



**ONE OF A KIND BOUTIQUE PROFESSIONAL OFFICE BUILDING  
FOR SALE**

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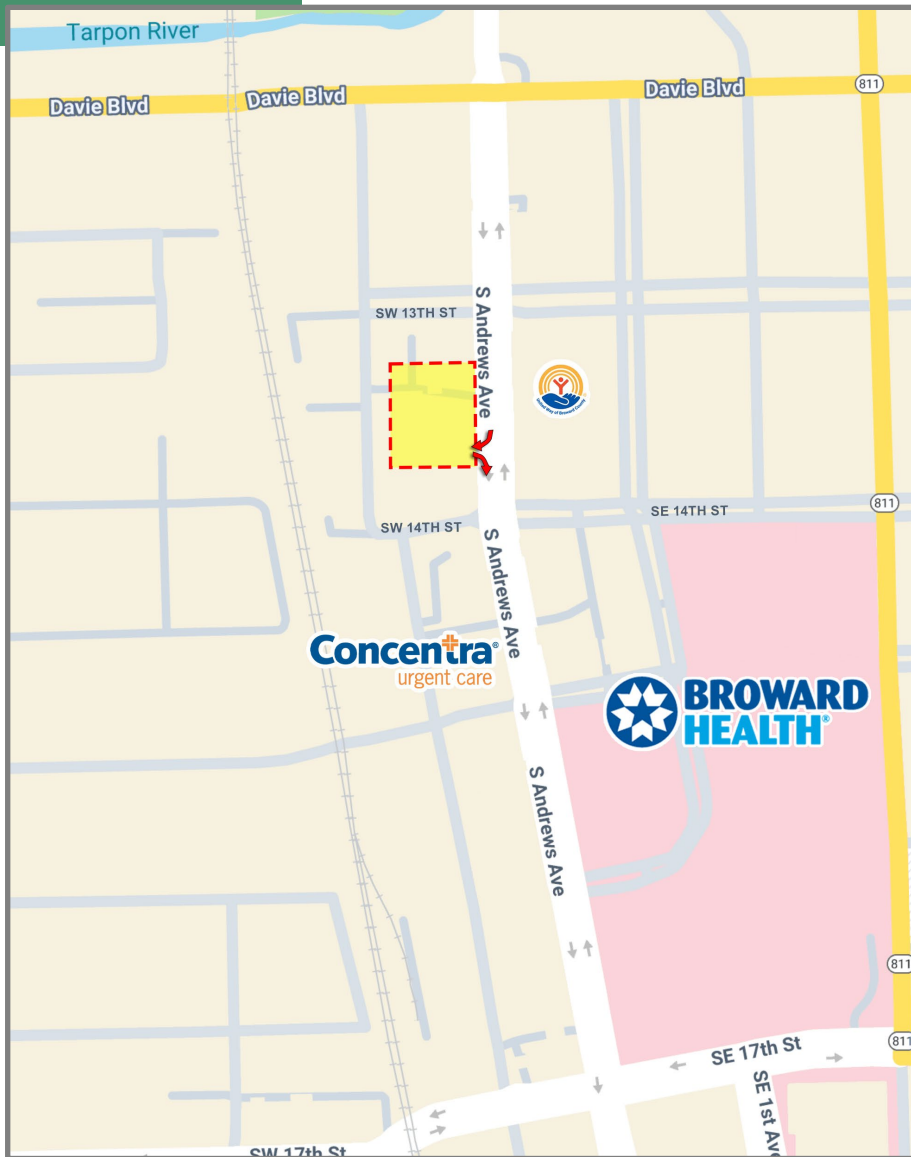
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**PROPERTY HIGHLIGHTS**

**HISTORIC OFFICE BUILDING FOR SALE**

1313 S Andrews Ave, Fort Lauderdale, FL 33316



2023 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
EST POPULATION	19,842	114,704	266,819
AVG HH INCOME	\$113,618	\$105,561	\$95,976
MEDIAN AGE	42.2	41.1	41.4
TOTAL BUSINESSES	4,087	15,080	28,627
TOTAL DAYTIME POP	47,732	164,840	331,812

Source: experian

TRAFFIC COUNTS 2023 AADT	
S Andrews Blvd	19,700



Source: FDOT



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***The Rotella Group has been retained as the exclusive agent for the sale of 1313 S Andrews Boulevard, Fort Lauderdale, Florida Broward County in the Southeast Florida Market.***

- 3,550 SF building
- High quality finished throughout - original stone entrance, hard wood floors, solid wood doors to each office
- Full building generator
- 4 large executive offices, 1 junior office, reception area, 2 conference rooms and 2 large secretarial areas
- New roof in last 2 years, reduced taxes because of historic age
- Ample parking - 24 spaces (11 covered)
- 0.64 acres of land
- Great frontage, access and visibility from major corridor in East Fort Lauderdale
- Potential to monetize “Transferrable Development rights” (in process of receiving)
- Zoning: SRAC-S Ae -South Regional Activity Center -South Andrews
- Close to Downtown Fort Lauderdale, Broward Health Medical Center, Broward County Courthouse, Port Everglades
- Ideal for owner/user, law office, medical office



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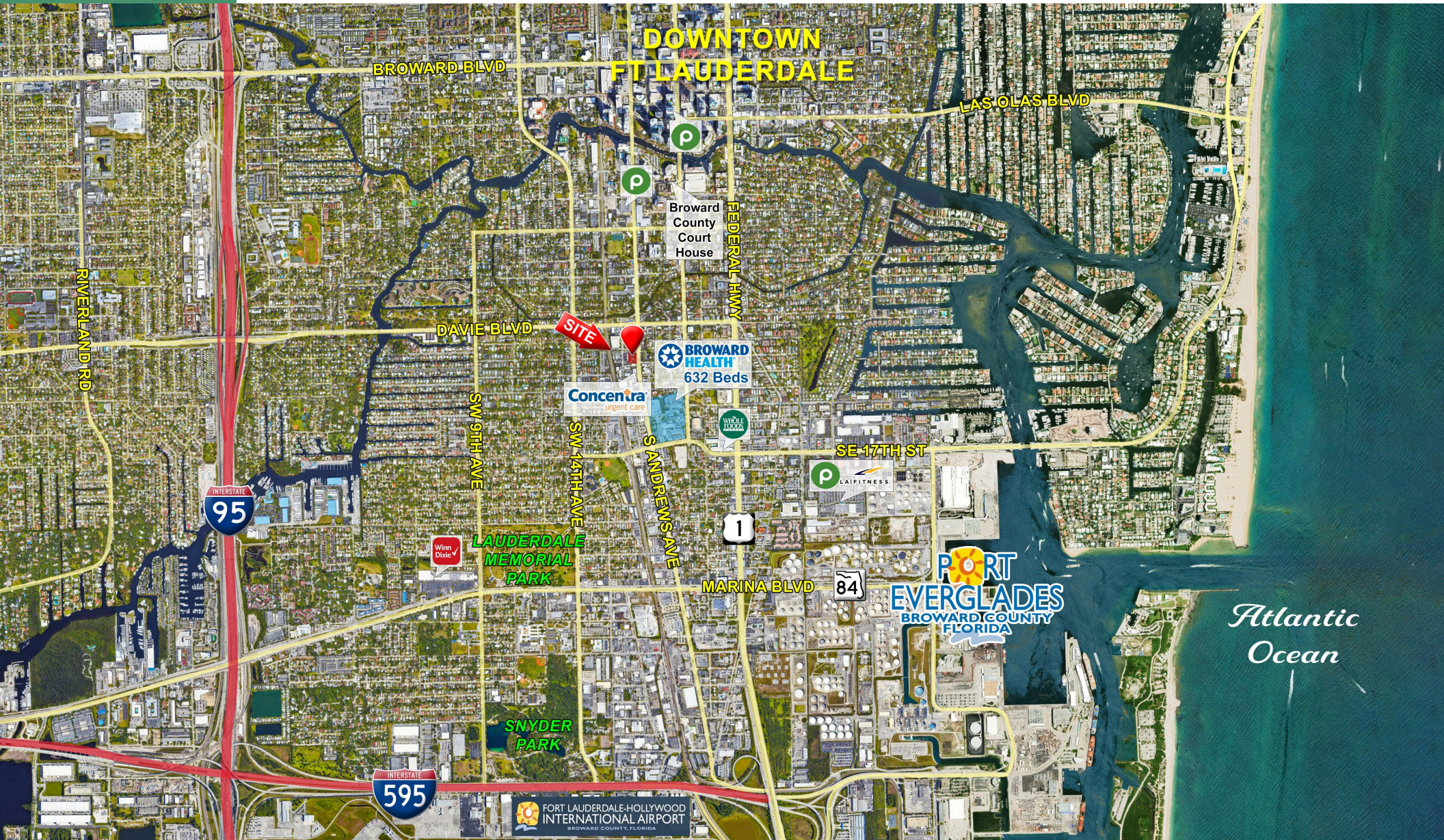
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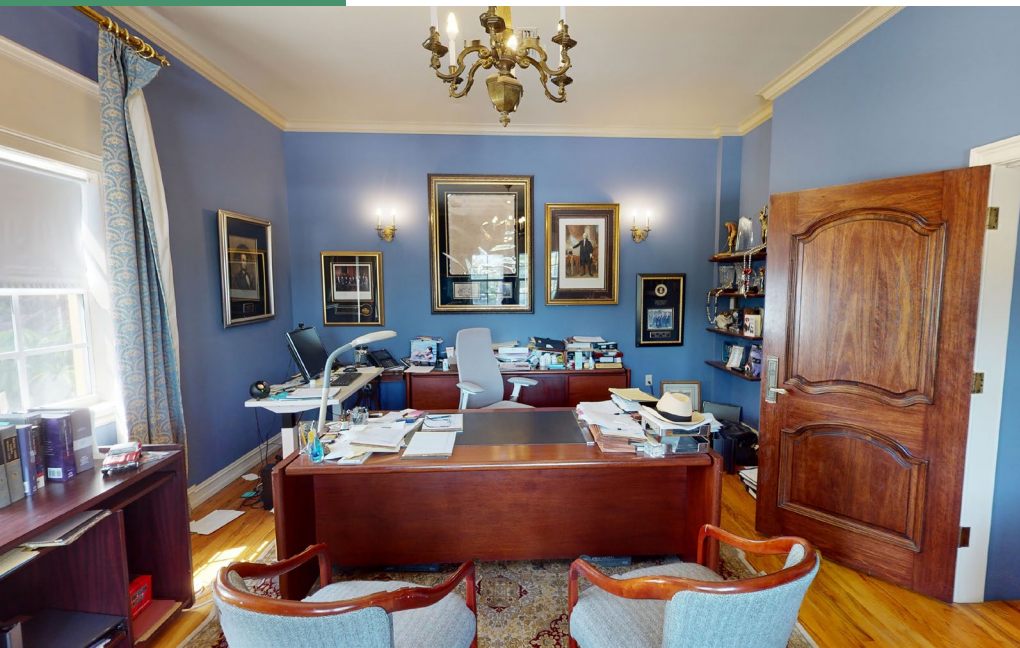
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR ROTELLA GROUP AGENT FOR MORE DETAILS.

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