JB&C. Slated for construction soon, the Seastown redevelopment sitting on 5.2 acres, with the addition of two additional parcels will offer nearly 1,500 apartments between 5 buildings, a hotel, and more than 100,000 square feet of retail, office and restaurants.

OFFERING SUMMARY

Sale Price:	\$4,900,000
Base Rent:	\$50.00 SF/yr (NNN)
NNN:	8.00
Available SF:	1,900 - 5,147 SF
Lot Size:	16,250 SF
Building Size:	5,147 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	4,525	15,536	44,340
Total Population	7,734	28,835	89,957
Average HH Income	\$98,782	\$103,355	\$114,942

ADJACENT BUILDING ALSO AVAILABLE	PRICE
804 NE 4th Ave/805 NE 5th Ave (Building 1,900 SF/Land 6,500 SF)	\$1,950,000
Both properties combined (Building 5,147 SF/Land 16,250)	\$4,900,000



LOCATION INFORMATION

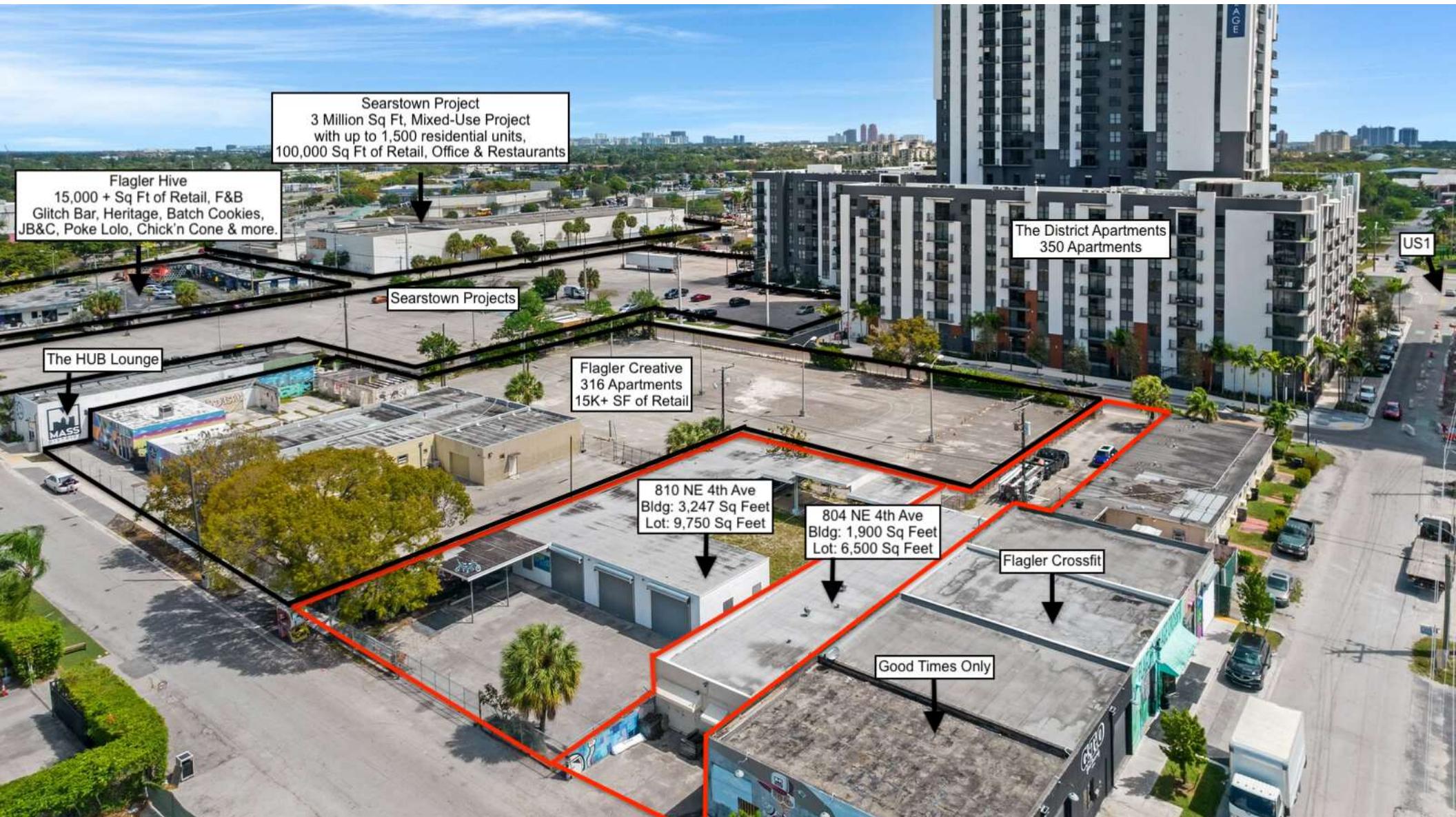
Building Name	Heart of M.A.S.S. District
Street Address	810 NE 4th Avenue
City, State, Zip	Fort Lauderdale, FL 33304
County	Broward
Market	Fort Lauderdale

BUILDING INFORMATION

Building Size	5,147 SF
Tenancy	Single

PROPERTY HIGHLIGHTS

- Central location in the heart of M.A.S.S. District.
- Two separate flex buildings available: 804 NE 4th Avenue and 805 NE 5th Avenue.
- Indoor space with exposed wood beam ceilings, and large outdoor patio space.
- Walking distance to new multi use developments Flagler Creative and Searstown with thousands of residents.
- Liberal RAC-UV zoning allows for numerous uses including: food and beverage sales and service, outdoor dining and sidewalk cafe, multifamily, retail, hotel, office, and more.
- Large backyard and covered patio.
- Ample surface parking or storage in rear.
- Central location in the heart of M.A.S.S. District.
- Indoor space with exposed wood beam ceilings, and large outdoor patio space.
- Walking distance to new multi use developments Flagler Creative and Searstown with thousands of residents.
- Liberal RAC-UV zoning allows for numerous uses including: food and beverage sales and service, outdoor dining and sidewalk cafe, multifamily, retail, hotel, office, and more.
- Ample surface parking or storage in rear.
- Neighboring Flagler Creative, mixed-use building comprised of 316 apartments.
- Less than a block from Searstown redevelopment, 5.2 acres of nearly 1,000 apartments, hotel and 10,000 SF of retail, office and restaurants.













































THE
DISTRICT

804

HOSES





POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	7,734	28,835	89,957
Average Age	38	41	43
Average Age (Male)	39	42	43
Average Age (Female)	37	40	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	4,525	15,536	44,340
# of Persons per HH	1.7	1.9	2
Average HH Income	\$98,782	\$103,355	\$114,942
Average House Value	\$638,882	\$595,265	\$618,887

* Demographic data derived from 2020 ACS - US Census



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