

South Andrews Ave Infill Development Site

647 S ANDREWS AVE, FORT LAUDERDALE, FL 33301



OFFERING MEMORANDUM



Executive Summary

Located at 647 S Andrews Avenue in Fort Lauderdale (33301), this land offering presents an opportunity to acquire a prominent parcel in a central area of the city. With its South Andrews Avenue address, the site offers high visibility and appeal for buyers looking to develop in a high-demand downtown market.

- Rare downtown Fort Lauderdale urban infill corner available for acquisition — high-density residential growth, downtown employment and strong Andrews Avenue visibility
- Favorable RAC-CC Zoning, multiple flexible allowed uses
- Quickly developing south of the river corridor with incoming 10k+ apartments
- Close proximity to neighborhoods like Tarpon River, Sailboat Bend, Rio Vista, and Las Olas
- Perfect size for new restaurant or retail construction
- Prominent address on S Andrews Avenue for visibility and marketing appeal

SE FTL Development Site (Proposed)

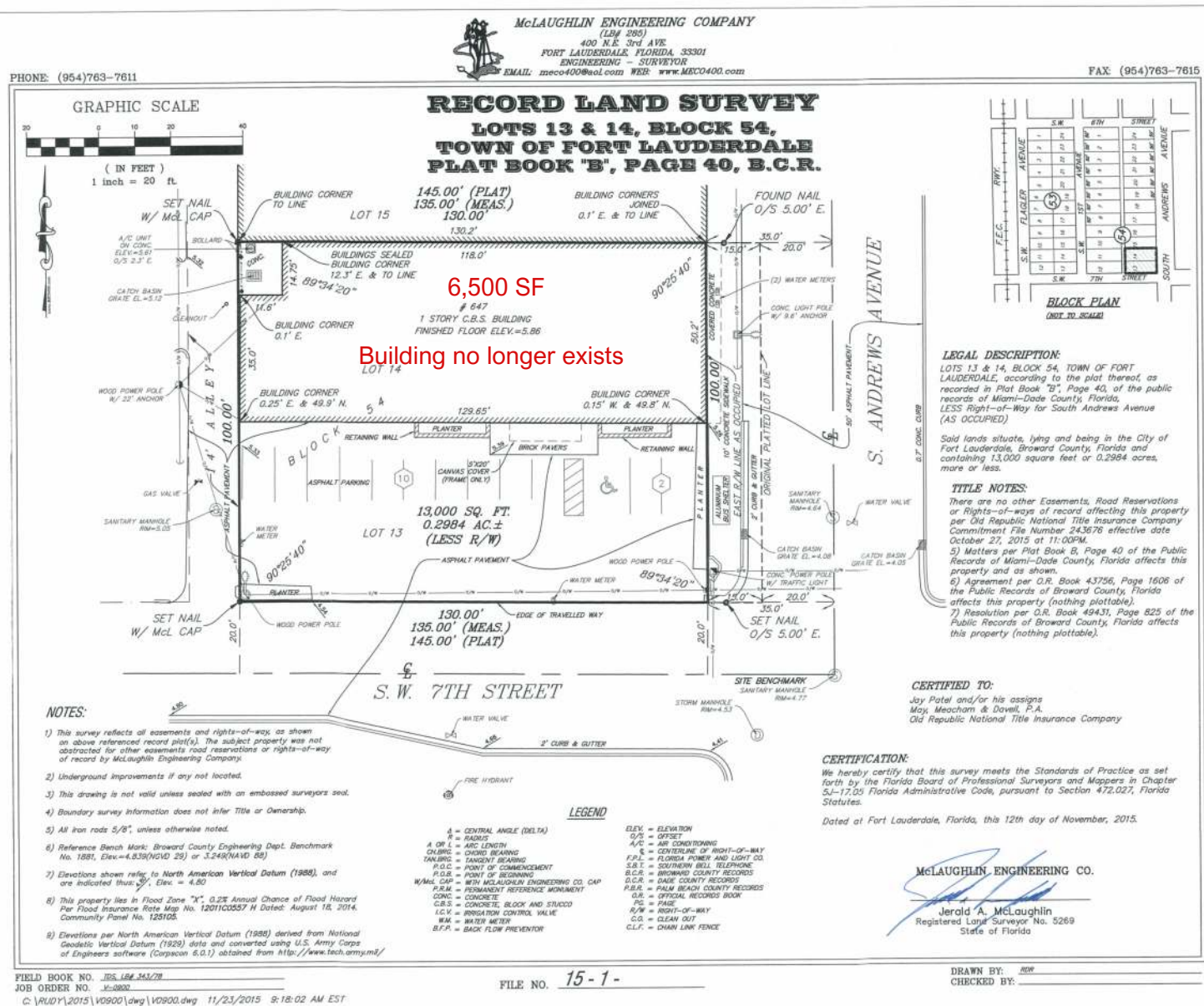
PROPERTY HIGHLIGHTS

13,000 SF **\$3,000,00** **RAC-CC**

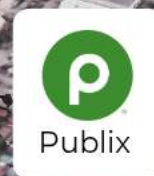
Lot Size Price Zoning

Price	\$3,000,000
Lot size	13,000 SF
Zoning code	RAC-CC
APN	504210015560
Price Per SF	\$230.76

Survey



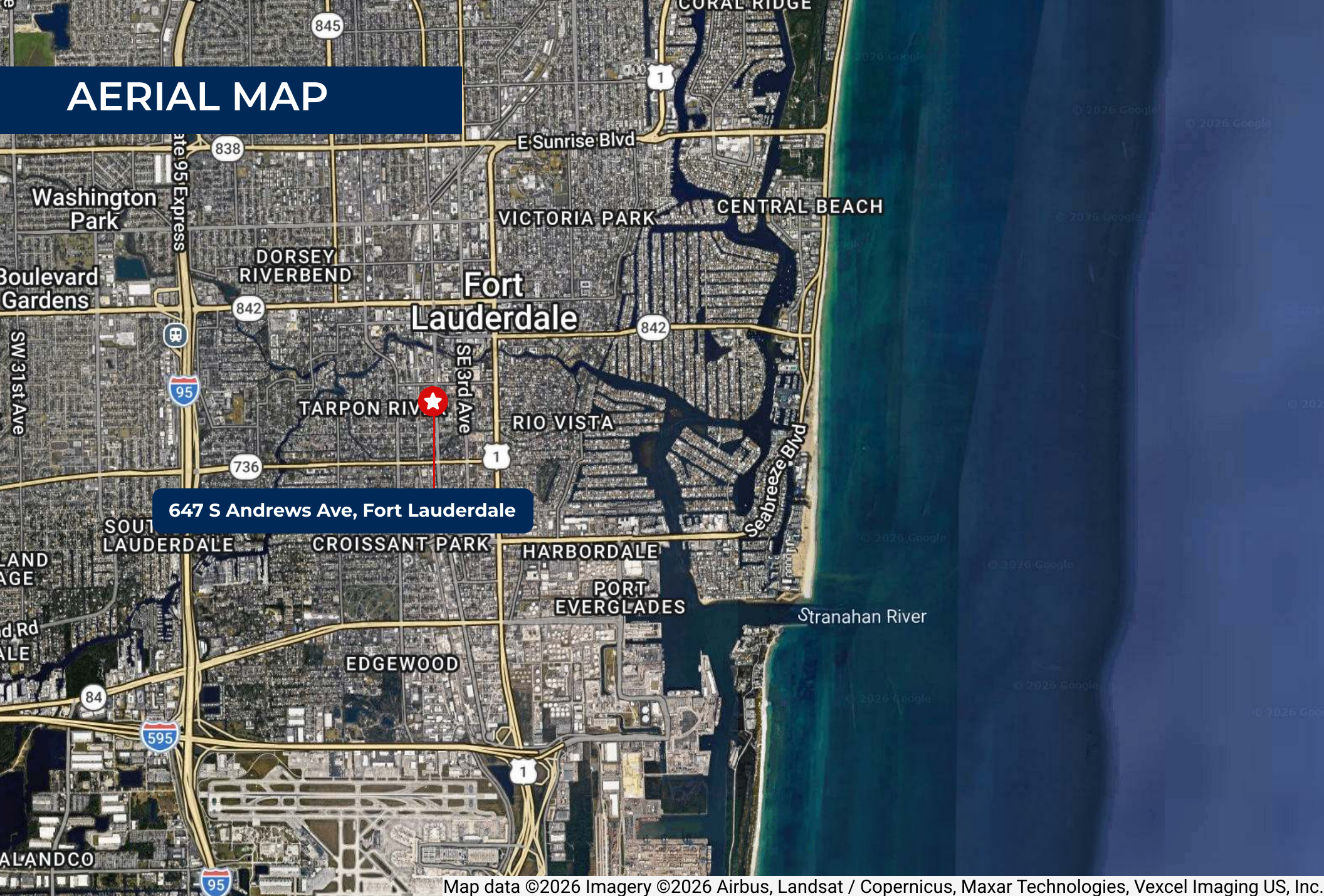
AERIAL MAP



647 S Andrews Ave, Fort Lauderdale

Google Maps

AERIAL MAP



647 S Andrews Ave, Fort Lauderdale

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PROPERTY

Location Overview

Set in a vibrant central Fort Lauderdale location in the 33301 corridor, 647 S Andrews Ave is close to the city's most desirable lifestyle nodes—dynamic downtown energy, the world-renowned dining and shopping along Las Olas Boulevard, and easy access to major entertainment at the Broward Center for the Performing Arts, Fort Lauderdale Beach, and the scenic Riverwalk. The surrounding area offers a mix of everyday conveniences and destination amenities, with neighborhood retail and services, a wide range of restaurants and cafes, grocery options, and quick routes to local attractions including museums, historic waterfront experiences, and cultural venues. Outdoor recreation is well within reach, from iconic waterfront parks and the Intracoastal setting to nearby community green spaces and state-park recreation. Families benefit from proximity to reputable public and private schools within Broward County, while commuters enjoy strong transportation connectivity via I-95/US-1, convenient public transit, and access to Tri-Rail/Brightline and the airport. Overall, the area delivers an attractive blend of walk-in-city appeal, active urban amenities, and dependable connectivity making it a compelling choice for buyers seeking a flexible, high-demand market location.

- S Andrews Ave is a major corridor positioned in the heart of Fort Lauderdale

- Minutes to shopping and dining along Las Olas Boulevard

- Close to outdoor recreation, including the Fort Lauderdale Riverwalk and major park destinations such as Holiday Park and Hugh Taylor Birch State Park

- Excellent transportation connectivity with quick access to major roadways like US-1 and I-95, plus convenient trips to Fort Lauderdale-Hollywood International Airport and Port Everglades

Walk Score®



Walk score
Very Walkable

89



Bike
Bikeable

65

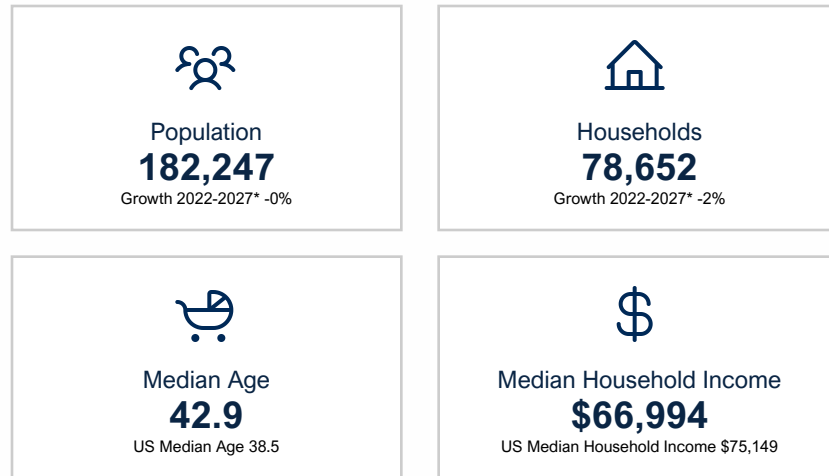


Transit
Good Transit
15 nearby routes: 15 bus, 0
rail, 0 other

52



Demographics



Highlights

Population: Approximately 182,760 residents

Median Age: 42.9 years, slightly older than the US median age of 38.5 years

Median Household Income: \$66,994, lower than the US median of \$75,149

5% 0-4 Years	14% 5-19 Years	5% 20-24 Years	
28% 25-44 Years	28% 45-64 Years	20% 65+ Years	
	1 Mile	3 Miles	5 Miles
Radius Metrics Highlights in 3-mile radius			
Total population	23,934	135,762	292,567
5 year projected total population	67,205	180,659	355,864
Total households	12,256	58,586	119,550
Current Median Household Income	\$107,466	\$83,077	\$73,816
5 year projected median household income	\$136,847	\$114,961	\$97,507
Current Per Capita Income	\$77,197	\$57,412	\$48,057
5 year projected per capita income	\$96,401	\$83,332	\$68,621
Median home value	\$518,411	\$488,085	\$428,630

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