

*flow* FORT LAUDERDALE

  
VERTICAL  
REAL ESTATE

# RIVERFRONT RETAIL FOR LEASE

221 SW 1st Avenue, Fort Lauderdale, FL, 33301



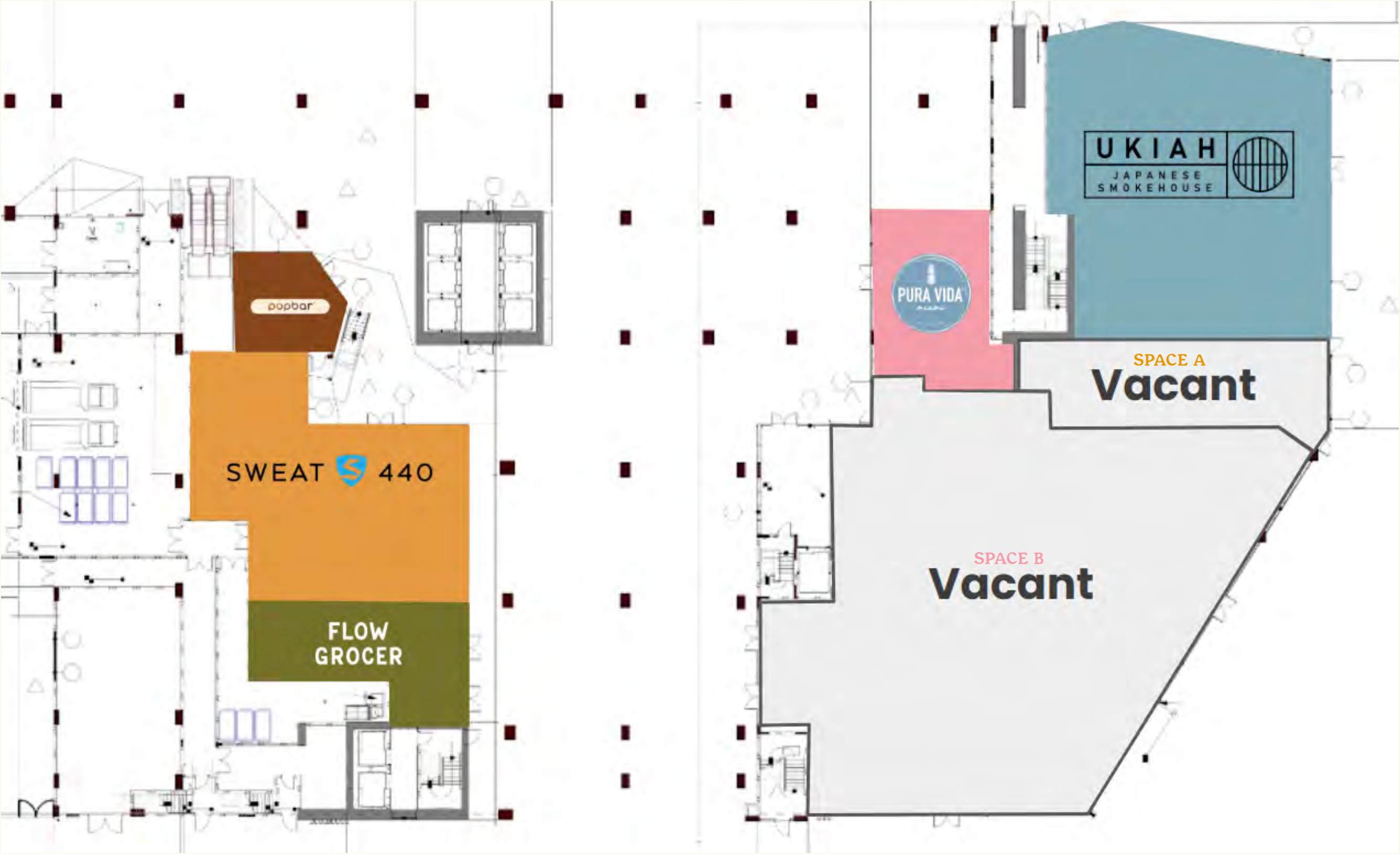


# PROPERTY DESCRIPTION

Flow Fort Lauderdale is a mixed-use project that unites residences, retail, and community space. Its modern architecture of glass, steel, and natural textures reflects openness and light. Interiors prioritize wellness with terraces, lounges, and spaces for renewal. The retail design features expansive frontages, high ceilings, and pedestrian connections that create vibrancy at the street level.

ADDRESS:	221 SW 1st Ave, Fort Lauderdale, FL 33301
NEIGHBORHOOD:	Fort Lauderdale / Riverwalk
PROPERTY TYPE:	Mixed-Use / Waterfront
TOTAL RESIDENTIAL:	639 Units (Phase 1)
COMMERCIAL SPACE:	+/- 15,441 SF (Total)
SUGGESTED USES:	Food & Beverage, Dry Retail Showroom, Spa & Wellness





**SPACE A**  
**2,243 SF**  
**+ Terrace**  
Fully built out 2nd generation restaurant with ventilation and grease traps in place

**SPACE B**  
**9,263 SF**  
**+ Terrace 3,500 SF**  
Fully built out 2nd generation restaurant with ventilation and grease traps in place





NEIGHBORING TENANTS

UKIAH  
JAPANESE  
SMOKEHOUSE

PURA VIDA  
miami

VENNY TACO

MOXIES

Eddie V's  
PRIME SEAFOOD

FOGO DE CHÃO

THE WHARF  
FORT LAUDERDALE

YOLO

LOUIE BOSSI'S  
RISTORANTE • BAR • PIZZERIA

DEL FRISCO'S  
GRILLE

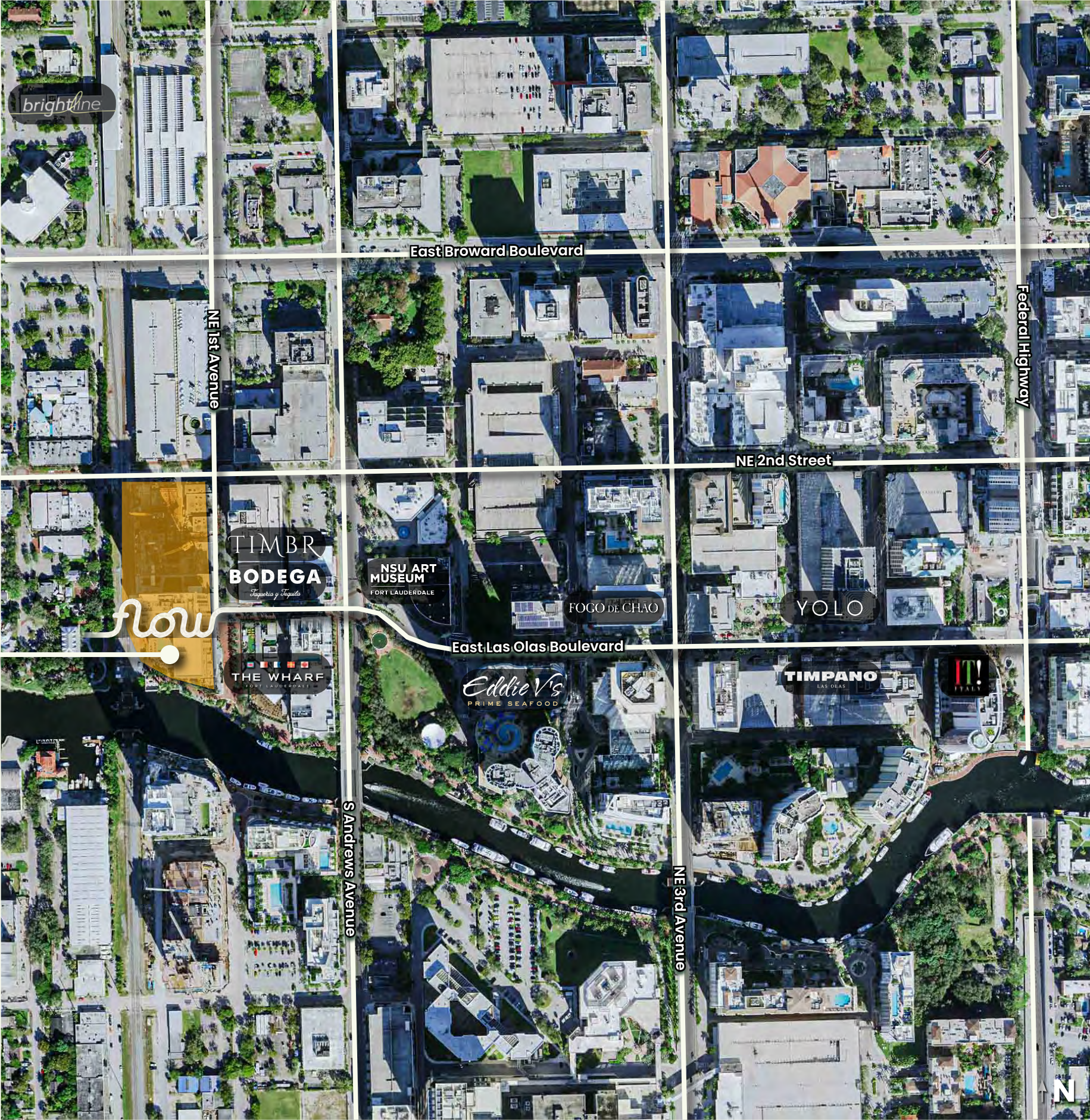
LOBSTER BAR  
SEA GRILLE  
Ft. Lauderdale

BODEGA  
Taqueria y Tequila

Mykonos

AMAL  
MODERN LEBANESE CUISINE

AMSO  
AMERICAN SOCIAL  
BAR & KITCHEN





DOWNTOWN IS  
BOOMING

Fort Lauderdale’s  
downtown has grown  
by over 80% since 2010

STRONG RETAIL  
SALES

Retail growth has  
increased by 75% over  
the past five years

2X MORE PEOPLE

South Florida’s growth  
is 2x the national  
average.

OVER 6.1 MILLION  
RESIDENTS

South Florida is the 7th  
largest metro area in  
the US

YOUNG & TECH  
SAVVY

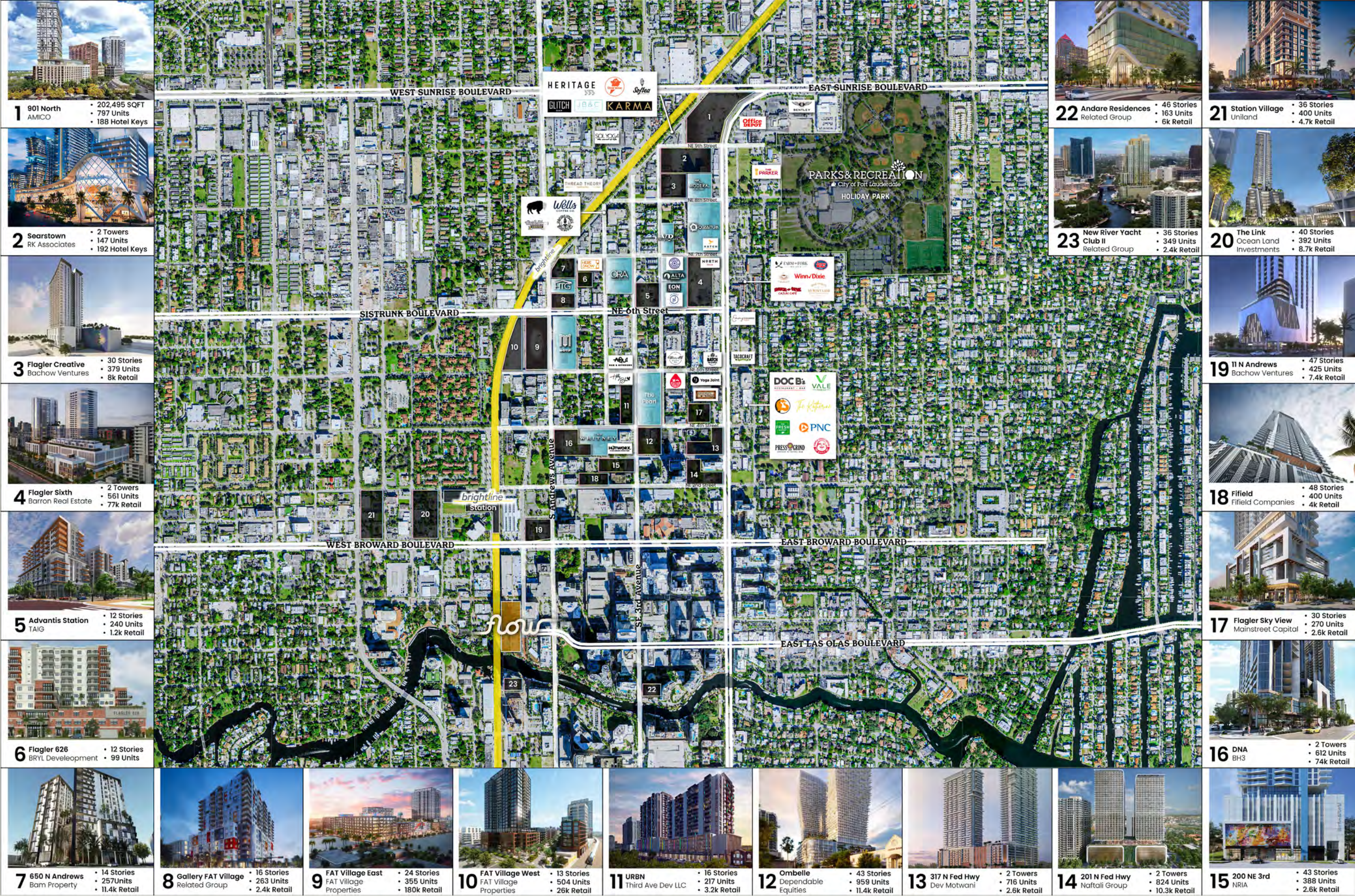
A tech-driven  
population with largest  
age range 25-34

ABOVE AVERAGE  
INCOME

33.56% earb over \$100k

DIVERSE  
DEMOGRAPHICS

With 8% greater  
diversity than national  
average







Front Facade



Exterior View



Riverfront Resturant Terrace



Aerial View





Space A Interior



Space B Interior



Space A Exterior



Space B Exterior





Numerous surrounding developments



Situated along the Riverwalk



Walking distance to Downtown CBD



Nearby Brightline Station



Vibrant entertainment and hospitality scene



Located on Las Olas Boulevard







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We are a boutique real estate company based in Miami, FL, focused on cutting edge food & beverage brands and aspirational retail.

*flow*  
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