

**TROPHY MARINA +
INDUSTRIAL/WAREHOUSE
FOR SALE**

301 SEABREEZE BLVD

Fort Lauderdale, FL 33304

SEABREEZE BLVD (A1A)

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For Sale By



PROPERTY DESCRIPTION

Native Realty proudly presents this exceptional opportunity in one of Fort Lauderdale's most iconic and sought-after locations. This retail asset is located directly on the corner of Las Olas Boulevard and A1A, just steps from the pristine sands of Las Olas Beach and minutes away from the ambitious, upcoming Bahia Mar Redevelopment project. Upon completion, this visionary mixed-use waterfront redevelopment is projected to offer a luxurious hotel and resort with 60 exclusive condominiums, 350 residential units, and additional retail and restaurant space. Similarly, another nearby redevelopment, the Las Olas Ocean, is expected to produce 373 hotel rooms, 500 Multifamily Residential units and additional retail and restaurant space. Other notable nearby redevelopment sites include the International Swimming Hall of Fame Museum, Las Olas Marina, and the DC Alexander. These upcoming redevelopments are poised to increase the co-tenancy of an already strong sub-market for your business.

This unique asset offers an ideal setting for a wide range of docking and marine businesses. It features an expansive 12,067 square feet of submerged land area with 12 boat slips, perfectly suited for boat rentals, charters, or vessel dock rentals. The property also conveniently has onsite parking and located across the street from the Las Olas Parking Garage with 649 available parking spaces. This asset is also ideal for investors/developers seeking an income development potential property with a triple net (NNN) lease investment.

Also included, is an exclusive, recently built Industrial/Warehouse in Fort Lauderdale, Florida. Completed in 2021, this premier asset is strategically positioned within the heart of Fort Lauderdale's thriving industrial & marine sector with unparalleled access to key transportation networks. This versatile property showcases high ceiling heights, ample parking, and garage door, currently leased on a month-to-month basis at \$2,500.

With its prime location, steps from the beach and amidst the exciting redevelopments and submerged land, this retail asset promises unparalleled visibility and income generating potential.



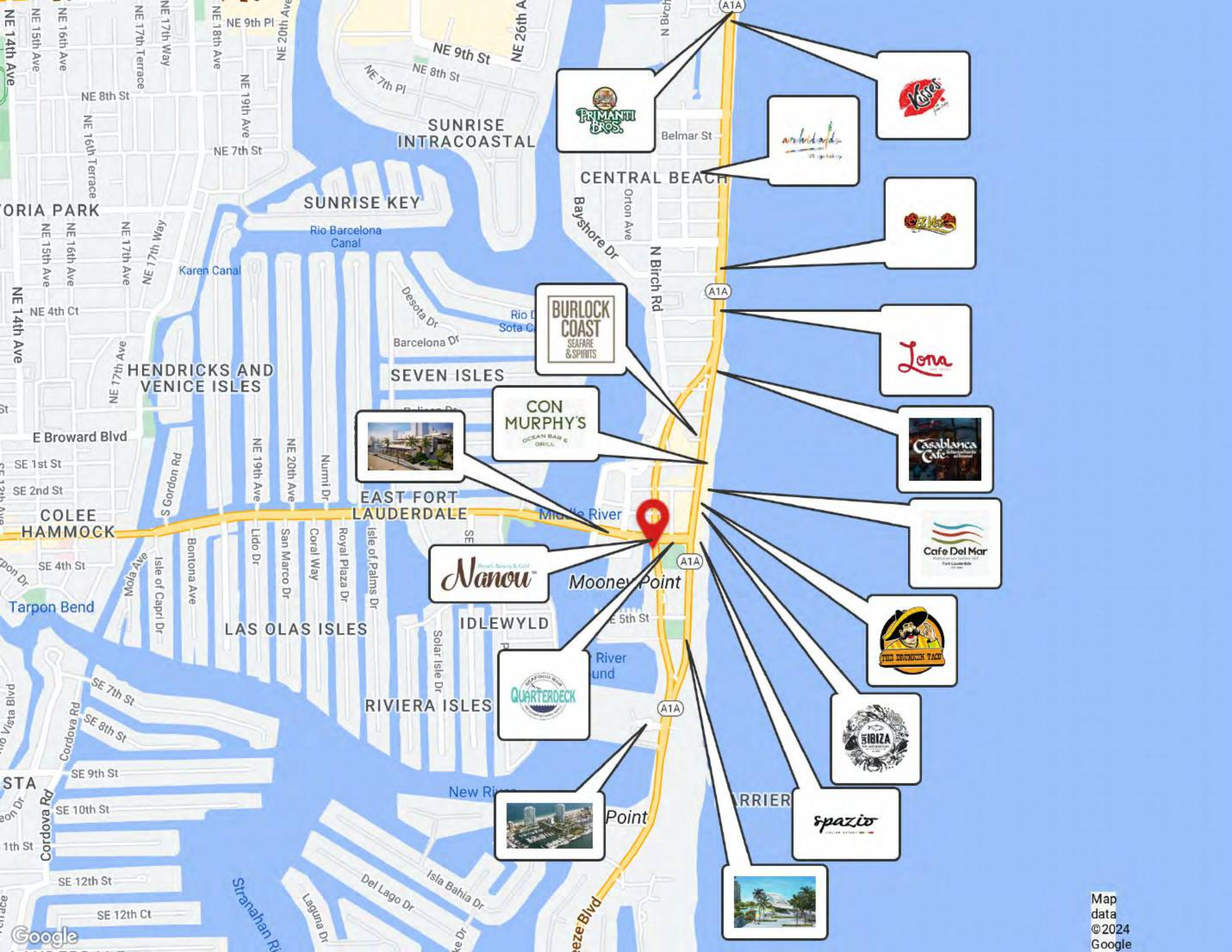
* Measurements are approximate and not to be relied upon, buyer must conduct their own survey and due diligence.

OFFERING SUMMARY

Sale Price:	\$10,500,000
Lot Size:	19,545 Acres
Building Size:	120 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	41,430	89,726	368,339
Total Population	76,280	187,244	883,248
Average HH Income	\$140,922	\$112,638	\$92,454

PERMITTED USES





SEABREEZE BLVD (A1A)

LAS OLAS BLVD

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SEABREEZE BLVD (A1A)
VPD 13,500

S ATLANTIC BLVD (A1A)
VPD 13,500

E LAS OLAS BLVD
VPD 14,500

**SUBJECT
PROPERTY**

Prime Waterfront Location with Boating Amenities

1

Boat Slips

The property features 12 boat slips, providing an exceptional opportunity for marine-related businesses such as boat rentals, charters, or vessel dock rentals. This unique waterfront access and dockage amenity sets this asset apart and opens up a wide range of potential use cases.

2

Submerged Land

With 12,067 square feet of submerged land area, this property offers significant potential for further development or expansion of the marina-related operations. The substantial submerged land component is a valuable asset that can be leveraged to maximize the property's income-generating capabilities.

3

Convenient Parking

The property features 18 on-site parking spaces, and is conveniently located directly across the street from the Las Olas Parking Garage, which provides an additional 649 parking spaces. This ensures ample parking for both customers and employees, further enhancing the property's appeal and functionality.

Unparalleled Visibility and Access



High Traffic Counts

The property benefits from exceptional visibility and access, with an average daily traffic count of 30,000 vehicles passing by on the adjacent streets. This high-traffic location ensures maximum exposure for any business operating on the site.



Steps from the Beach

Situated just steps away from the pristine sands of Las Olas Beach, the property enjoys unparalleled proximity to one of Fort Lauderdale's most iconic and popular attractions. This strategic location allows businesses to capitalize on the area's vibrant beach-going culture and tourist traffic.



Income Potential

With its prime waterfront location, boat slips, and versatile tenant mix potential, this property offers exceptional income-generating capabilities. Whether through direct business operations or a stable NNN lease investment, the asset promises strong financial returns for its owners.



Future Growth Opportunities

The property's strategic position within the heart of Fort Lauderdale's ongoing redevelopment projects, such as Bahia Mar and Las Olas Ocean, positions it for continued growth and increased co-tenancy. As the surrounding area transforms, this asset's value and desirability will continue to rise.



SR A1A
SCARBREEZE BLVD

SECURITY NOTICE

THIS PROPERTY
IS PROTECTED BY
VIDEO SURVEILLANCE

Shale
BOARDS

COURTYARD **Marriott**

SWIMMING
HALL OF
FAME

ING





Poised for Growth Amidst Exciting Redevelopment

Bahia Mar Redevelopment

The nearby Bahia Mar Redevelopment project is a visionary, mixed-use waterfront development that will feature a luxurious hotel and resort with 60 exclusive condominiums, 350 residential units, and additional retail and restaurant space. This transformative project will significantly increase the co-tenancy and appeal of the surrounding area.

Las Olas Ocean

Another major redevelopment project in the area is the Las Olas Ocean, which is expected to produce 373 hotel rooms, 500 multifamily residential units, and additional retail and restaurant space. These upcoming projects will further enhance the desirability and vibrancy of the neighborhood, driving increased foot traffic and business opportunities.

Other Nearby Developments

The property is also in close proximity to other notable redevelopment sites, including the International Swimming Hall of Fame Museum, Las Olas Marina, and the DC Alexander. These investments demonstrate the strong investor confidence and transformative changes underway in this prime Fort Lauderdale location.



Bahia Mar Redevelopment



LAS OLAS
MARINA

LAS OLAS



Las Olas Marina Redevelopment





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