



736-738 NE 3RD AVE  
RETAIL - MULTIFAMILY - DEVELOPMENT SITE



# KEY METRICS



## Parcel Details

<b>Address</b>	736-738 NE 3 Ave Fort Lauderdale, FL 33304
<b>Folio</b>	494234072080
<b>Building SF</b>	3,113
<b>Land SF</b>	9,375

## Sale Price

\$3,125,000

## Zoning

RAC-UV

Regional Activity Center-Urban Village



# NEIGHBORHOOD OF FLAGLER VILLAGE

---

Flagler Village, located just north of downtown Fort Lauderdale, has undergone a remarkable transformation over the past decade, evolving from an industrial district into one of the city's most vibrant, trendy neighborhoods. This revitalization has been driven by an influx of new residents, businesses, and developers eager to tap into the area's potential. Flagler Village's growth is reflected in its increasing population and rising property values. This rapid growth mirrors the broader shift in Fort Lauderdale's urban landscape, with Flagler Village being compared to Miami's Wynwood district, due to its similar artistic vibe and rapid growth. The area has become an urban hub, attracting young professionals, artists, and creatives. As Flagler Village continues to expand, it is poised to become one of Fort Lauderdale's most sought-after neighborhoods for both living and working.





LARGER ASSEMBLAGE ALSO AVAILABLE



Also Available

This Listing

Also Available



# NEIGHBORHOOD OF FLAGLER VILLAGE

---

Flagler Village, located just north of downtown Fort Lauderdale, has undergone a remarkable transformation over the past decade, evolving from an industrial district into one of the city's most vibrant, trendy neighborhoods. This revitalization has been driven by an influx of new residents, businesses, and developers eager to tap into the area's potential. Flagler Village's growth is reflected in its increasing population and rising property values. This rapid growth mirrors the broader shift in Fort Lauderdale's urban landscape, with Flagler Village being compared to Miami's Wynwood district, due to its similar artistic vibe and rapid growth. The area has become an urban hub, attracting young professionals, artists, and creatives. As Flagler Village continues to expand, it is poised to become one of Fort Lauderdale's most sought-after neighborhoods for both living and working.





# NEIGHBORHOOD GROWTH



**317 N FEDERAL HWY**  
45 stories - 716 Units  
8,713 SF Commercial  
Under Construction



**333 NE 6TH ST**  
**ADVANTIS STATION**  
12 stories  
252 Units  
Under Construction



**300 NE 3RD AVENUE**  
**OMBELLE**  
43 stories - 959 Units  
11,405 SF Commercial  
Approved Project



**NW 1ST AVE &  
N ANDREWS AVE**  
**FAT VILLAGE**  
25 stories - 859 Units  
224,940 SF Commercial  
Under Construction



**300 N ANDREWS AVE**  
**DNA**  
45 Stories - 844 Units  
12,200 SF Commercial  
Open Project



**513 NE 6TH ST**  
**FLAGLER RESIDENCES**  
30 stories - 320 Units  
29,607 SF Commercial  
Approved Project



**401 NE 3RD AVE**  
**URBN AT FLAGLER**  
16 stories - 217 Units  
3,200 SF Commercial  
Approved Project



**730-738 NE 4TH AVE**  
12 stories - 77 Units  
1,682 SF Commercial  
Approved Project



**645 NE 4TH AVENUE**  
**TAHO FLAGLER TOWNHOMES**  
3 stories  
5 Units  
Completed Project



**626 NE 1ST AVE**  
**URBANIA FLAGLER 1ST**  
12 stories  
99 Units  
Under Construction



**600 N ANDREWS AVE**  
**GALLERY AT FAT VILLAGE**  
263 Units  
2,500 SF Commercial  
Under Construction



**650 N ANDREWS**  
257 Units  
11,400 SF Commercial  
Project Approved

**SITE** ★



# NEIGHBORHOOD GROWTH



**901 N FEDERAL HWY  
450-550 NE 9TH ST  
SEARTOWN (3 PARTS)**  
30 stories - 1,037 Units &  
224,590 SF Commercial  
Approved Project



**818 NE 4TH AVE  
FLAGLER CREATIVE**  
30 stories - 314 Units &  
15,668 SF Commercial  
Approved Project



**673 NE 3RD AVE  
ORA FLAGLER VILLAGE**  
6 stories  
292 Units  
Completed Project



**333 NE 6TH ST  
ADVANTIS STATION**  
12 stories  
252 Units  
Under Construction



**500 N ANDREWS AVE  
MOTIF**  
7 stories - 385 Units  
23,000 SF Commercial  
Completed Project



**745 N ANDREWS AVE  
CEDAR STREET APARTMENTS**  
12 stories - 215 Units &  
5,783 SF Commercial  
Approved Project



**4 NW 7TH ST  
MIDTOWN APARTMENTS**  
12 stories  
167 Units  
Approved Project



**626 NE 1ST AVE  
FLAGLER 626**  
12 Stories  
99 Units  
Approved Project



**NW 1ST AVE &  
N ANDREWS AVE  
FAT VILLAGE**  
25 stories - 859 Units  
224,940 SF Commercial  
Under Construction



**700 NW 1ST AVE  
BLUE RIVER REALTY**  
12 stories - 189 Units  
Affordable Housing  
Proposed Project



# DEMAND IS HIGH IN FORT LAUDERDALE

 SunSentinel

BUSINESS > REAL ESTATE

## Apartment renting is so hot in Fort Lauderdale, city gets No. 1 ranking in Florida



Fort Lauderdale has taken the top spot for apartment renters in Florida. According to data from RentCafe, apartment renting in Fort Lauderdale is now more in demand than anywhere else in the state, including Miami. Nationally, Fort Lauderdale also ranks among the Top 20 most in-demand rental markets in the entire U.S.

Downtown Fort Lauderdale is driving a \$43 Billion economic impact, a 44% increase since 2019. This small 2.2 square mile area is responsible for 1/3 of Broward's economic output and 1/4 of all jobs.

- 7% Job Growth since 2022
- \$5.7 Billion economic impact of Downtown Real Estate Development, a 30% surge since 2019.
- Holds a bigger economic impact than FLL Airport (\$37B) or Port Everglades (\$28B)
- 224,000 Jobs supported in florida, a 15% increase since 2019.
- Half of all jobs in Downtown FTL are concentrated in industries such as finance, law, health care, real estate, technology, & professional services. Together, this generates \$10 billion annually.

Source: Downtown Development Authority 2025 Economic Impact Report

@thebrowardscene



# RETAIL SPACE IN FRONT

---





# RESIDENTIAL UNITS & POOL IN BACK





# RESIDENTIAL UNITS & POOL IN BACK





# CONTACT

---

**JEREMIAH ADLER**

**SARAH ADLER**

[jadler@nativerealty.com](mailto:jadler@nativerealty.com)

(310) 980-0644



Native Realty Co. is a Licensed Real Estate Broker. This offering is subject to errors, omissions and change of price. As such no warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein. Any reliance on this information is solely at your own risk.