



746 NE 3RD AVE ASSEMBLAGE
RETAIL - MULTIFAMILY - DEVELOPMENT SITE

KEY METRICS



Parcel A

Address | 746 NE 3 Ave
Fort Lauderdale, FL 33304

Folio | 494234072090
Building SF | 1,945
Land SF | 12,499

Parcel B

Address | 312 NE 8th St
Fort Lauderdale, FL 33304

Folio | 494234071810
Building SF | 0
Land SF | 6,751

Sale Price

\$3,368,750

Total Size

Total Land | **19,250 SF / 0.44 acres**
Total Building | **1,945 SF**

Zoning

RAC-UV

Regional Activity Center-Urban Village

NEIGHBORHOOD OF FLAGLER VILLAGE

Flagler Village, located just north of downtown Fort Lauderdale, has undergone a remarkable transformation over the past decade, evolving from an industrial district into one of the city's most vibrant, trendy neighborhoods. This revitalization has been driven by an influx of new residents, businesses, and developers eager to tap into the area's potential. Flagler Village's growth is reflected in its increasing population and rising property values. This rapid growth mirrors the broader shift in Fort Lauderdale's urban landscape, with Flagler Village being compared to Miami's Wynwood district, due to its similar artistic vibe and rapid growth. The area has become an urban hub, attracting young professionals, artists, and creatives. As Flagler Village continues to expand, it is poised to become one of Fort Lauderdale's most sought-after neighborhoods for both living and working.



LARGER ASSEMBLAGE ALSO AVAILABLE



This Listing

Also Available

NEIGHBORHOOD OF FLAGLER VILLAGE

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NEIGHBORHOOD GROWTH



317 N FEDERAL HWY
45 stories - 716 Units
8,713 SF Commercial
Under Construction



**333 NE 6TH ST
ADVANTIS STATION**
12 stories
252 Units
Under Construction



**300 NE 3RD AVENUE
OMBELLE**
43 stories - 959 Units
11,405 SF Commercial
Approved Project



**NW 1ST AVE &
N ANDREWS AVE
FAT VILLAGE**
25 stories - 859 Units
224,940 SF Commercial
Under Construction



**300 N ANDREWS AVE
DNA**
45 Stories - 844 Units
12,200 SF Commercial
Open Project



**513 NE 6TH ST
FLAGLER RESIDENCES**
30 stories - 320 Units
29,607 SF Commercial
Approved Project



**401 NE 3RD AVE
URBN AT FLAGLER**
16 stories - 217 Units
3,200 SF Commercial
Approved Project



730-738 NE 4TH AVE
12 stories - 77 Units
1,682 SF Commercial
Approved Project



**645 NE 4TH AVENUE
TAHO FLAGLER TOWNHOMES**
3 stories
5 Units
Completed Project



**626 NE 1ST AVE
URBANIA FLAGLER 1ST**
12 stories
99 Units
Under Construction



**600 N ANDREWS AVE
GALLERY AT FAT VILLAGE**
263 Units
2,500 SF Commercial
Under Construction



650 N ANDREWS
257 Units
11,400 SF Commercial
Project Approved

SITE ★

NEIGHBORHOOD GROWTH



**901 N FEDERAL HWY
450-550 NE 9TH ST
SEARSTOWN (3 PARTS)**
30 stories - 1,037 Units &
224,590 SF Commercial
Approved Project



**818 NE 4TH AVE
FLAGLER CREATIVE**
30 stories - 314 Units &
15,668 SF Commercial
Approved Project



**673 NE 3RD AVE
ORA FLAGLER VILLAGE**
6 stories
292 Units
Completed Project



**333 NE 6TH ST
ADVANTIS STATION**
12 stories
252 Units
Under Construction



**500 N ANDREWS AVE
MOTIF**
7 stories - 385 Units
23,000 SF Commercial
Completed Project



**745 N ANDREWS AVE
CEDAR STREET APARTMENTS**
12 stories - 215 Units &
5,783 SF Commercial
Approved Project



**4 NW 7TH ST
MIDTOWN APARTMENTS**
12 stories
167 Units
Approved Project



**626 NE 1ST AVE
FLAGLER 626**
12 Stories
99 Units
Approved Project



**NW 1ST AVE &
N ANDREWS AVE
FAT VILLAGE**
25 stories - 859 Units
224,940 SF Commercial
Under Construction



**700 NW 1ST AVE
BLUE RIVER REALTY**
12 stories - 189 Units
Affordable Housing
Proposed Project

DEMAND IS HIGH IN FORT LAUDERDALE


≡ SunSentinel

BUSINESS > REAL ESTATE

Apartment renting is so hot in Fort Lauderdale, city gets No. 1 ranking in Florida



Fort Lauderdale has taken the top spot for apartment renters in Florida. According to data from [RentCafe](#), apartment renting in Fort Lauderdale is now more in demand than anywhere else in the state, including Miami. Nationally, Fort Lauderdale also ranks among the Top 20 most in-demand rental markets in the entire U.S.



Downtown Fort Lauderdale is driving a \$43 Billion economic impact, a 44% increase since 2019. This small 2.2 square mile area is responsible for 1/3 of Broward's economic output and 1/4 of all jobs.

- 7% Job Growth since 2022
- \$5.7 Billion economic impact of Downtown Real Estate Development, a 30% surge since 2019.
- Holds a bigger economic impact than FLL Airport (\$37B) or Port Everglades (\$28B)
- 224,000 Jobs supported in Florida, a 15% increase since 2019.
- Half of all jobs in Downtown FTL are concentrated in industries such as finance, law, health care, real estate, technology, & professional services. Together, this generates \$10 billion annually.

Source: Downtown Development Authority 2025 Economic Impact Report

@thebrowardscene

RETAIL SPACE IN FRONT

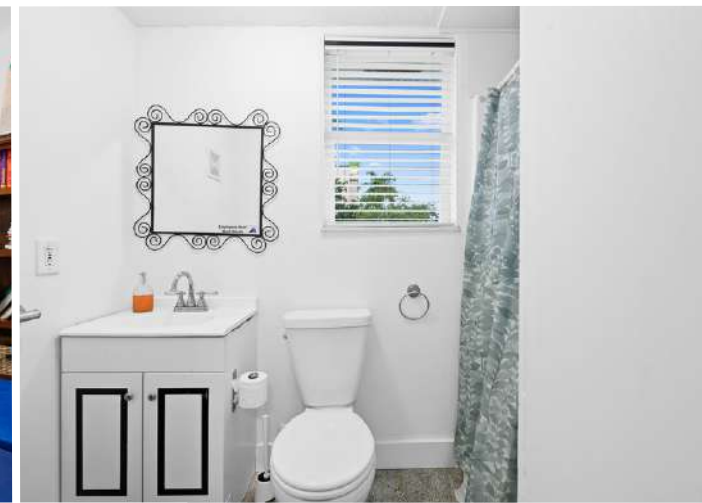


RESIDENTIAL UNIT IN BACK

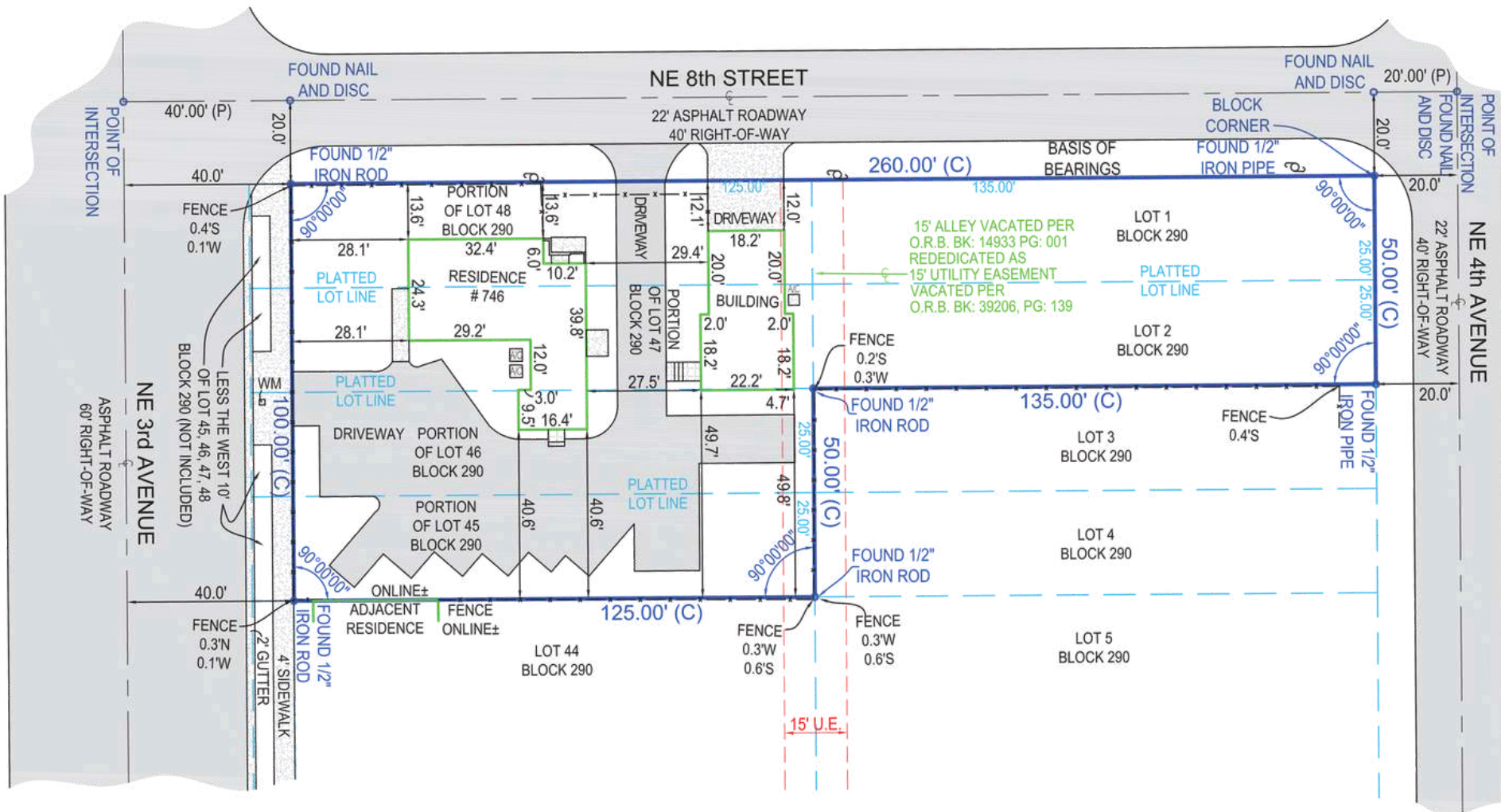


VACANT LAND ON SECOND PARCEL





SURVEY



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