

FOR SALE

Retail Space



412-414 N Andrews Ave, Fort Lauderdale
Building Size: 4,091 SF | Lot Size: 5,625 SF

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Property Description

Unlock the potential of Fort Lauderdale's booming downtown with this 4,091 SF property at 412 N Andrews Ave. Positioned in one of the city's most active redevelopment corridors, this site offers immediate use as an income-producing asset with a clear path to a future development flip. Nearly the entire block is in play, creating a rare opportunity for assemblage and scale. Steps from Flagler Village, Brightline, and Las Olas, the property sits in the heart of Fort Lauderdale's next wave of growth. Investors and developers will recognize the upside – whether as a strategic hold, reposition, or a flip to a builder looking to capture downtown density.

Executive Summary

 Building Sq Ft: 4,091

 Lot Size: 5,625 SF

 Zoning: RAC-UV

 Asking Price: \$2,000,000

FEATURES

- 4,091 SF Building (3 Bays)
- 5,625 SF Lot
- Ground Floor Visibility with Direct Street Access
- High Traffic & Visibility (~21,000+ VPD)
- Spacious retail property designed for easy division into three independent spaces.
- Possibility for single or multiple tenants
- 5 Assigned Parking Spaces
- Prime Flagler Village Location

Location Highlights

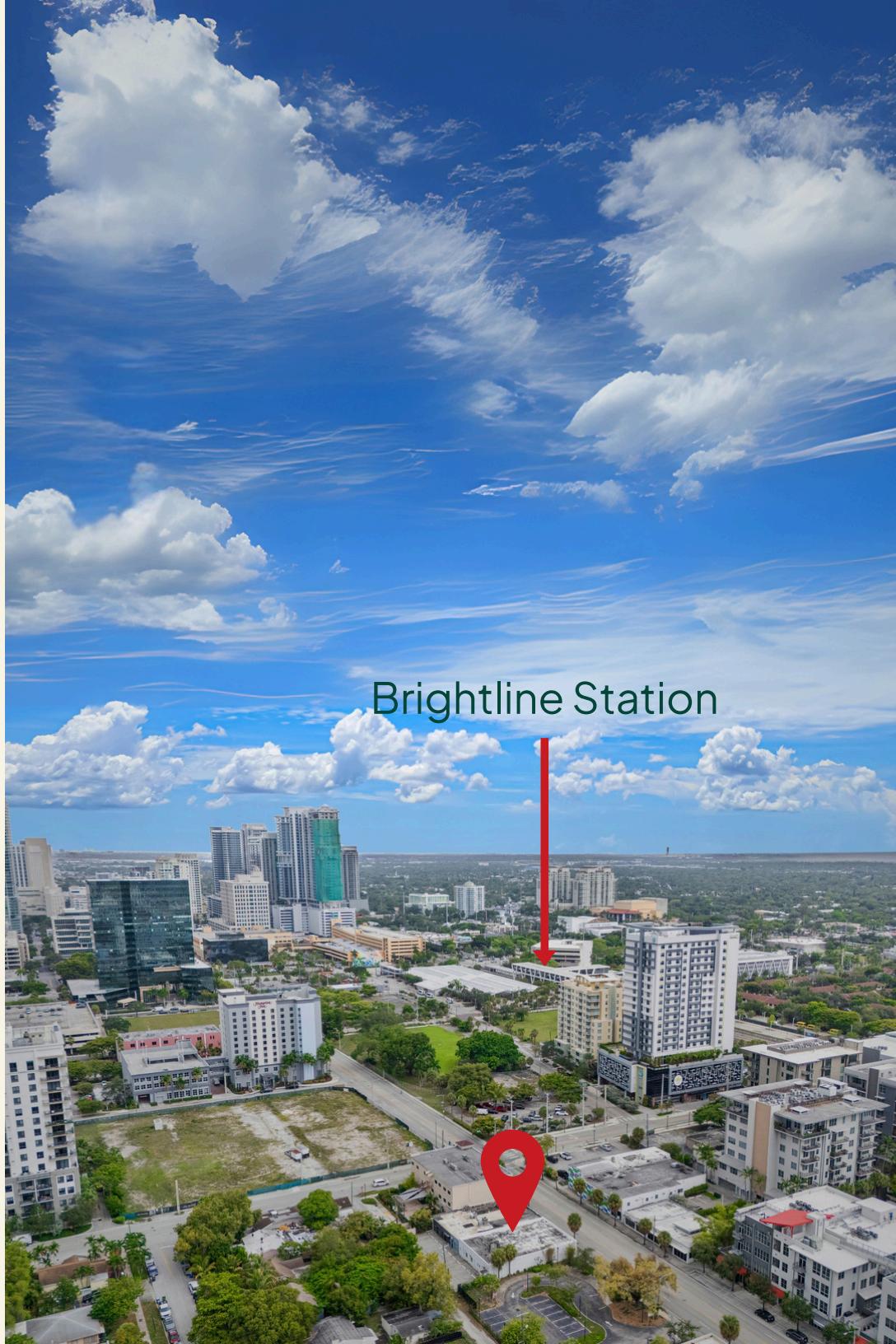
- ½ mile to Fort Lauderdale Brightline Station
- 1 block from FAT Village arts & entertainment district
- Surrounded by large-scale residential developments
- Easy access to I-95 & Downtown Fort Lauderdale

Driving Directions:

Andrews Avenue, four blocks north of Broward Blvd, east side.

Market Overview

- Flagler Village: One of Fort Lauderdale's fastest-growing urban districts
- Mixed-use development with residential, retail, and office expansion
- Popular among innovators, artists, and small creative businesses
- High visibility, pedestrian traffic, and access to major transport hubs



RENTAL COMPARABLES

Address	Lease Type	Sq Ft	Lease PSF	Notes
400 N Andrews Ave	Office/Retail	1,500	\$32	Similar building, central Flagler Village
450 E Las Olas Blvd	Retail	1,200	\$28	High foot traffic, newer construction
380 NW 1st St	Office	1,350	\$30	Ground floor exposure, signage available

Analysis: The subject property is competitively priced at \$30 PSF, with strong visibility and signage options enhancing value compared to nearby leases.

SALES COMPARABLES

Address	Sale Price	Sq Ft	Price/SF	Notes
412 N Andrews Ave	\$2,000,000	4,091	\$489	Office building, Flagler Village
437 NW 1st Ave	\$2,200,000	4,566	\$482	Showroom space, RAC-UV zoning
421 N Andrews Ave	\$2,100,000	2,526	\$832	Office-zoned (AE), building downtown
444 NE 3rd Ave	\$2,000,000	3,100	\$645	Multi-unit, Flagler Heights

Analysis: With ongoing neighborhood development and rising commercial demand, 412 N Andrews Ave is competitively priced at \$489/SF and offers a prime opportunity for long-term leasing or investment in Flagler Village.