



2,500 SF GROUND FLOOR RETAIL  
PRIME FLAGLER VILLAGE LOCATION





# OVERVIEW



<b>Address</b>	600 N. Andrews Avenue, Fort Lauderdale, Florida 33311
<b>Size</b>	2,500 Square Feet
<b>Price</b>	\$45.00/SF NNN (est. \$15/SF)
<b>Zoning</b>	RAC-UV
<b>Parking</b>	3 Parking Spots + Ample Street Parking



# SOUGHT AFTER FLAGLER VILLAGE LOCATION

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**Flagler Village** - Fort Lauderdale's fastest-growing urban neighborhood, anchored by a dense concentration of new luxury apartments, creative office space, and destination retail. The area continues to attract residents, professionals, and visitors drawn to its walkable streets, curated tenant mix, and proximity to downtown. Located just minutes from Las Olas Boulevard, Brightline, and Fort Lauderdale Beach, Flagler Village offers unmatched connectivity in a true live-work-play environment.





# CORNER-UNIT GROUND FLOOR RETAIL

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2,500 Square Feet currently in a Cold, Dark Shell. Can be delivered in a Vanilla Box.







STEPS TO FAT VILLAGE  
A 900,000 SQUARE FOOT MIXED-USE ARTS DISTRICT





POTENTIAL FOR OUTDOOR ACTIVATION

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WALKABLE + STEPS TO THOUSANDS OF APARTMENTS

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FLOOR TO CEILING WINDOWS

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RHYTHM + VINE



EQUINOX



YOGA JOINT

HATCH

Roxanne's  
LIQUOR BAR & KITCHEN

Wells  
COFFEE CO.

Jay's

HERITAGE

by CERBONE  
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SURROUND YOUR BUSINESS  
WITH SOME OF FLAGLER  
VILLAGE'S MOST EXCITING  
LIST OF CURATED TENANTS  
AND PLUG INTO ONE OF  
FORT LAUDERDALE'S MOST  
DYNAMIC NEIGHBORHOODS.



BFT BODY FIT  
TRAINING



TOP HAT

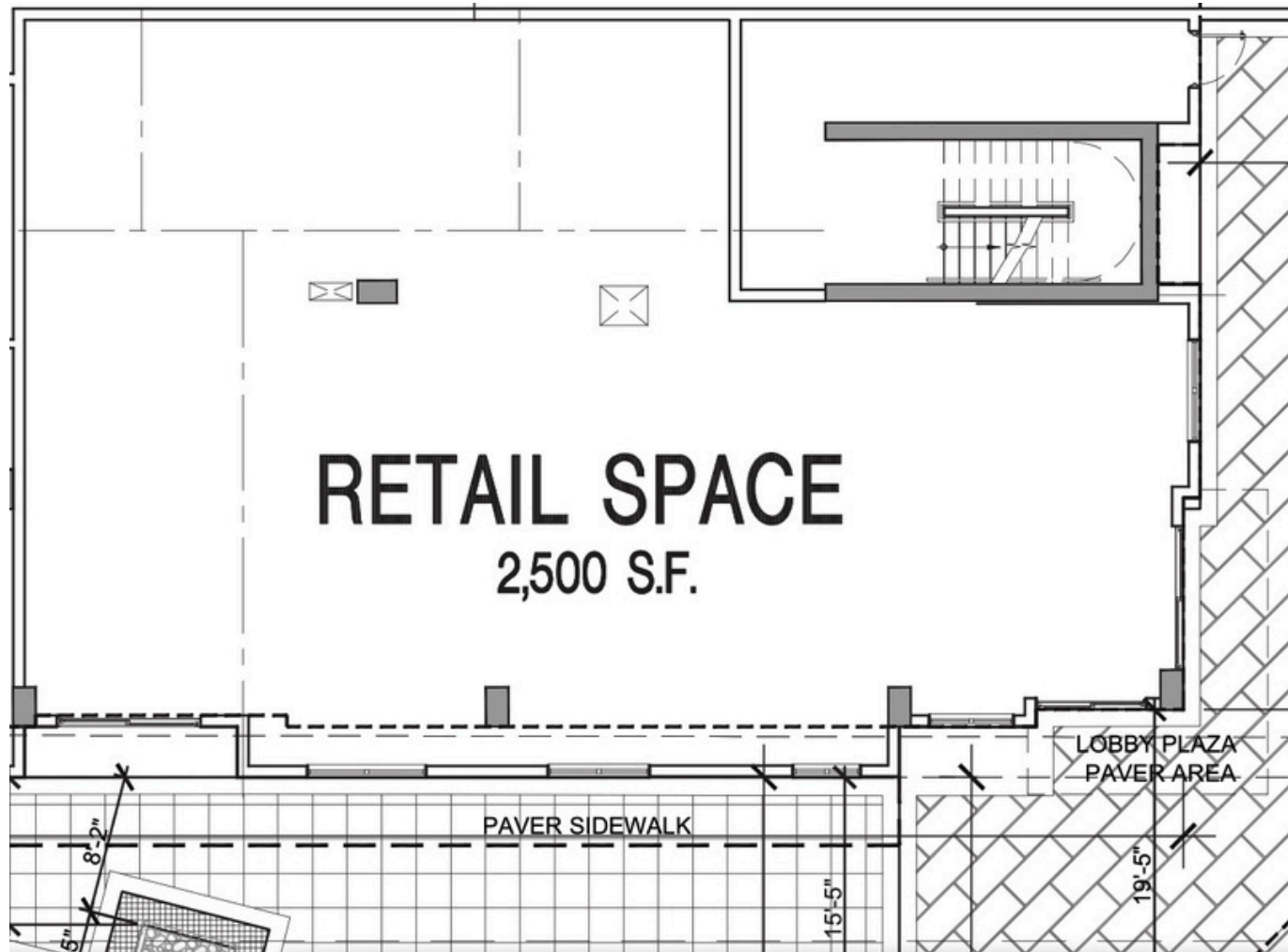


LIVIA  
BAR & GRILL

JB & C  
JUICE BAR & CAFE



# FLOORPLAN







# CONTACT



## KALEY TUNING

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