



LAND FOR SALE

315 NORTHEAST 7TH AVENUE

**SITE PLAN APPROVED 53 LUXURY CONDO |
DOWNTOWN FT. LAUDERDALE**



PROPERTY TYPE
Land

LOT SIZE
13,601 SF

UNITS
53

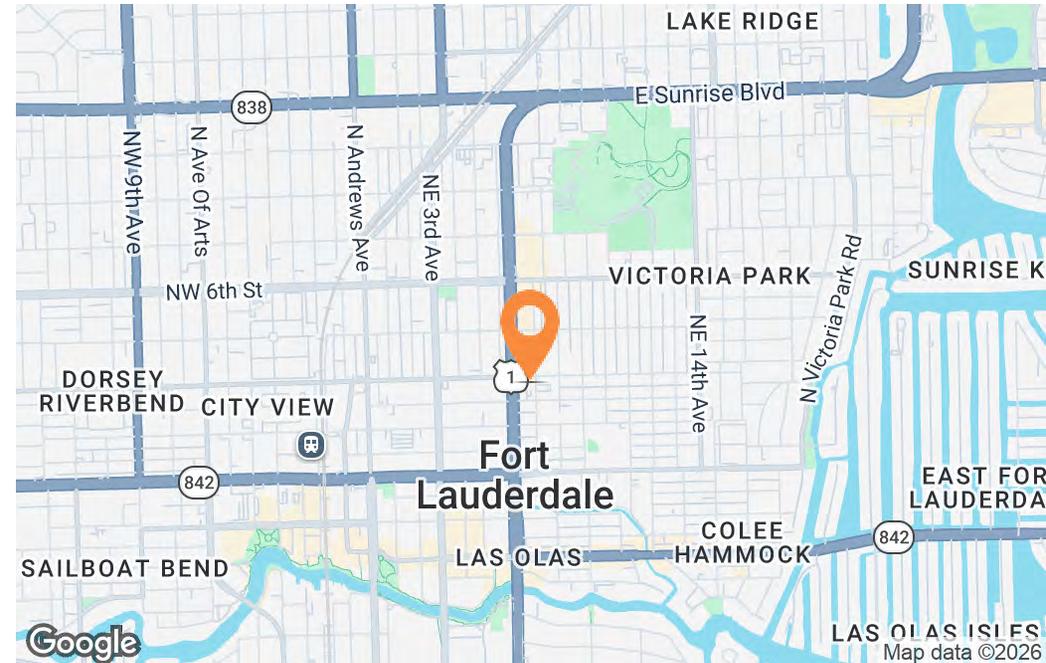
ZONING
RAC-EMU

PROPERTY OVERVIEW

FA Commercial is pleased to exclusively present this stunning property, spread across an impressive 13,601 SF, is a remarkable investment that perfectly combines space, location, and versatility. The combination of a prime location, the RAC-EMU zoning, and an impressive approved project plan for 53 luxury condominium units make this property an enticing prospect for those looking to make a lasting mark in the Fort Lauderdale real estate market.

PROPERTY HIGHLIGHTS

- Site plan approved 53 Luxury Condominium Units
- Lot dimensions: 93' (NE 4th St.) & x 146' (NE 7th Ave)
- 55,877 SF of sellable area (51% efficiency)
- 106 Parking Spaces
- Floors: 15
- Total Gross Area: 125,360 SF





FAT Village
FLAGLER ARTS TECHNOLOGY

Flagler Village

**Downtown
Fort Lauderdale**

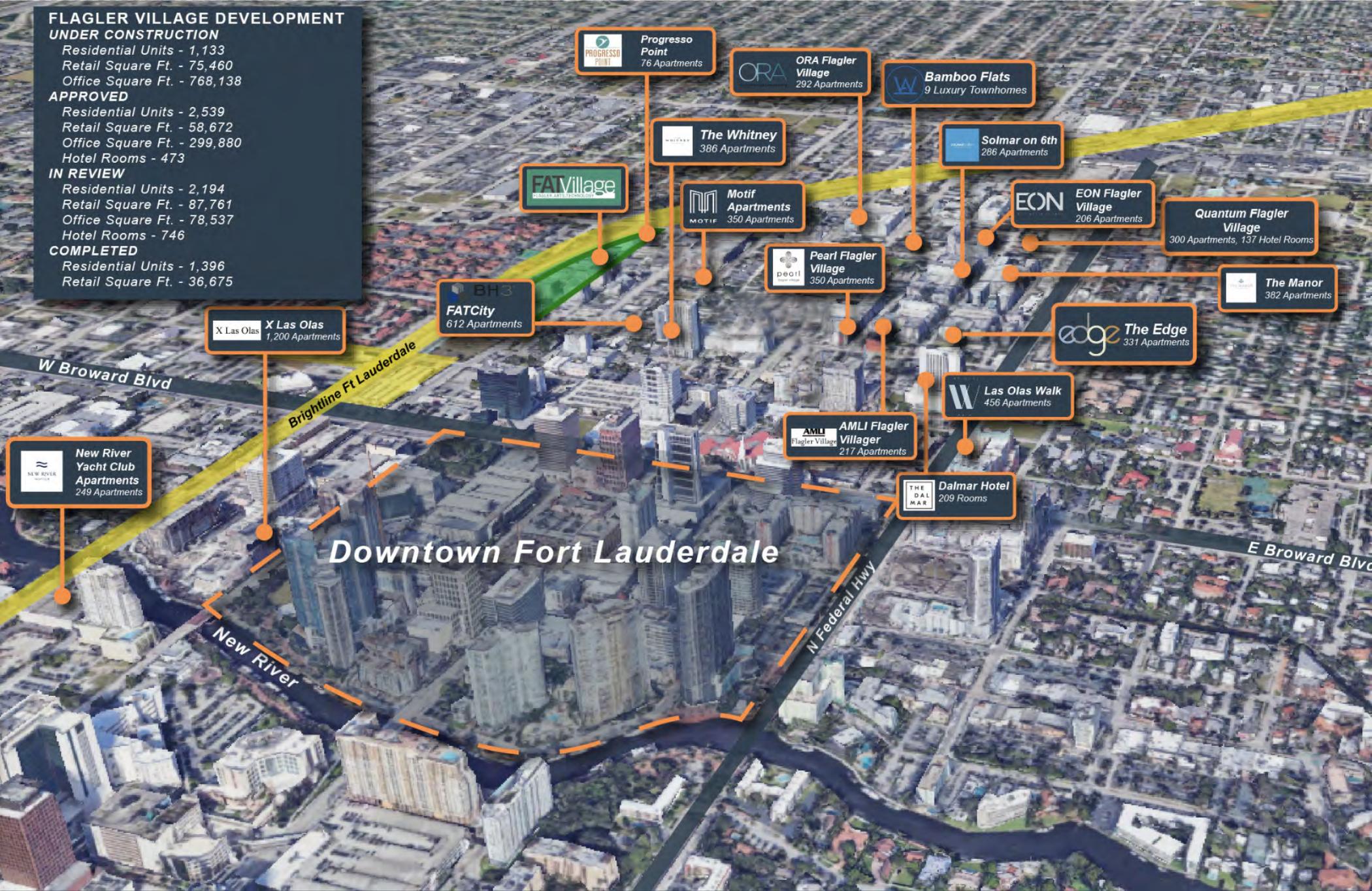
SUBJECT PROPERTY

FLAGLER VILLAGE DEVELOPMENT UNDER CONSTRUCTION
 Residential Units - 1,133
 Retail Square Ft. - 75,460
 Office Square Ft. - 768,138

APPROVED
 Residential Units - 2,539
 Retail Square Ft. - 58,672
 Office Square Ft. - 299,880
 Hotel Rooms - 473

IN REVIEW
 Residential Units - 2,194
 Retail Square Ft. - 87,761
 Office Square Ft. - 78,537
 Hotel Rooms - 746

COMPLETED
 Residential Units - 1,396
 Retail Square Ft. - 36,675



Progresso Point
76 Apartments

ORA ORA Flagler Village
292 Apartments

Bamboo Flats
9 Luxury Townhomes

The Whitney
386 Apartments

Solmar on 6th
286 Apartments

FATVillage

Motif Apartments
350 Apartments

EON EON Flagler Village
206 Apartments

Quantum Flagler Village
300 Apartments, 137 Hotel Rooms

Pearl Flagler Village
350 Apartments

The Manor
382 Apartments

X Las Olas
1,200 Apartments

BH3 FATCity
612 Apartments

edge The Edge
331 Apartments

Las Olas Walk
456 Apartments

New River Yacht Club Apartments
249 Apartments

AMLI Flagler Villager
217 Apartments

Dalmar Hotel
209 Rooms

Downtown Fort Lauderdale

Downtown Fort Lauderdale 2030

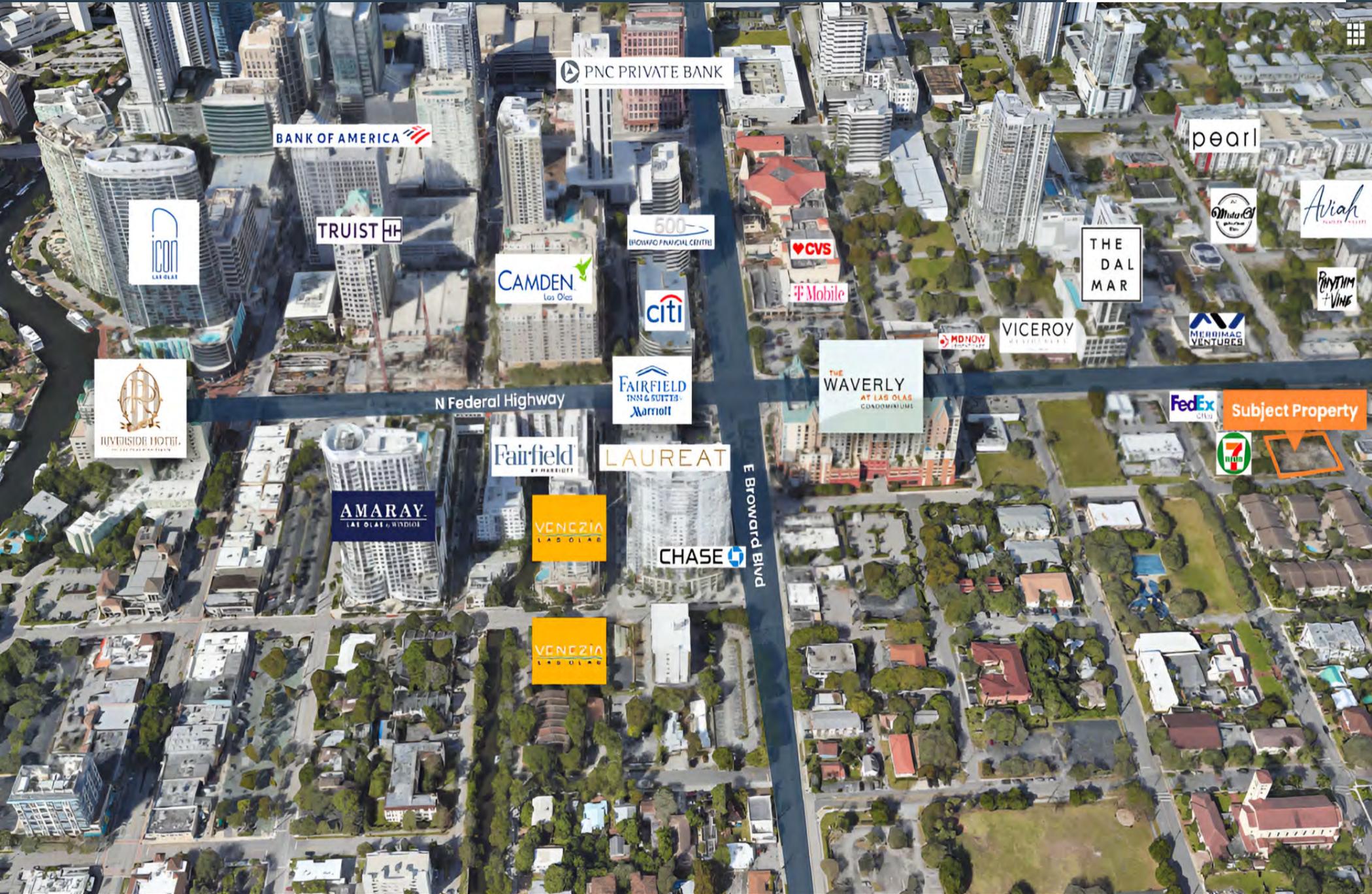


Key Destinations

1. Brightline Station
2. Broward Center for the Performing Arts
3. Florida Panthers Ice Den
4. County Courthouse
5. Las Olas Boulevard
6. Fort Lauderdale Beach

Proposed & Potential Future Developments

- | | |
|---|--|
| <ul style="list-style-type: none"> A. FAT Village B. Searstown C. Flagler Creative D. Broward Crossing E. Flagler Sixth F. FAT City G. City / County Government Campus H. City Center Venue I. Raintree Riverwalk Residences J. 317 N Federal Highway | <ul style="list-style-type: none"> K. River Lofts on 5th L. New River Yacht Club West M. Next Las Olas N. First Ave Residences O. 488 Residences P. RD Las Olas Q. Riverpark Square R. Riverwalk Residences S. New River Central T. 629 Residences |
|---|--|







Subject Property

FORT LAUDERDALE
BEACH

LAS OLAS BEACH

NURMISLES

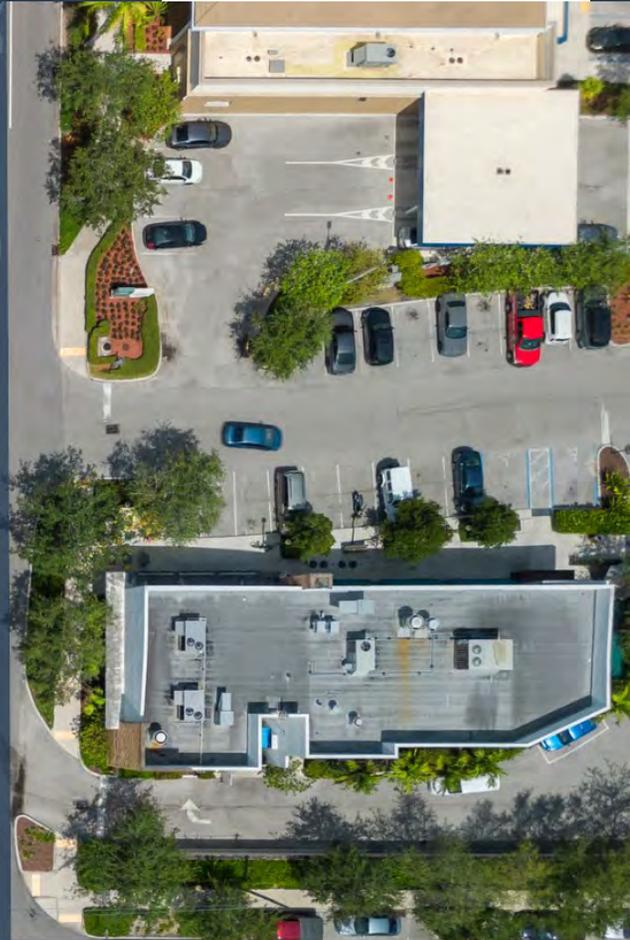
Subject Property

NE 4th Street

NE 3rd Street

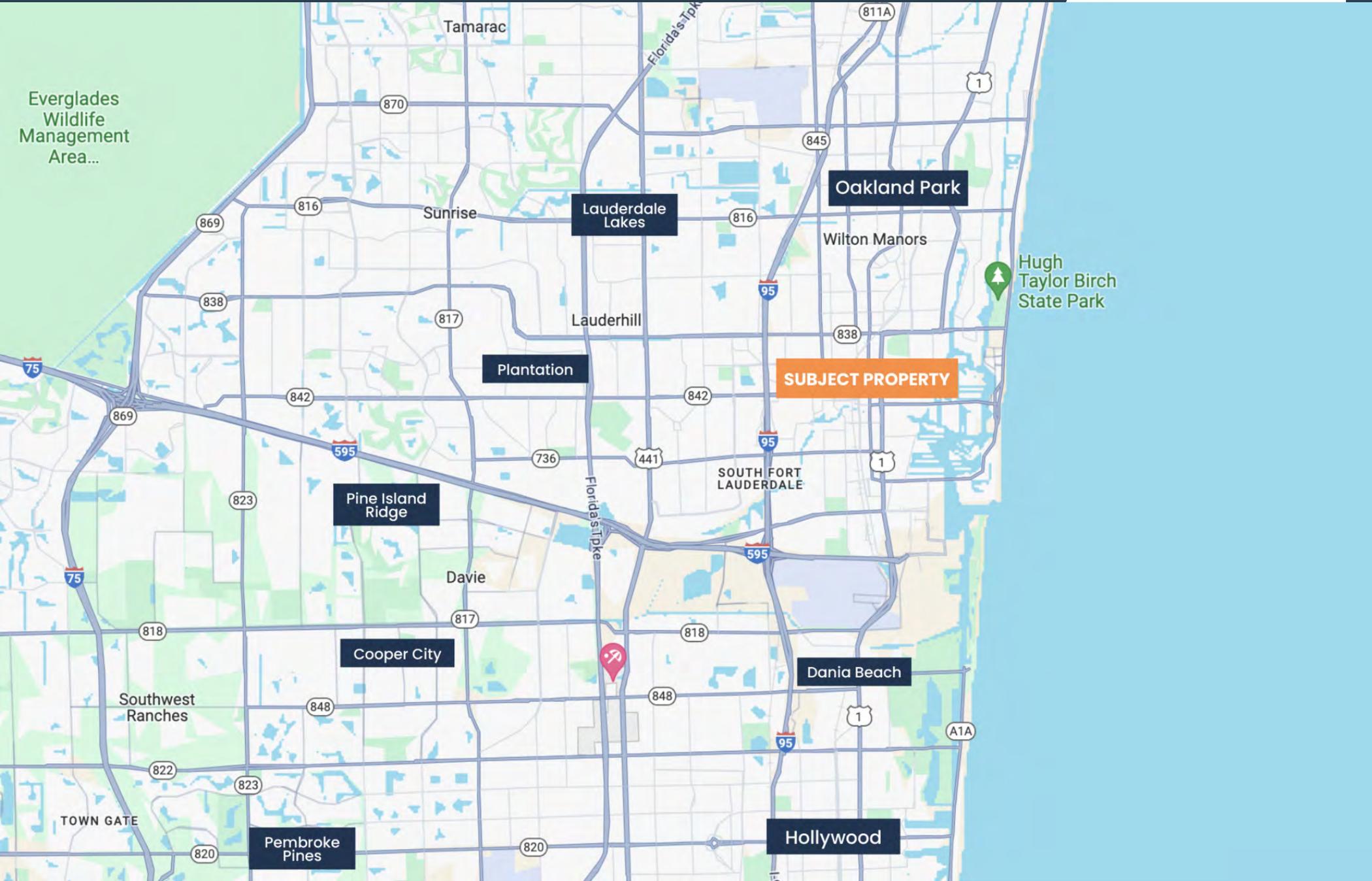


NE 4th Street



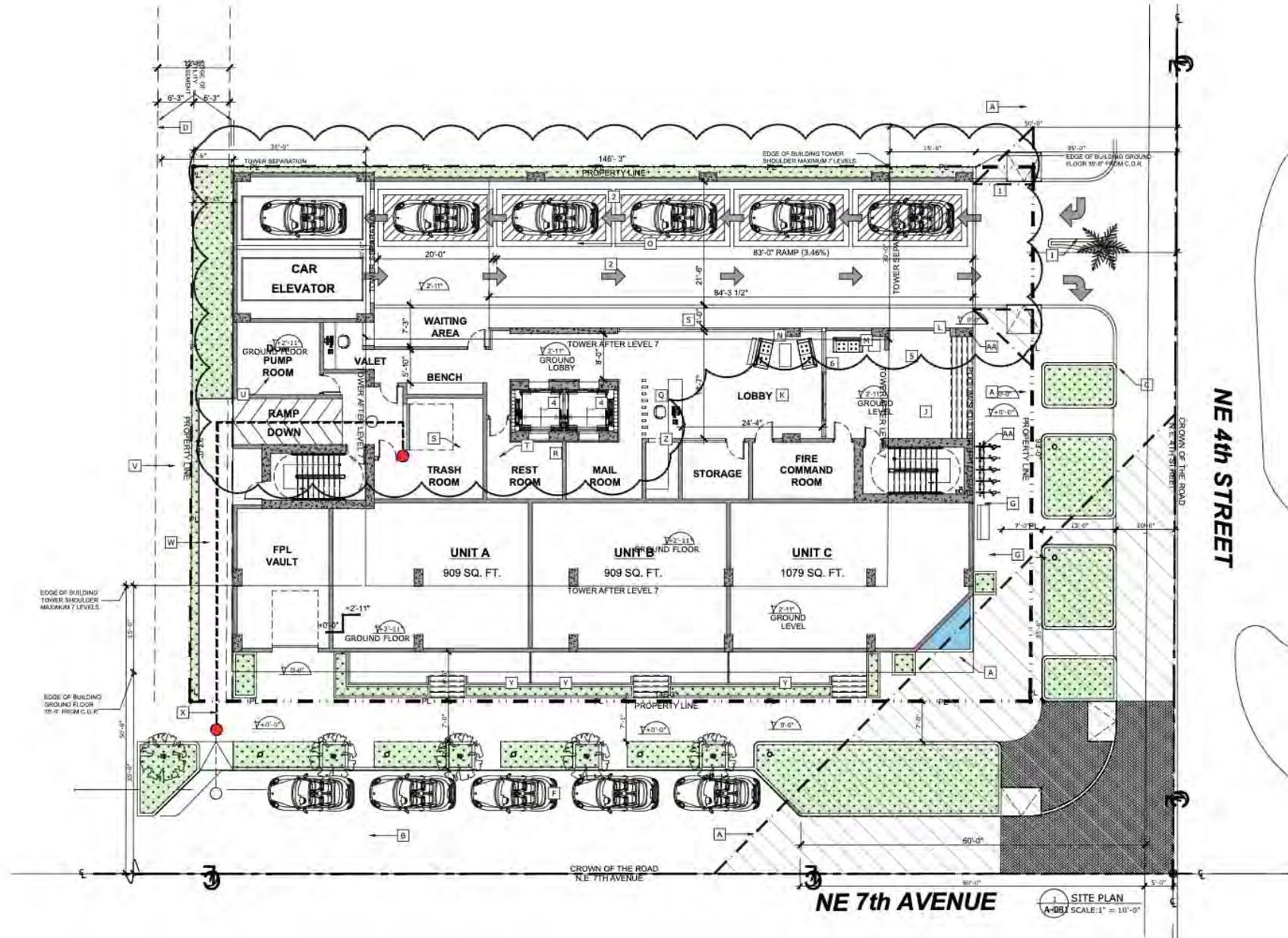
NE 7th Avenue

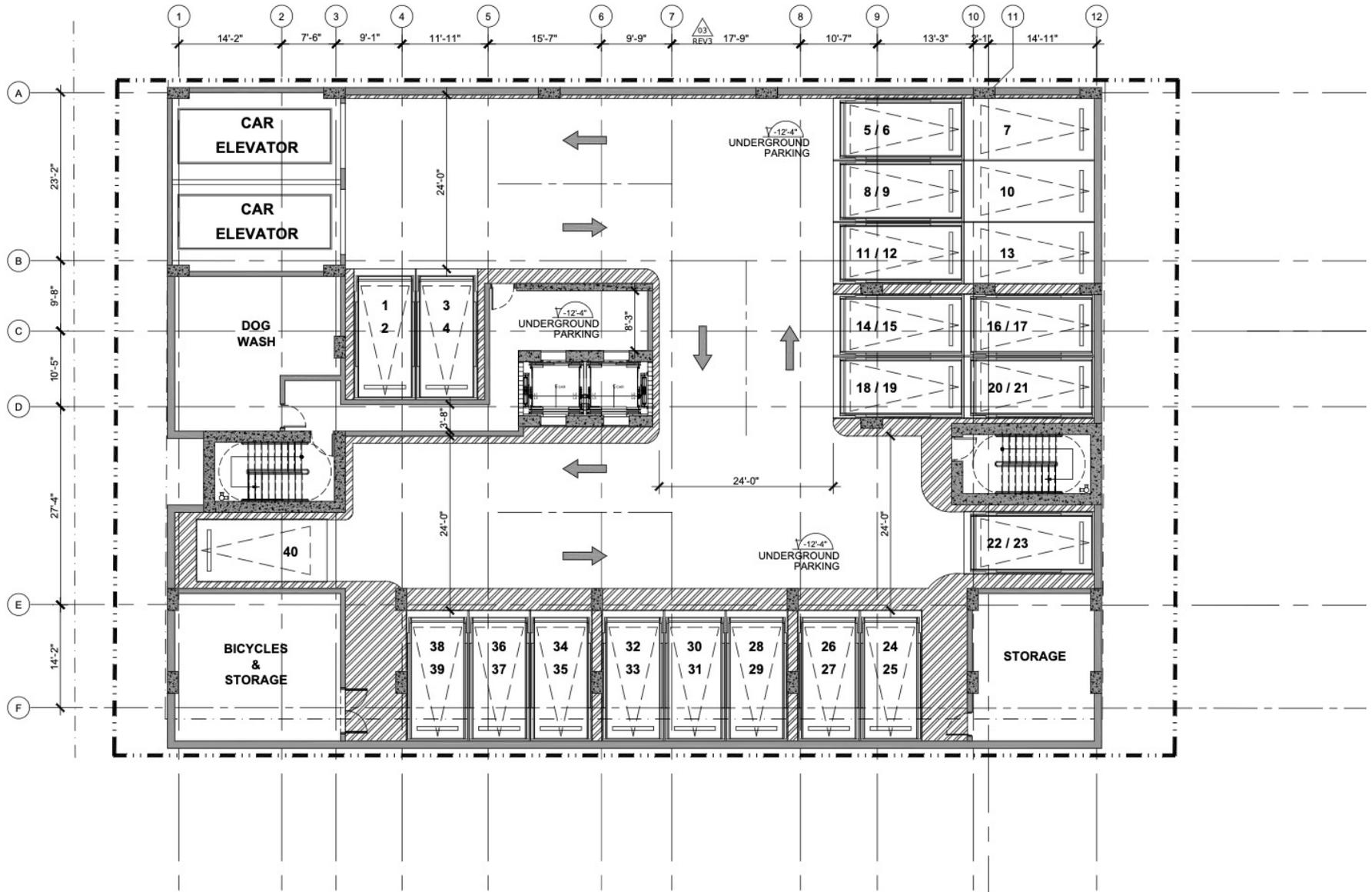






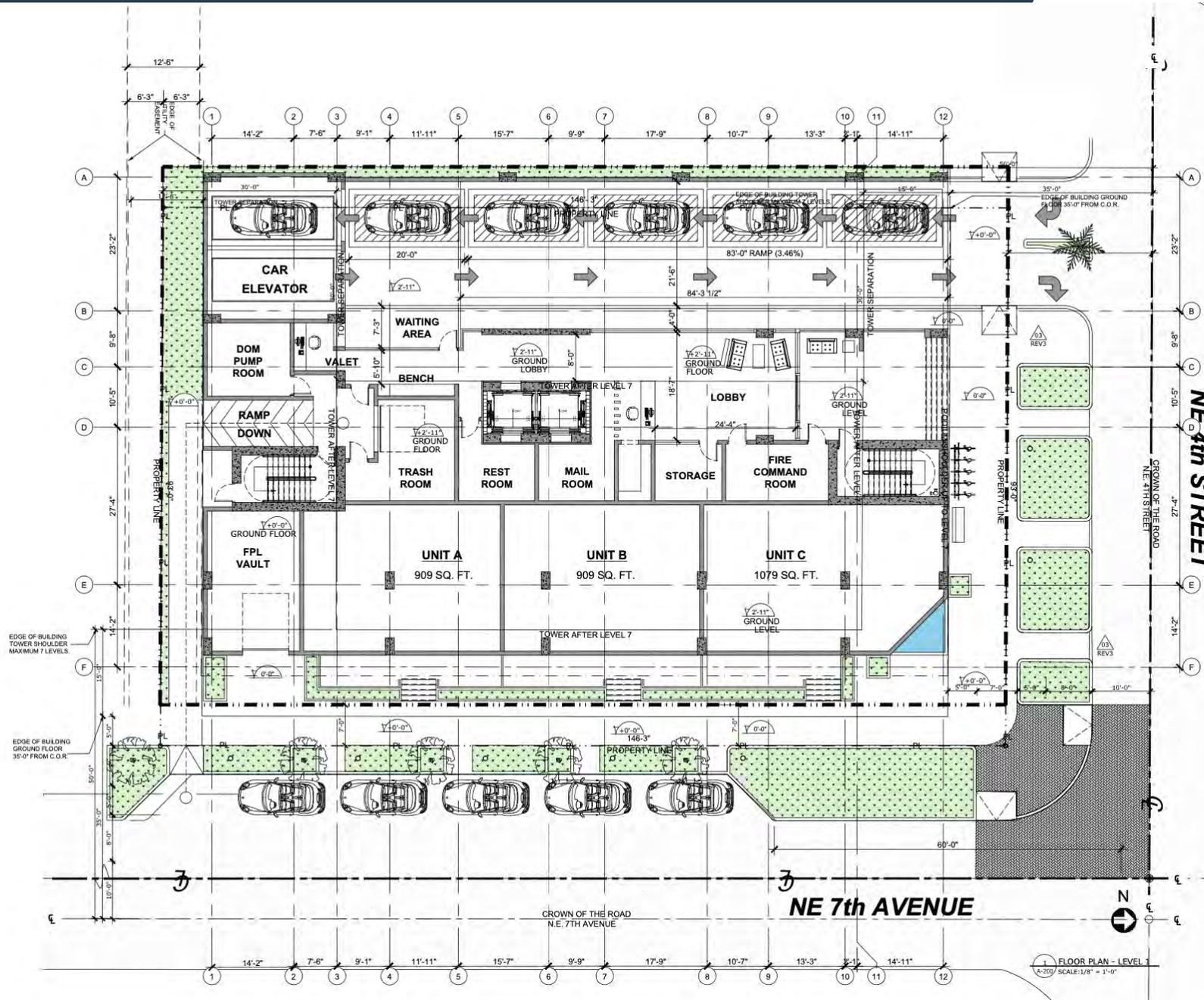


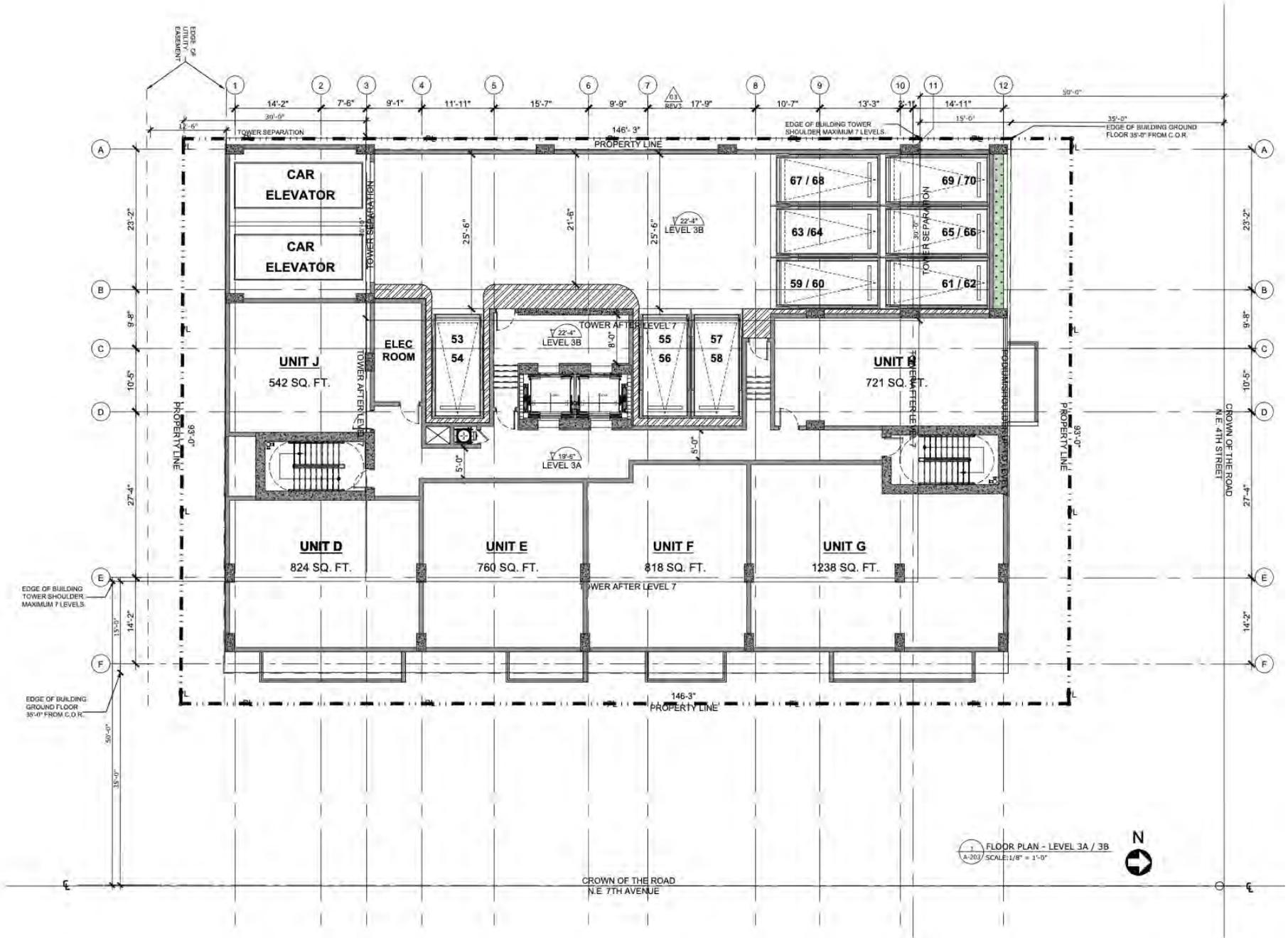




1 FLOOR PLAN - LEVEL 0.5
A-201 SCALE: 1/8" = 1'-0"

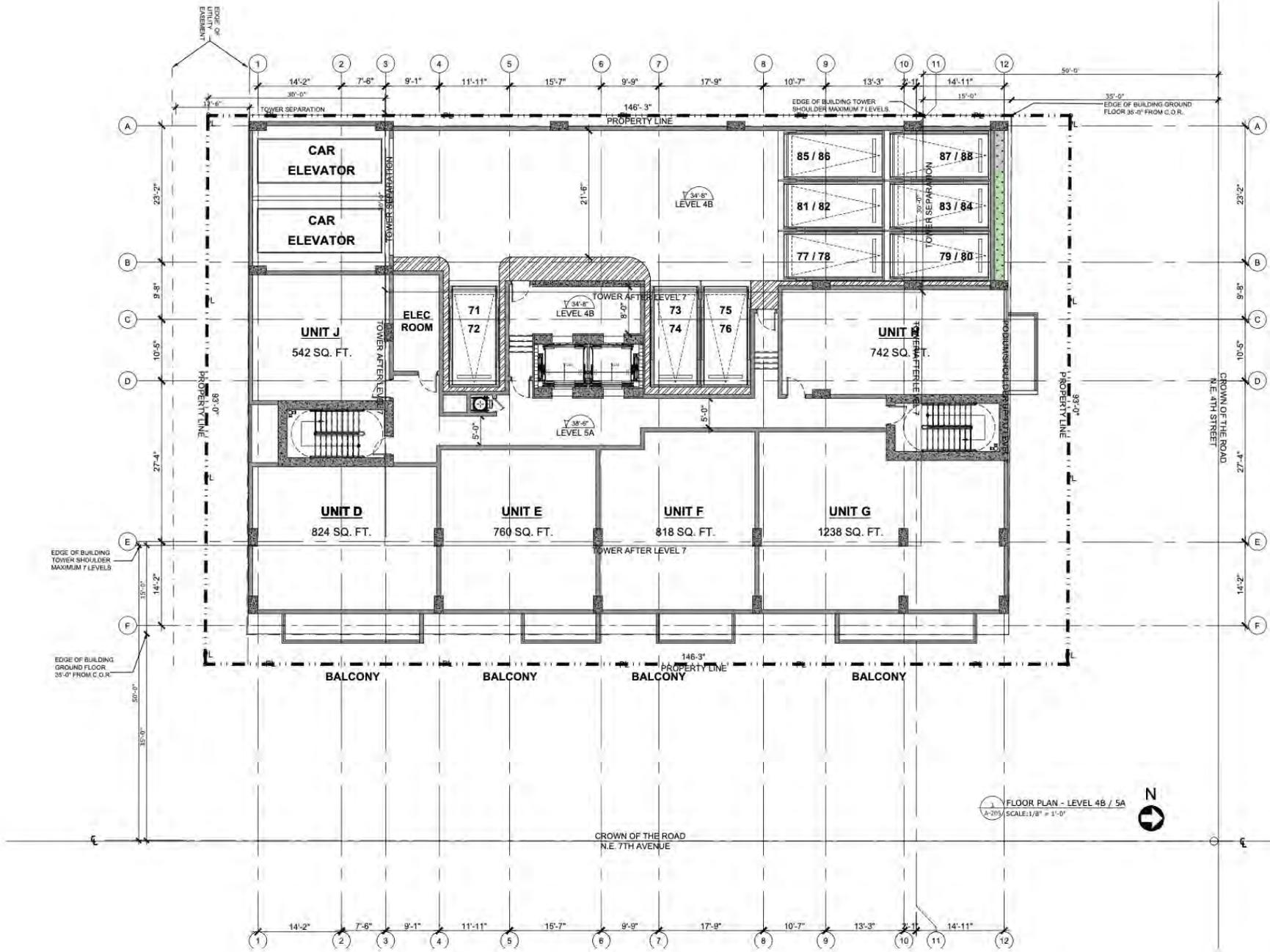


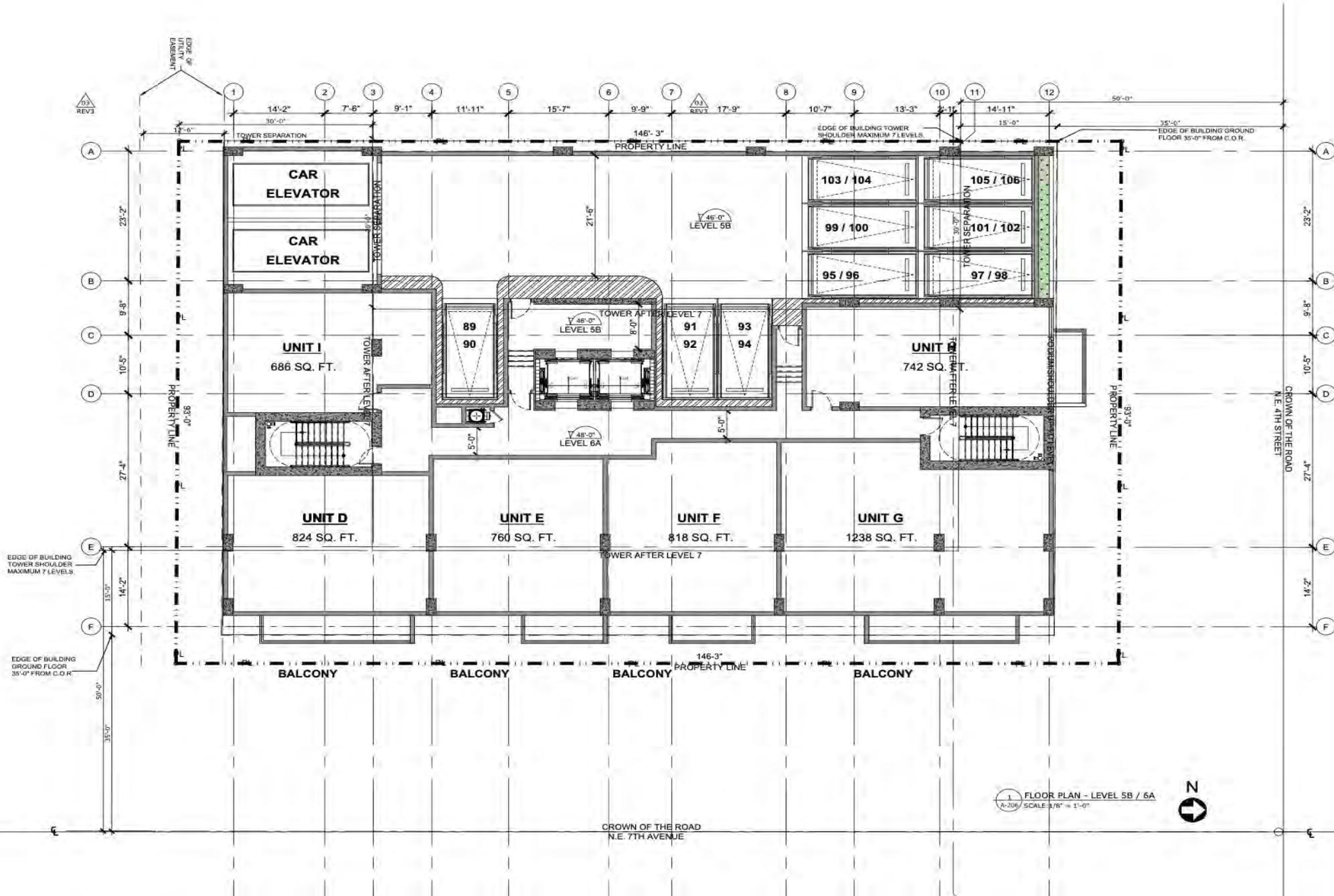




FLOOR PLAN - LEVEL 3A / 3B
A-203 SCALE: 1/8" = 1'-0"

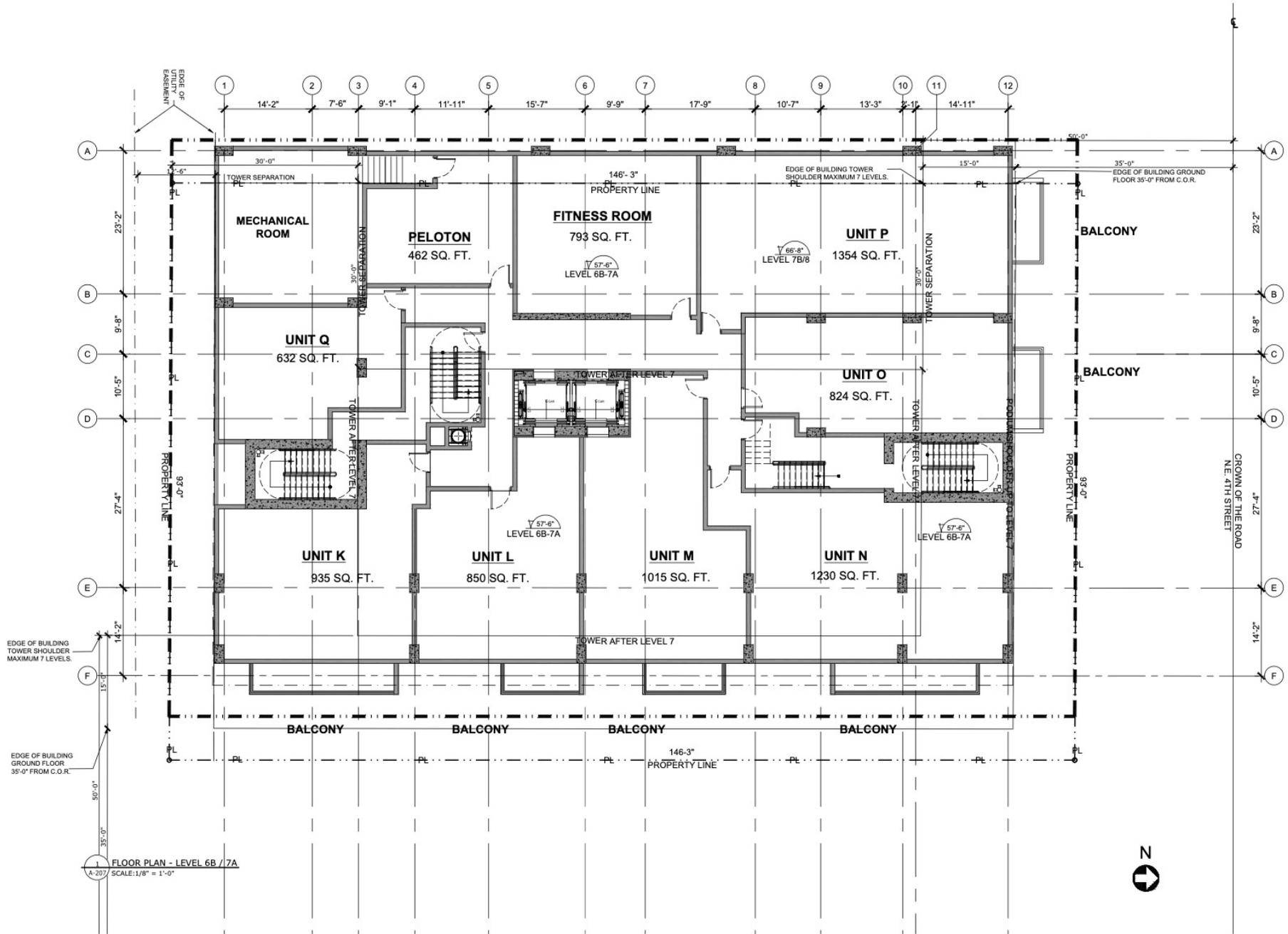




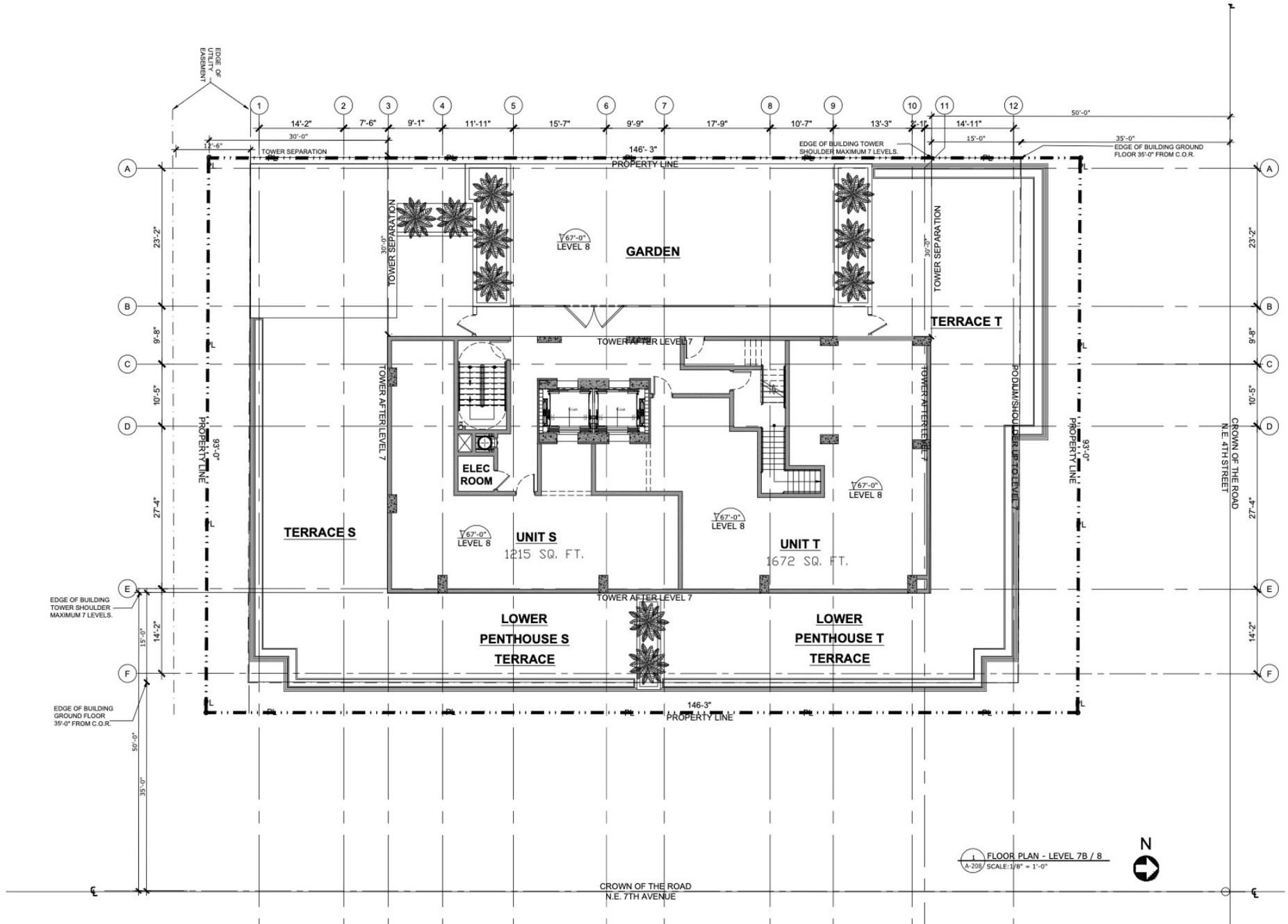


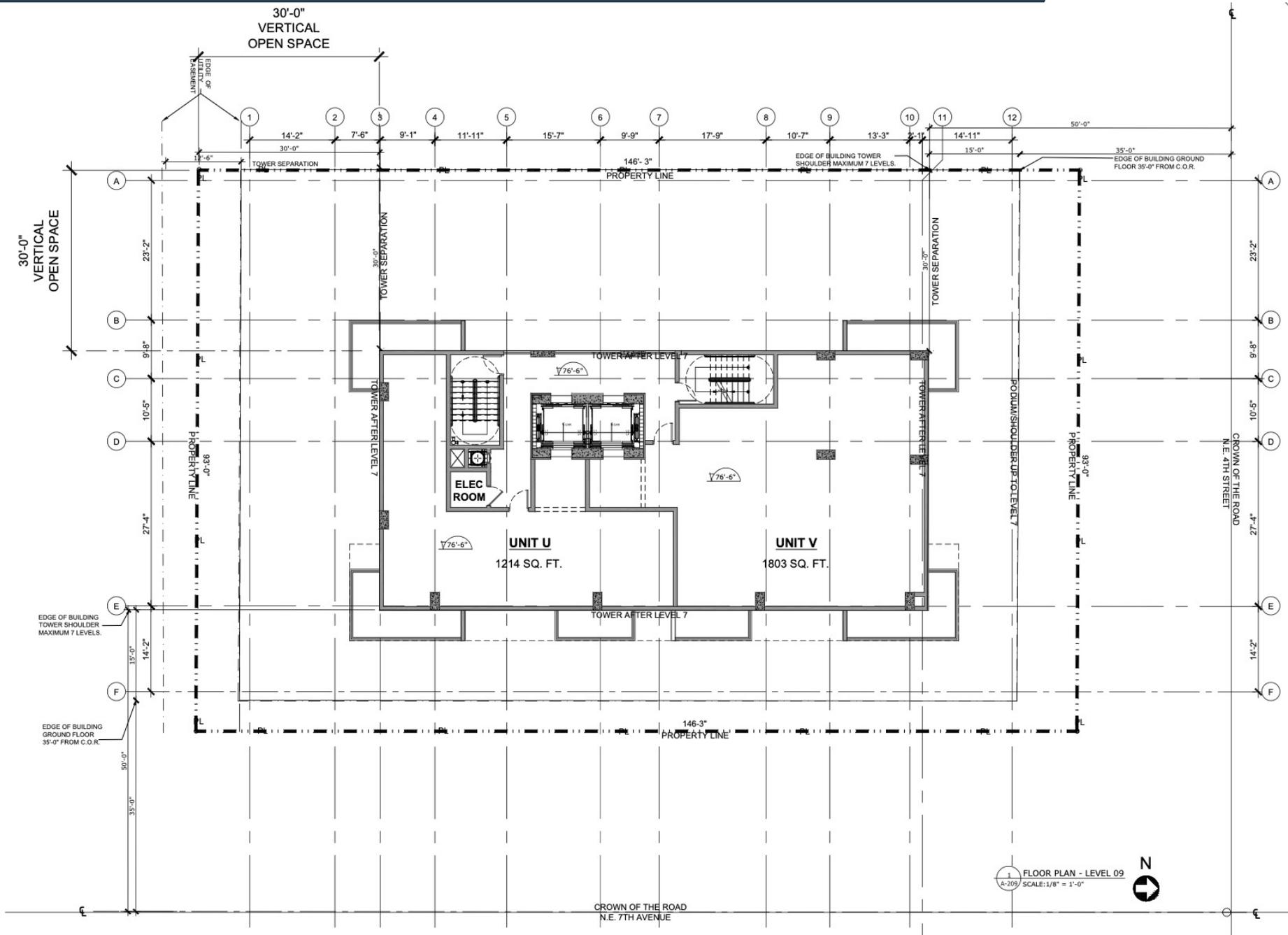
FLOOR PLAN - LEVEL 5B / 6A
A-206 SCALE 3/8" = 1'-0"





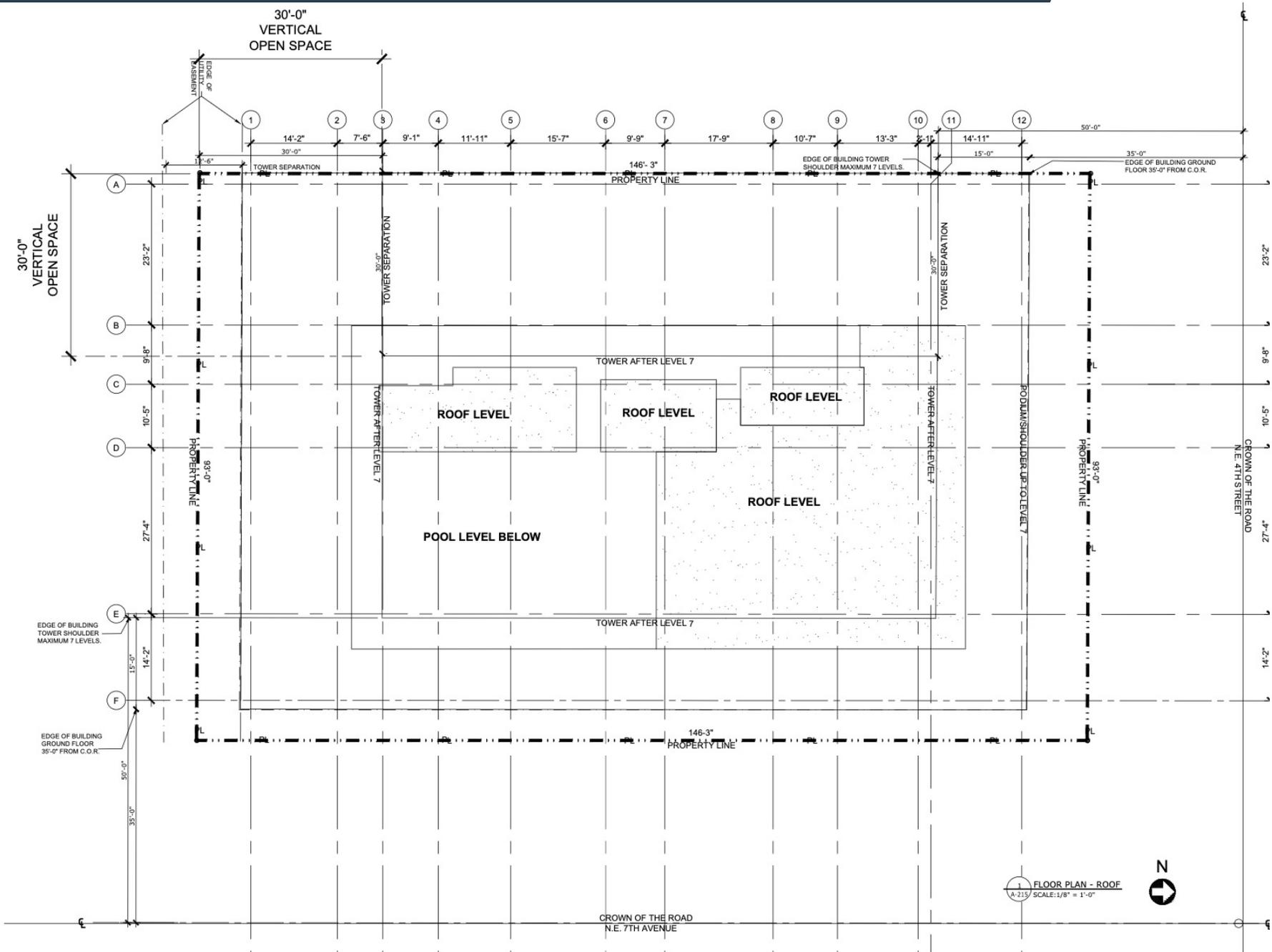
FLOOR PLAN - LEVEL 6B / 7A
SCALE: 1/8" = 1'-0"





1 FLOOR PLAN - LEVEL 09
A-209 SCALE: 1/8" = 1'-0"





1 FLOOR PLAN - ROOF
A-215 SCALE: 1/8" = 1'-0"





RESIDENTIAL

1 901 NORTH 797 units
202,495 SF
188 keys
AMICO



MIXED-USE

2 SEARSTOWN 2 towers
147 units
192 keys
RK Associates



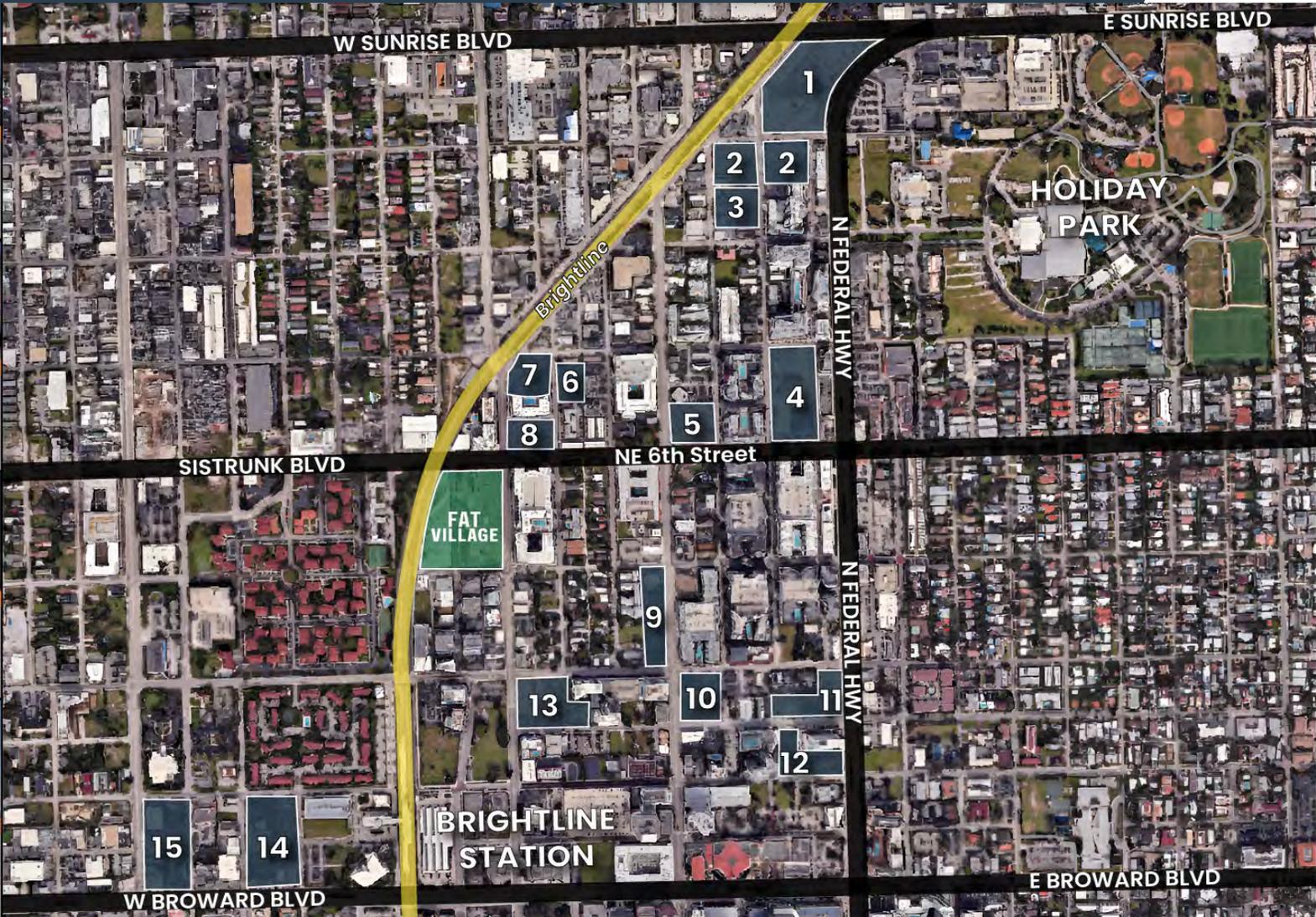
RESIDENTIAL

3 FLAGLER CREATIVE 30 stories
379 units
8K SF retail
Bochow Ventures



RESIDENTIAL

4 FLAGLER SIXTH 2 towers
561 units
77K SF retail
Barron Real Estate




MIXED-USE

15 STATION VILLAGE 2 towers
612 units
74K SF retail
Uniland



MIXED-USE

14 THE LINK 2 towers
612 units
74K SF retail
Ocean Land Investments



RESIDENTIAL

13 DNA 2 towers
612 units
74K SF retail
BH3



RESIDENTIAL

12 201 N Fed Hwy 2 towers
814 units
10.3K SF retail
Naftali Group



MIXED-USE

5 ADVANTIS STATION 12 stories
240 units
1.2K SF retail
TAIG



RESIDENTIAL

6 FLAGLER 626 12 stories
99 units
BRYL Development



MIXED-USE

7 650 N ANDREWS 14 stories
257 units
11.4K SF retail
Barn Property



MIXED-USE

8 GALLERY FAT VILLAGE 16 stories
263 units
2.4K SF retail
Related Group



MIXED-USE

9 URBN 16 stories
263 units
2.4K SF retail
Third Ave Dev



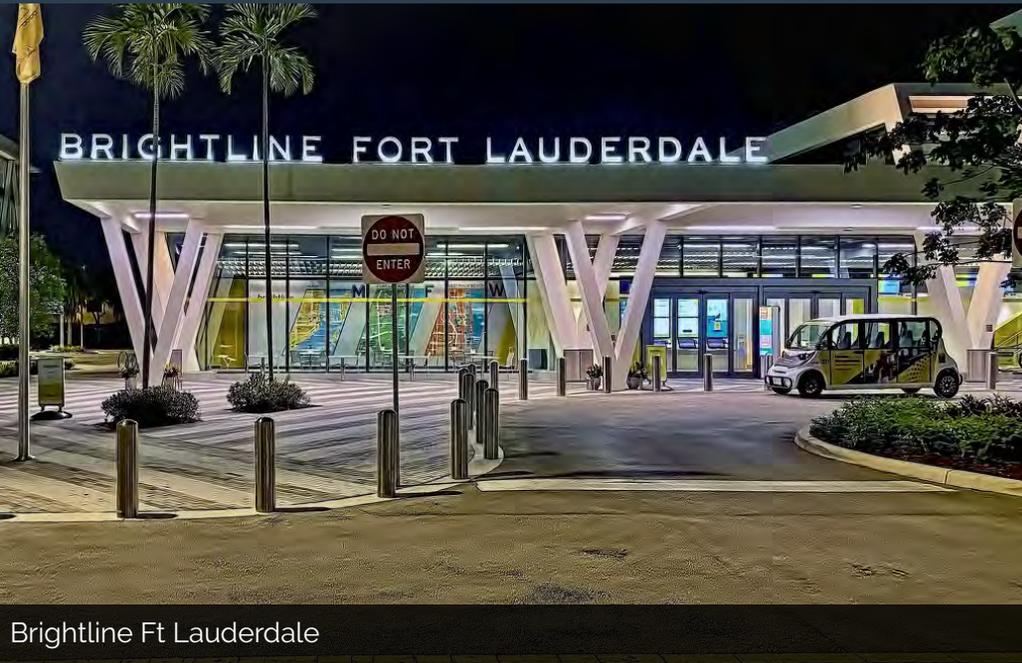
MIXED-USE

10 Umbelle 43 stories
959 units
11.K SF retail
Dependable Equities



RESIDENTIAL

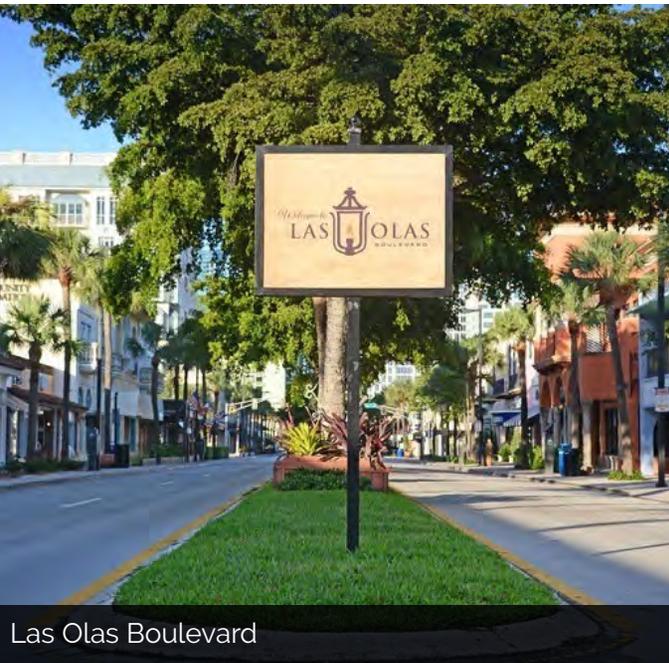
11 317 N Fed Hwy 2 towers
716 units
2.6K SF retail
Dev Motwani



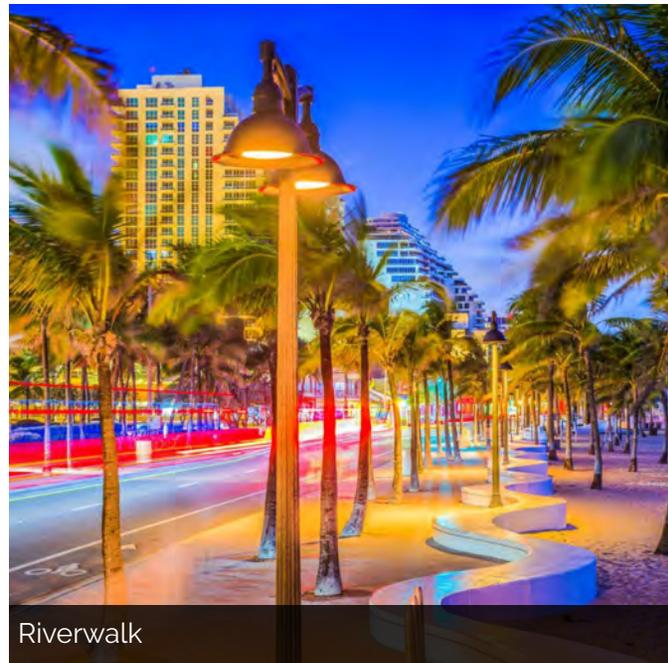
Brightline Ft Lauderdale



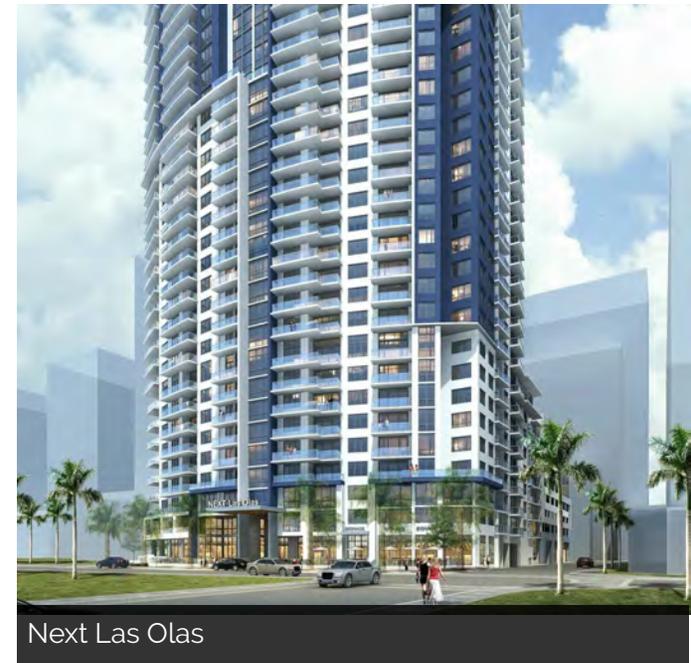
The Main Las Olas



Las Olas Boulevard



Riverwalk



Next Las Olas



FAT Village Arts District



FAT City



The Whitney



The Manor at Flagler Village



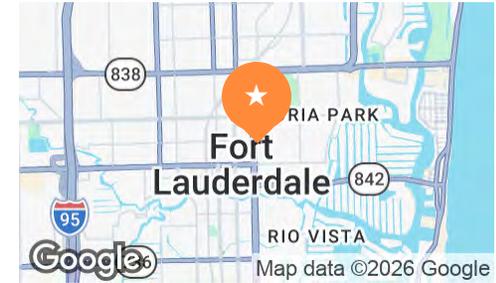
The Quantum at Flagler Village



SITE PLAN APPROVED 53 LUXURY CONDO | DOWNTOWN FT. LAUDERDALE

315 Northeast 7th Avenue, Fort Lauderdale, FL 33301

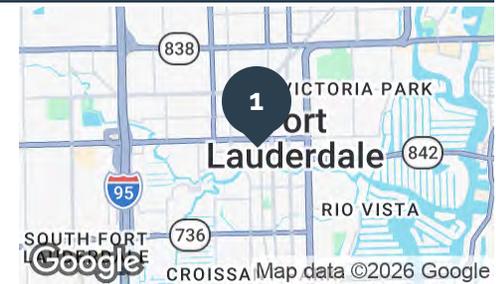
Lot Size: 13,601 SF



NATIIVO FORT LAUDERDALE

250 W Broward Blvd, Fort Lauderdale, FL 33301

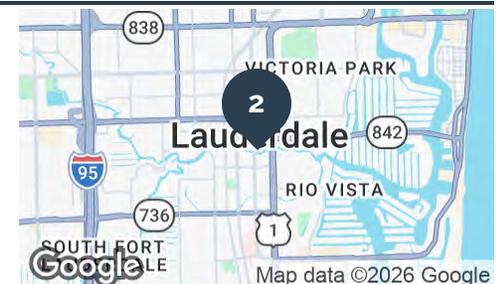
Price: \$31,242,000 Lot Size: 47,131 SF



GABLES RIVERWALK

333 N New River Dr E, Fort Lauderdale, FL 33301

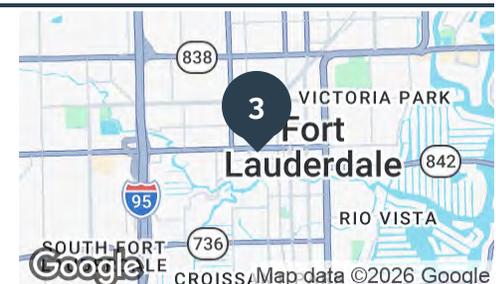
Price: \$33,159,000 Lot Size: 1,437,087,960 SF



520 W BROWARD BLVD

520 W Broward Blvd, Fort Lauderdale, FL 33301

Price: \$18,250,000 Lot Size: 34,532 SF





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NEW RIVER CENTRAL

100 SW 6th St, Fort Lauderdale, FL 33301

Price: \$20,750,000 Lot Size: 42,749 SF

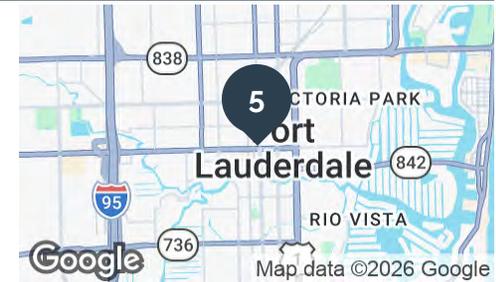


5

11 N ANDREWS

11 N Andrews Ave, Fort Lauderdale, FL 33301

Price: \$8,000,000 Lot Size: 26,014 SF

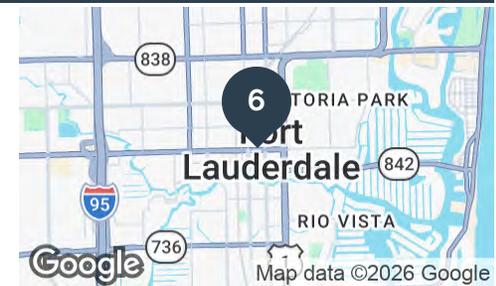


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121 E BROWARD BLVD

121 E Broward Blvd, Fort Lauderdale, FL 33301

Price: \$20,000,000 Lot Size: 54,060 SF

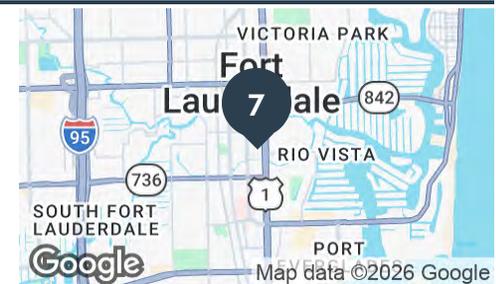


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RD RIO VISTA

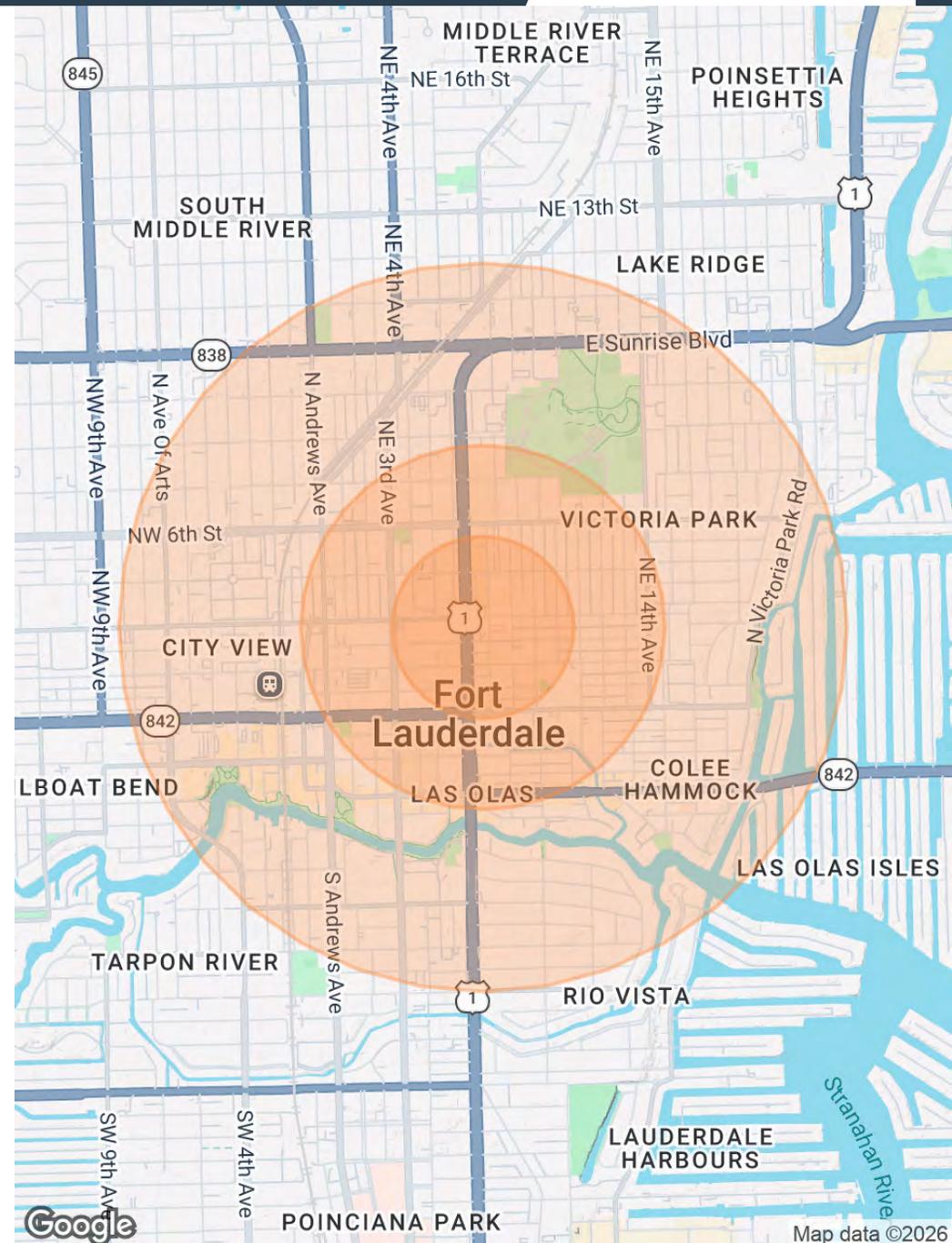
409 SE 8th St, Fort Lauderdale, FL 33301

Price: \$15,500,000 Lot Size: 44,802 SF



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,948	5,642	23,157
Average Age	37.5	41.3	41.9
Average Age (Male)	39.1	43.6	42.9
Average Age (Female)	33.1	37.3	38.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,277	4,183	14,744
# of Persons per HH	1.5	1.3	1.6
Average HH Income	\$98,049	\$98,299	\$98,013
Average House Value	\$212,803	\$334,262	\$435,862
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	17.7%	16.5%	15.9%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	1,660	4,779	16,029
Total Population - Black	118	405	5,228
Total Population - Asian	120	240	445
Total Population - Hawaiian	0	3	43
Total Population - American Indian	0	11	55
Total Population - Other	23	72	273

2020 American Community Survey (ACS)



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation.**





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