

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:

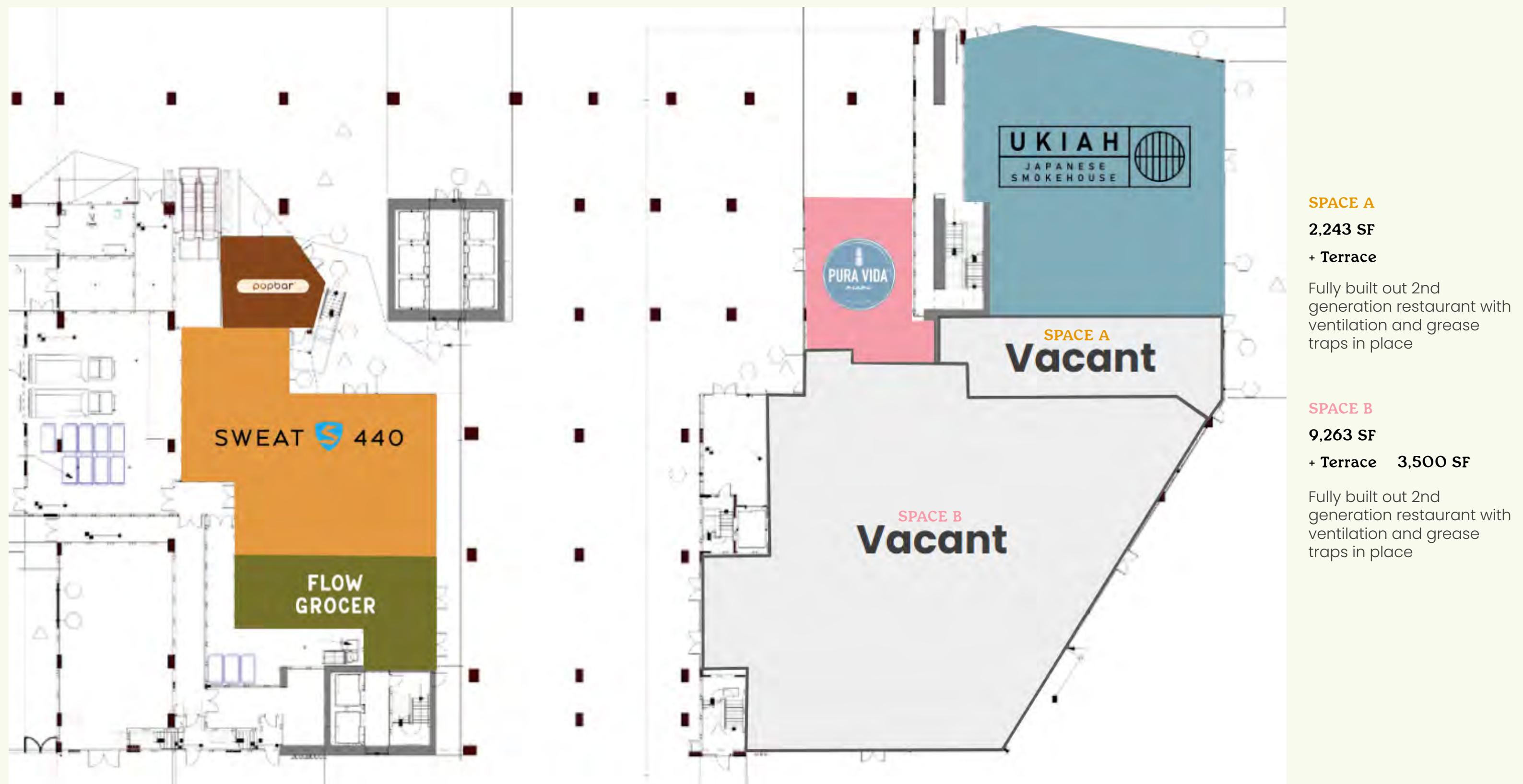
639 Units (Phase 1)

COMMERCIAL SPACE:

+/- 15,441 SF (Total)

SUGGESTED USES:

Food & Beverage, Dry Retail
Showroom, Spa & Wellness



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NEIGHBORING TENANTS



Eddie V's
PRIME SEAFOOD

FOGO DE CHÃO

THE WHARF
FORT LAUDERDALE

YOLO

LOUIE BOSSI'S
RISTORANTE • BAR • PIZZERIA

LOBSTER BAR
SEA GRILLE
Ft. Lauderdale

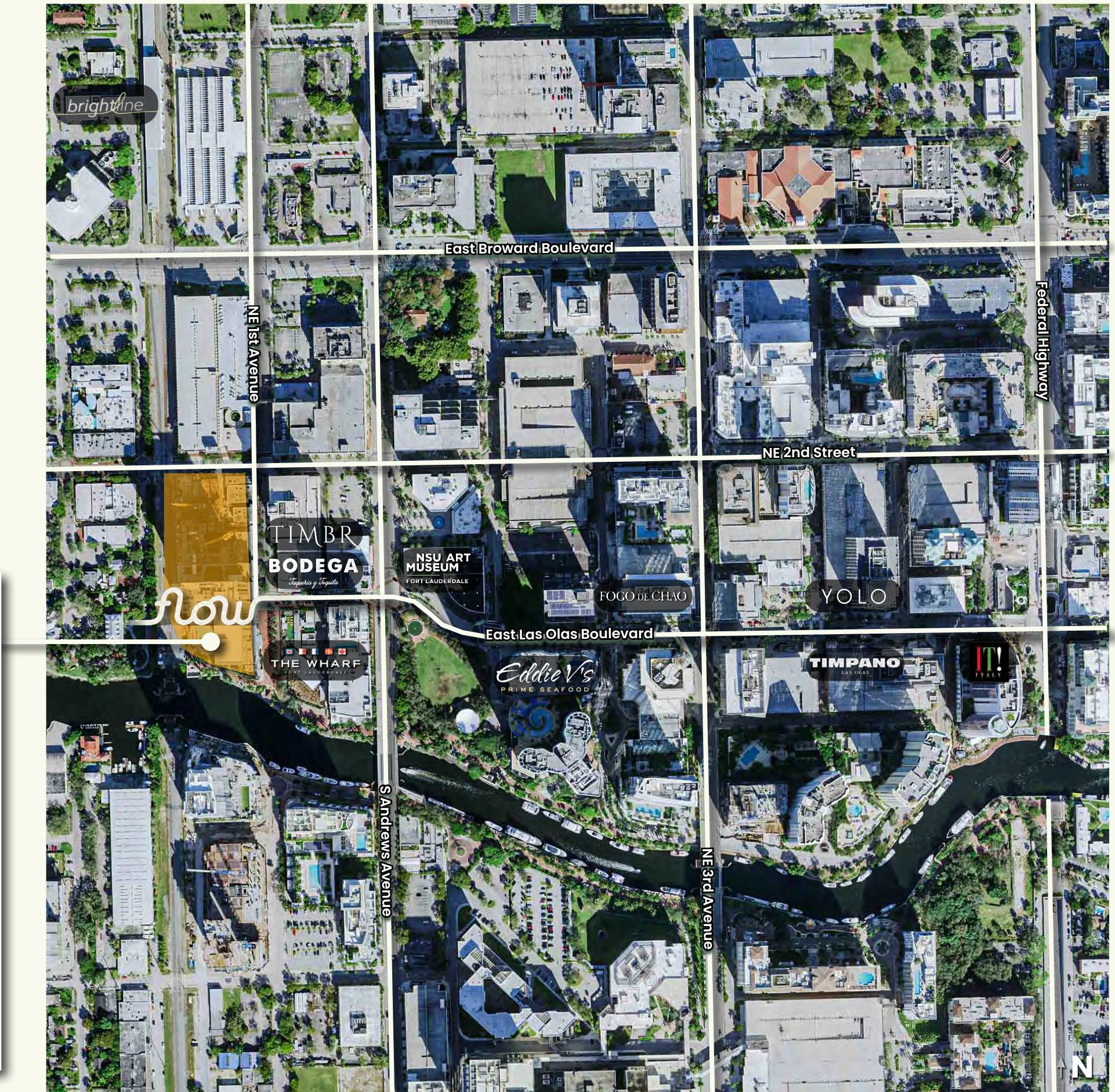
BODEGA
Taqueria y Tequila

Mykonos

AMAL
MODERN LEBANESE CUISINE



MOXIES



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

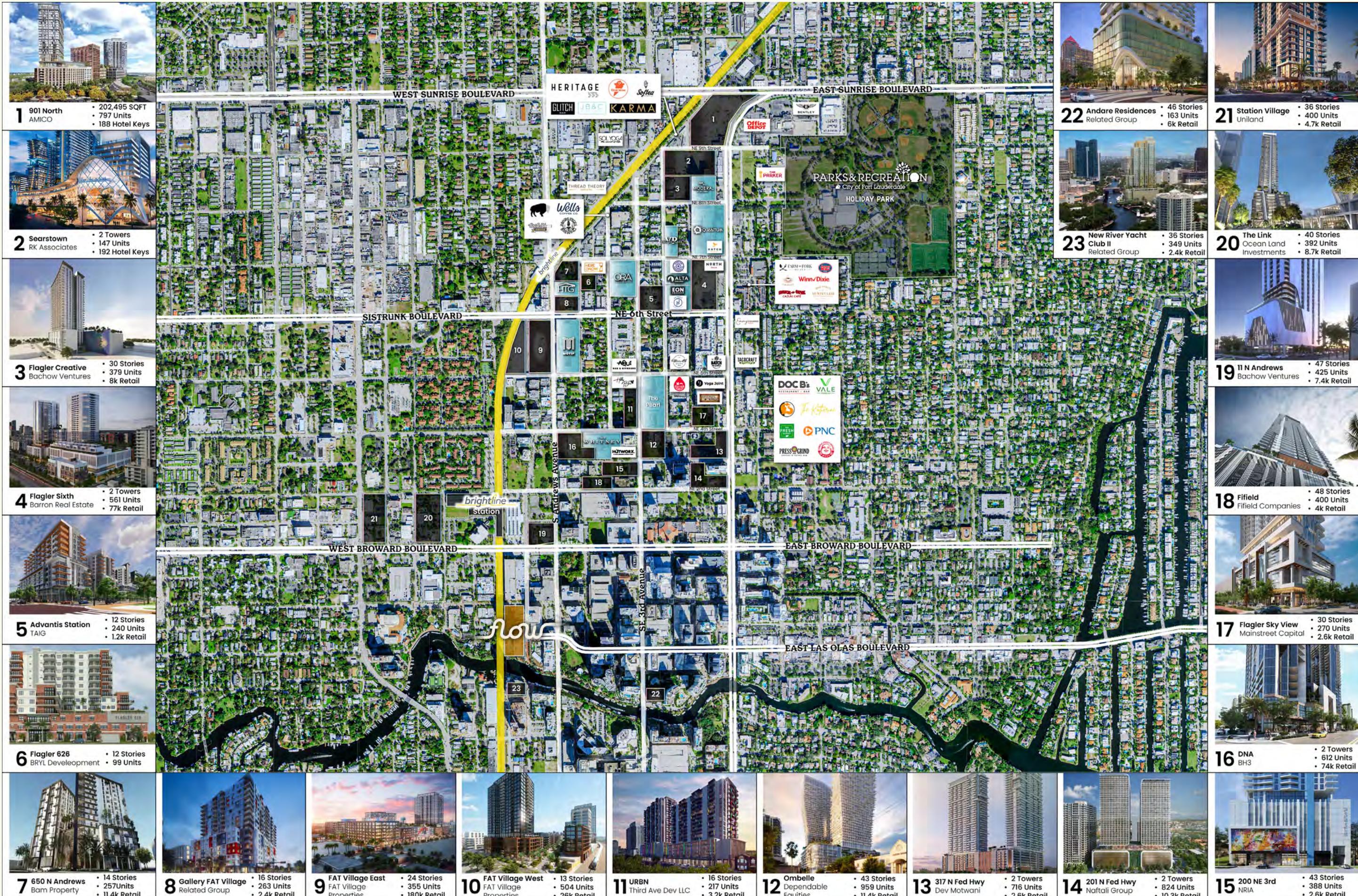
A tech-driven population with largest age range 25-34

ABOVE AVERAGE INCOME

33.56% earn over \$100k

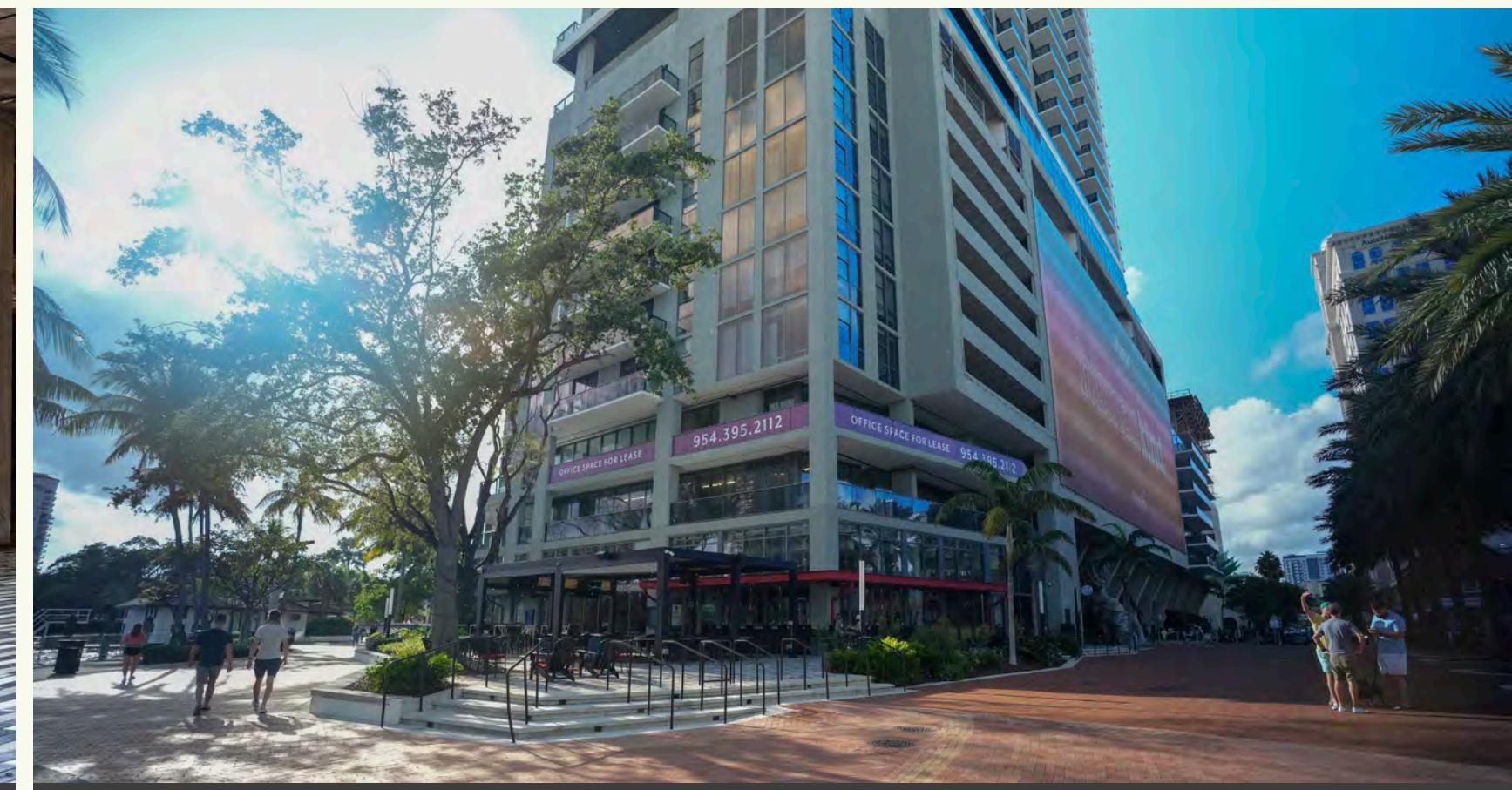
DIVERSE DEMOGRAPHICS

With 8% greater diversity than national average

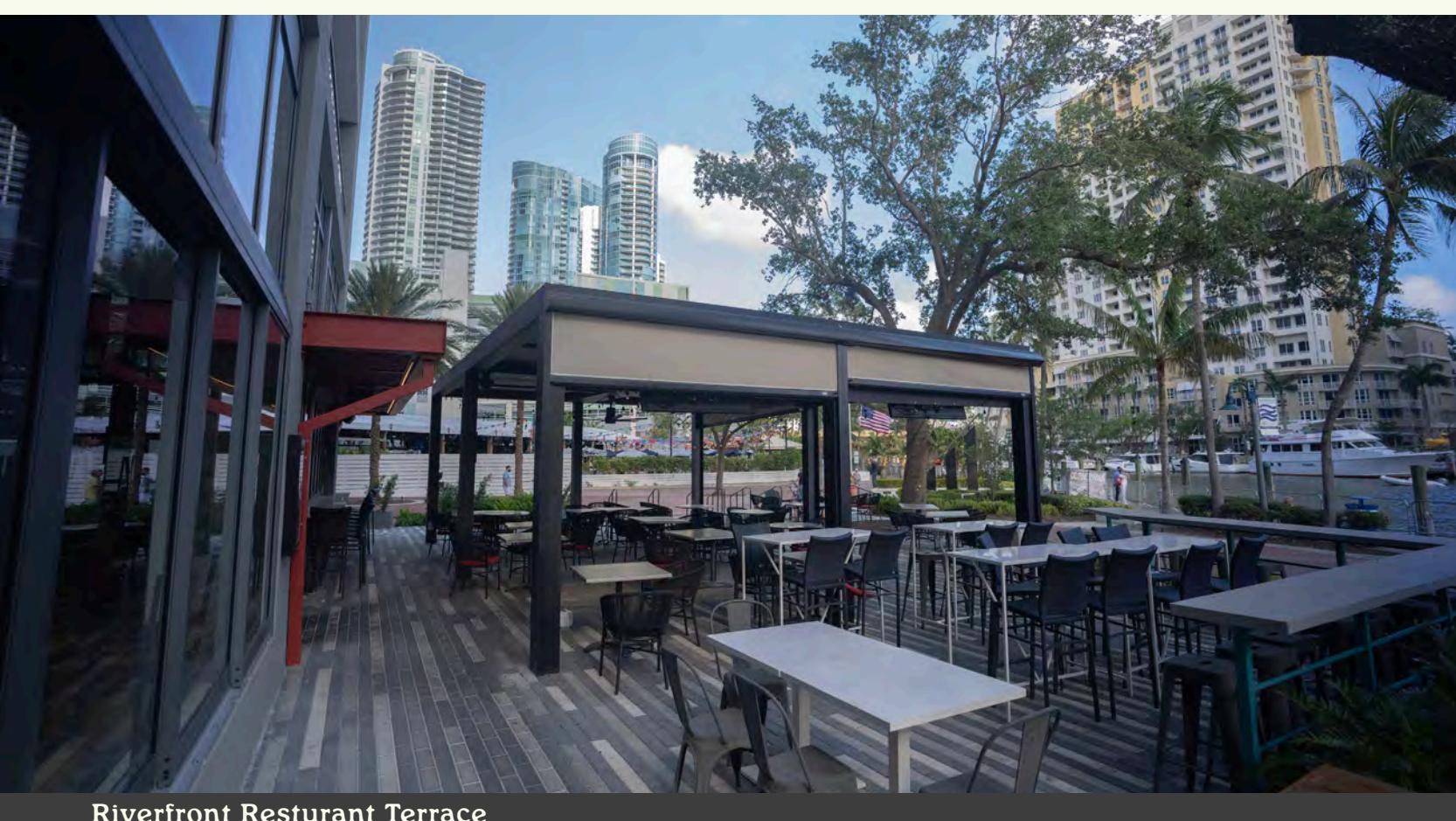




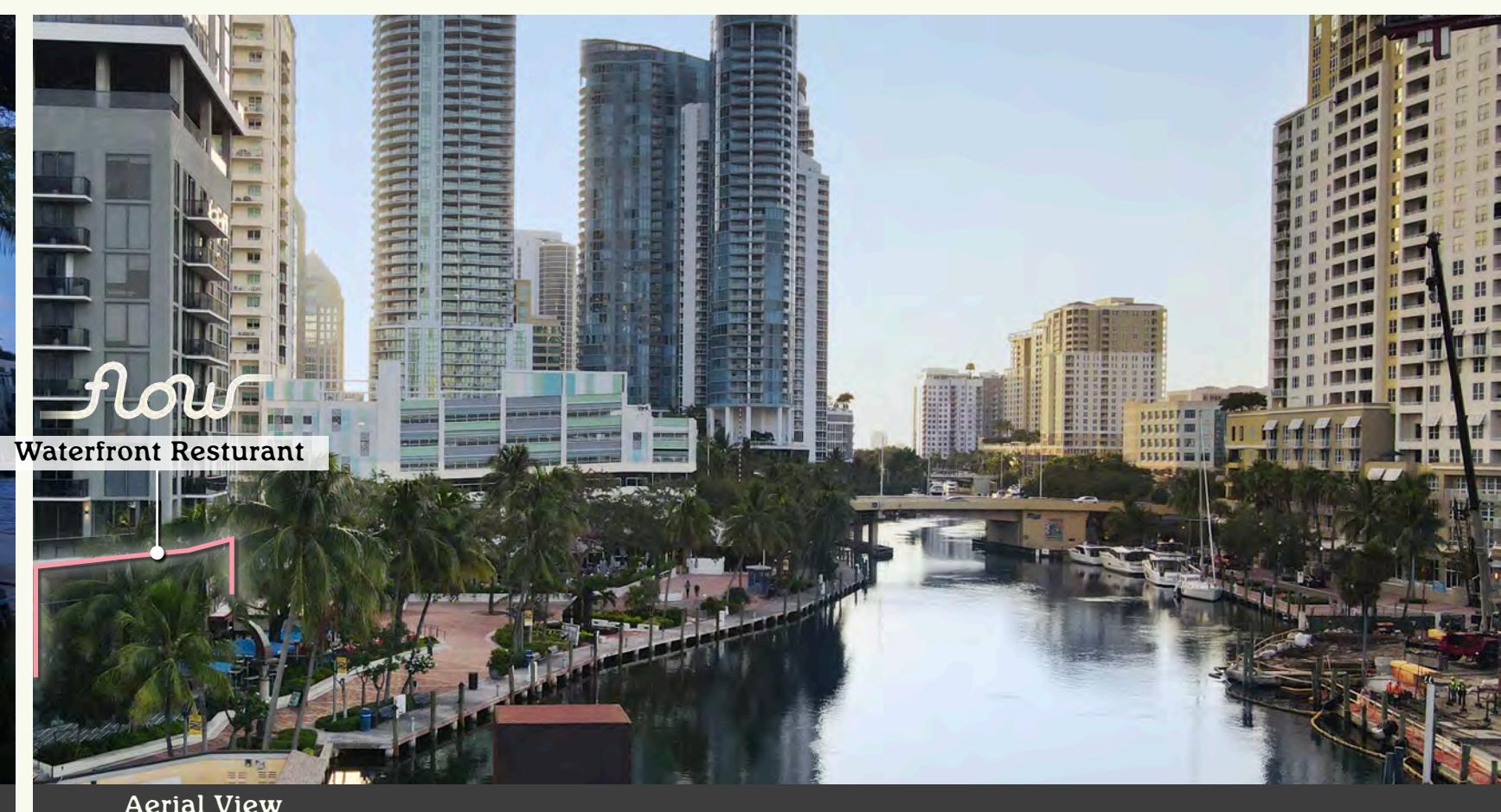
Front Facade



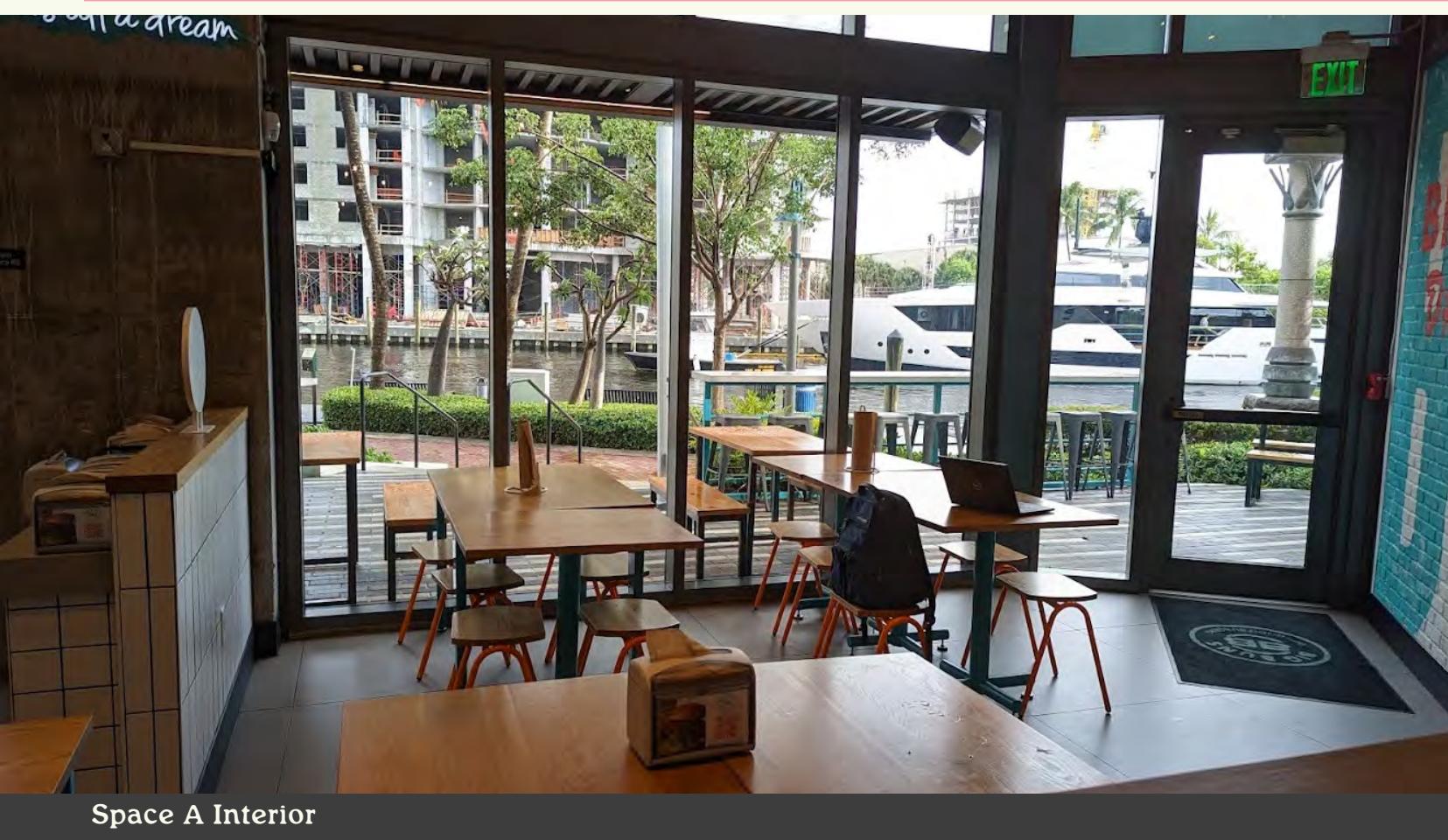
Exterior View



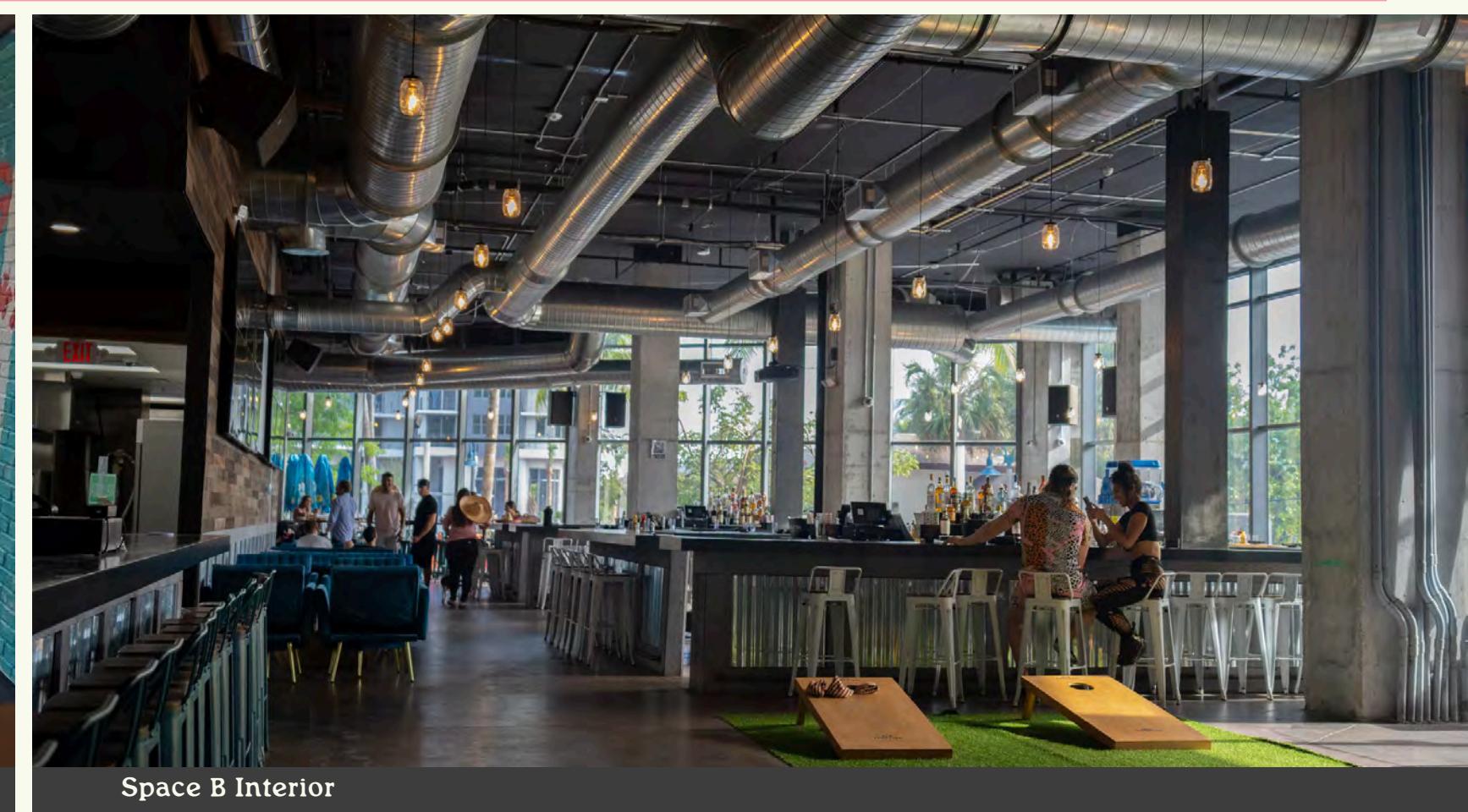
Riverfront Restaurant Terrace



Aerial View



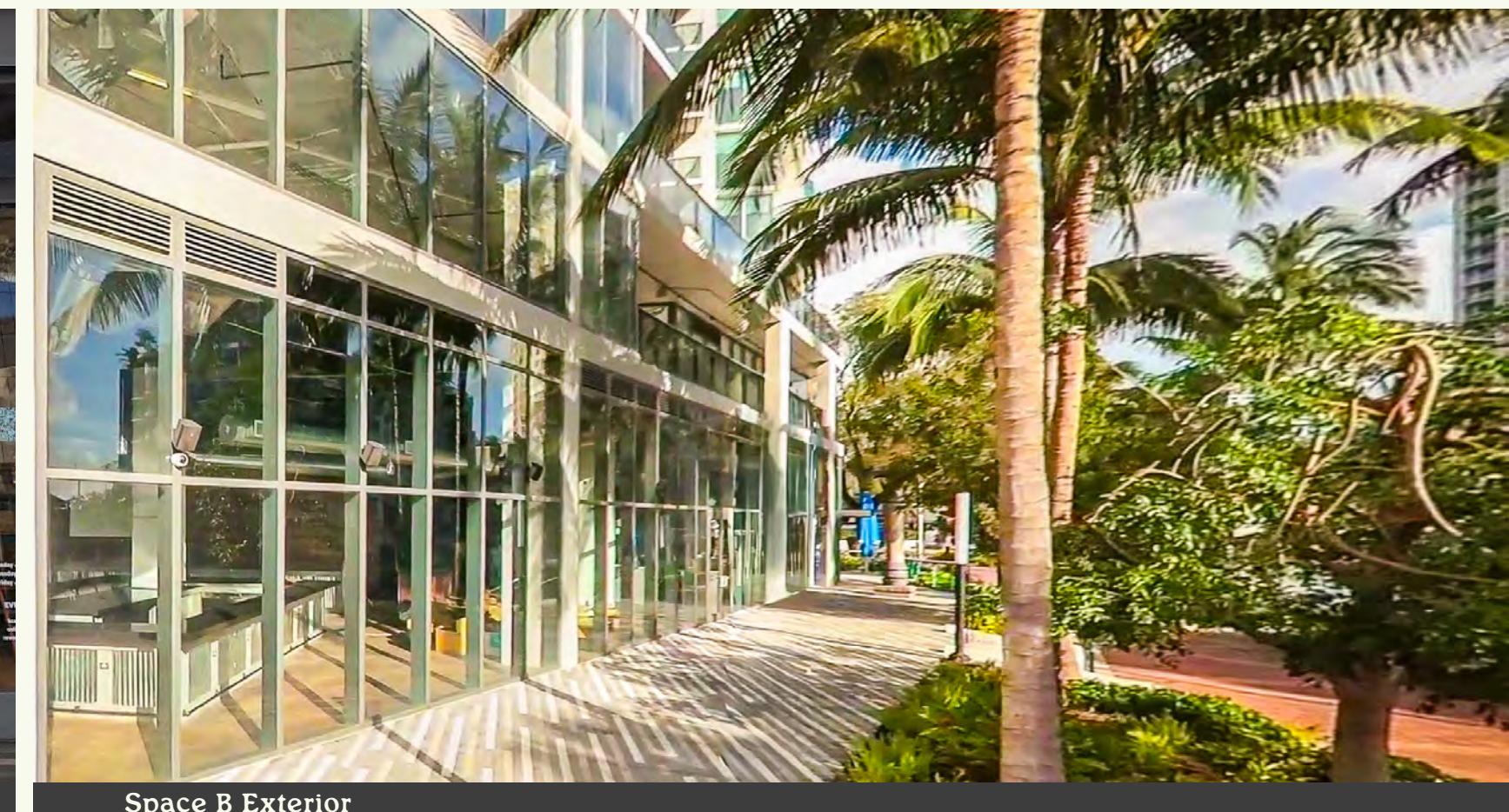
Space A Interior



Space B Interior



Space A Exterior



Space B Exterior



Numerous surrounding developments



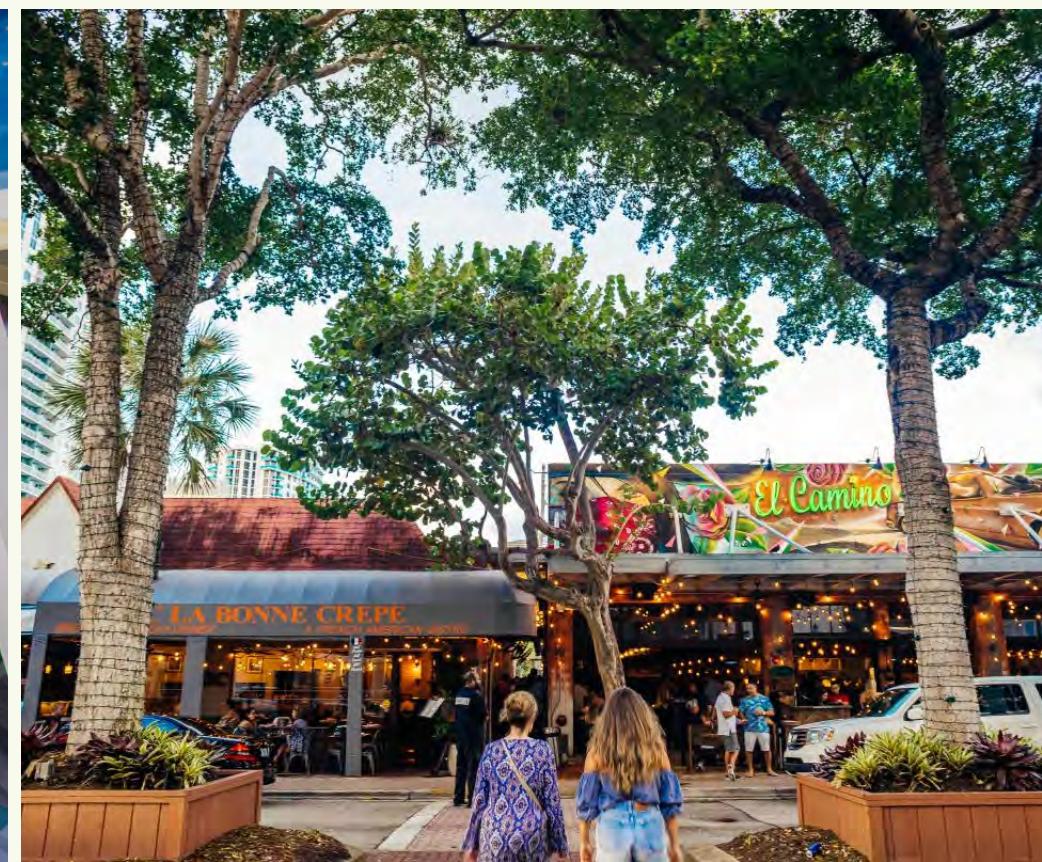
Situated along the Riverwalk



Walking distance to Downtown CBD



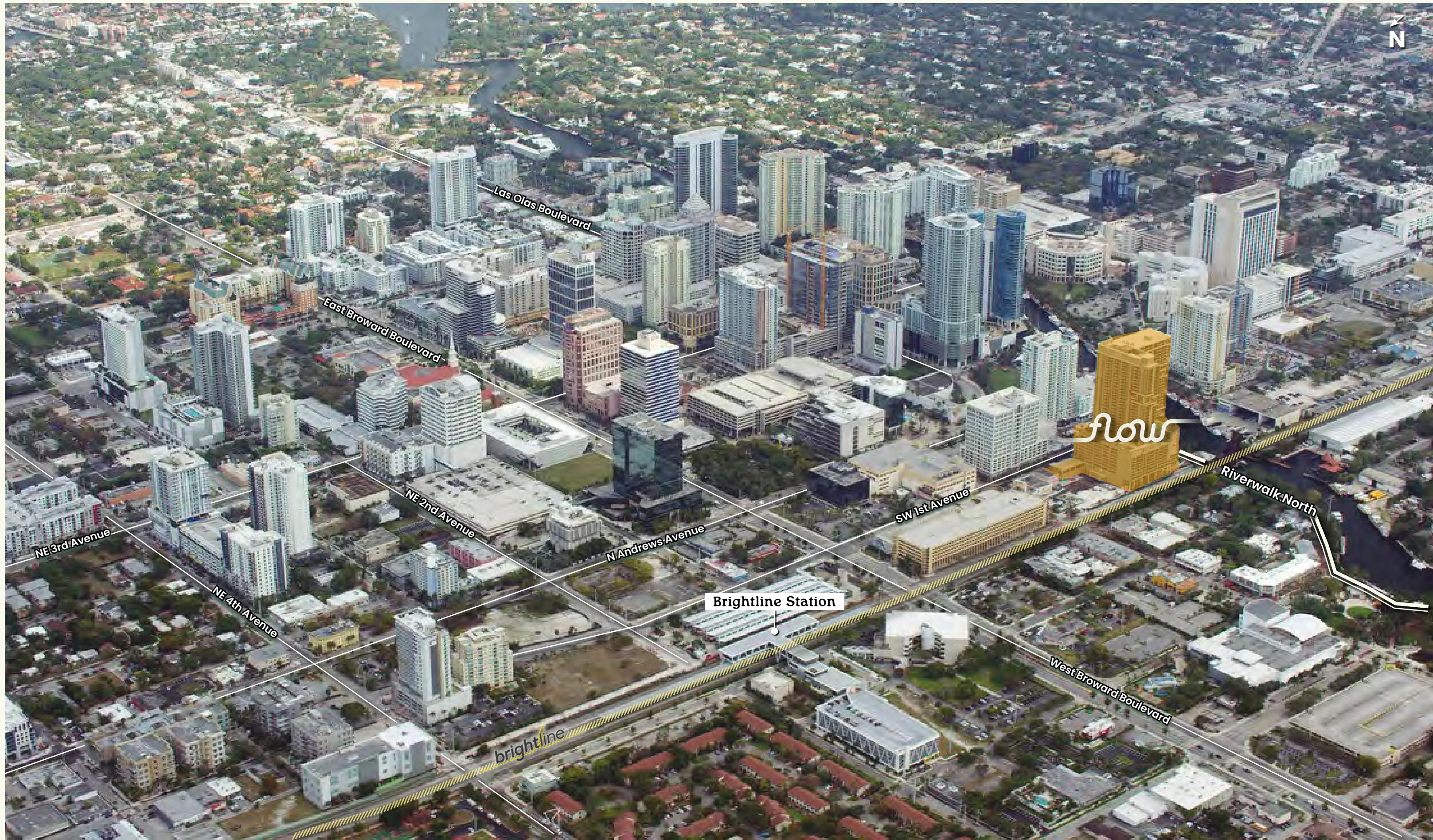
Nearby Brightline Station



Vibrant entertainment and hospitality scene



Located on Las Olas Boulevard



DANIEL CARDENAS | PRINCIPAL

305-793-8982 | Daniel@verticalremia.com

MICHAEL SULLIVAN | PRINCIPAL

305-606-3070 | Michael@verticalremia.com



VERTICAL
REAL ESTATE

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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