

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

KEY METRICS



Parcel Details

Address | 736-738 NE 3 Ave

Fort Lauderdale, FL 33304

Folio 494234072080

Building SF 3,113 Land SF 9,375

Sale Price

\$3,125,000

Zoning

RAC-UV

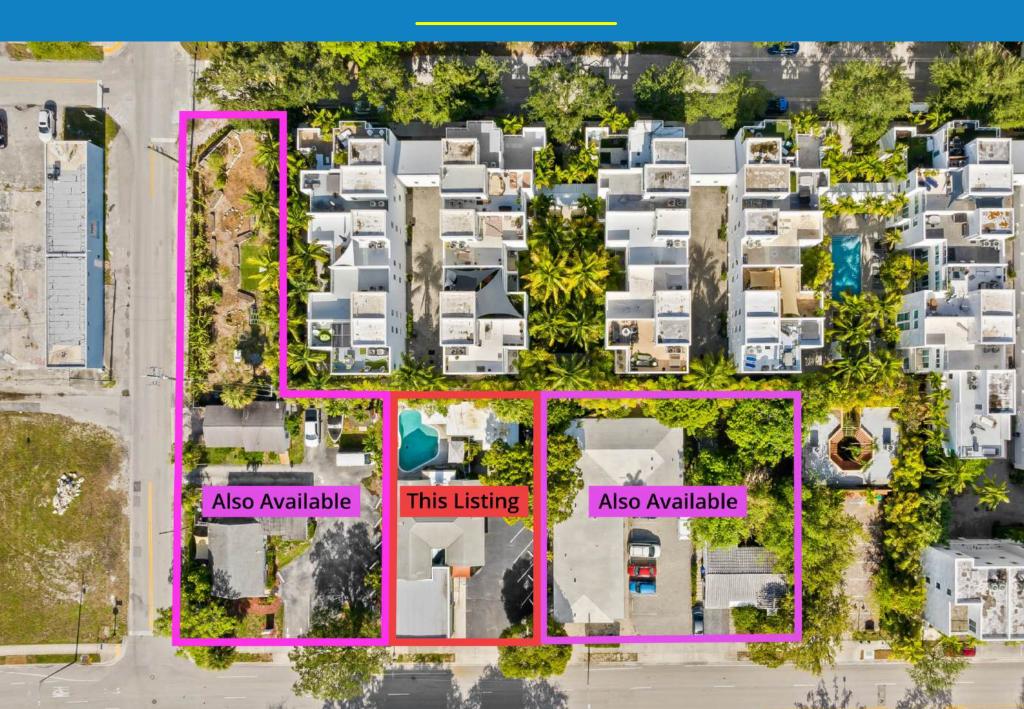
Regional Activity Center-Urban Village

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 soughtafter neighborhoods for both living and working.



LARGER ASSEMBLAGE 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 soughtafter 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



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

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

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

NEIGHBORHOOD GROWTH



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 <u>RentCafe</u>, 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.



• Half of all jobs in Downtown FTL are concentrated in

technlogy, & professional services. Together, this generates

industries such as finance, law, health care, real estate,

Source: Downtown Development Authority 2025 Economic Impact Report

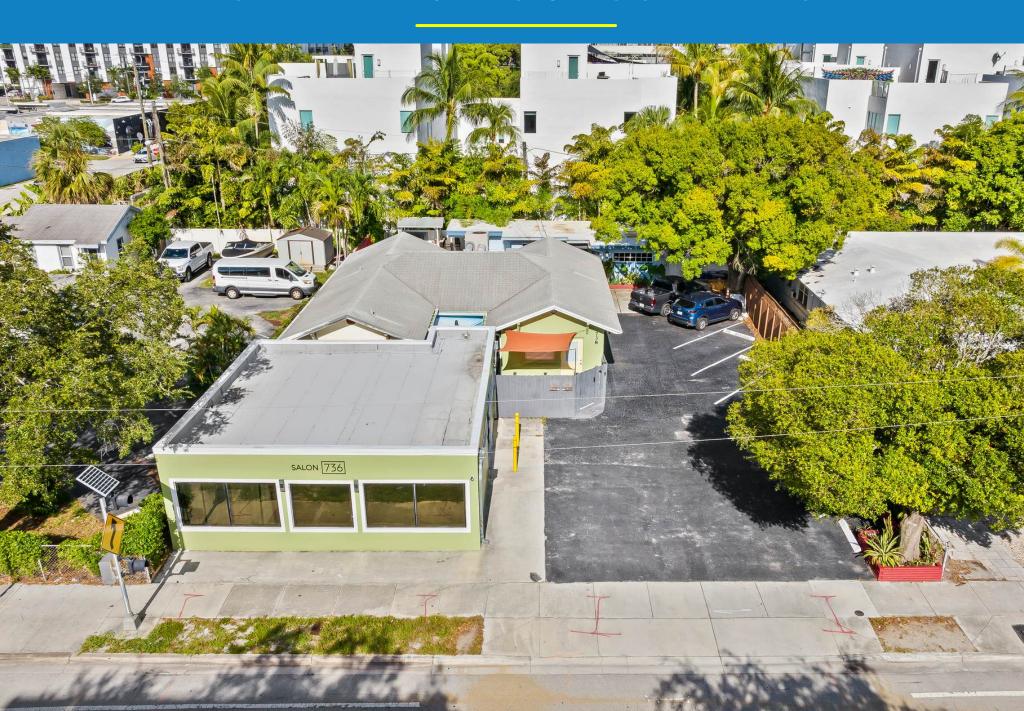
\$10 billion annually.

athebrowardscene

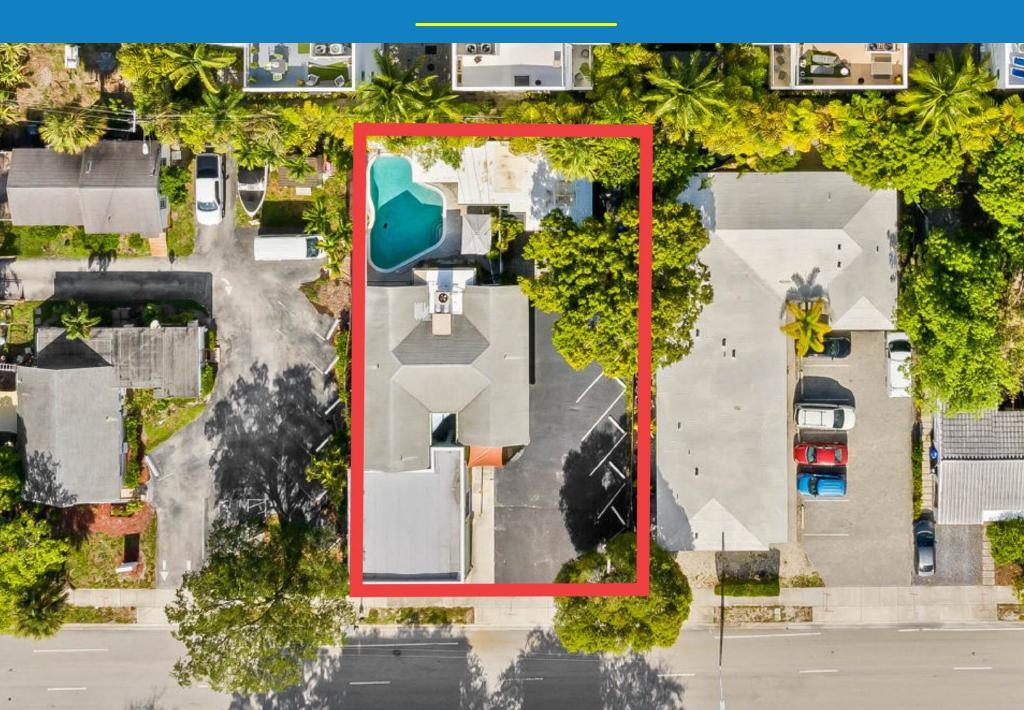
RETAIL SPACE IN FRONT



RESIDENTIAL UNITS & POOL IN BACK



RESIDENTIAL UNITS & POOL IN BACK



CONTACT



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.