MARINA MAR

Fort Lauderdale's Premier Intracoastal Waterfront Redevelopment Opportunity

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Executive Summary

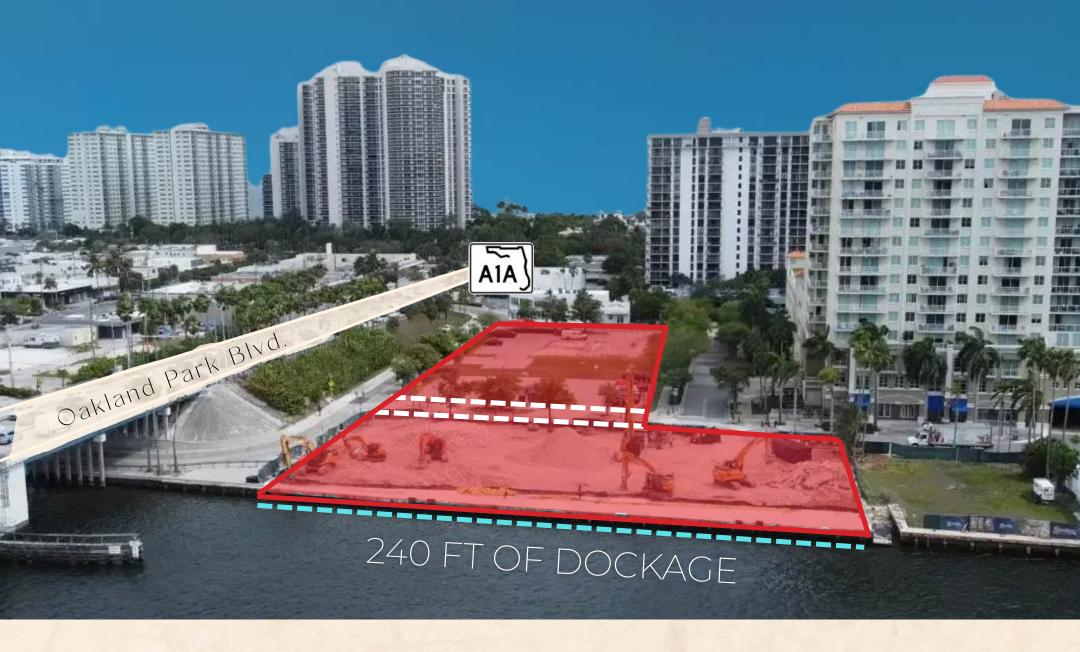


Marina Mar spans approximately 72,789 SF (1.67 acres) across three contiguous vacant parcels, offering direct Intracoastal frontage and unmatched redevelopment flexibility. Formerly a marina, this trophy site is envisioned as a luxury waterfront campus featuring up to 20,000 SF of restaurant space with expansive patios, rooftop lounges, and 240 feet of private dockage, supported by structured parking with vertical integration opportunities for boutique hotels or mixed-use residential under Florida's Live Local Act.

Key highlights include:

- Prime waterfront visibility and exposure in Fort Lauderdale's thriving luxury corridor.
- Zoning for commercial, mixed-use, and hospitality uses.
- Preliminary schematic plans, parking studies, and hotel variations completed for immediate review.
- Flexible transaction structures: lease shells, joint ventures, or outright sale.

Surrounded by high-end residential towers, marinas, boutique hotels, and dining hotspots along Oakland Park Blvd. and AlA. This vacant land provides full creative control to craft a flagship destination catering to high-end restaurant groups, hospitality developers, and investors seeking long-term value in South Florida's booming market. No fixed pricing is disclosed; it is presented confidentially to qualified parties.



TOTAL LAND AREA

Approximately 72,789 SF (1.67 Acres) of contiguous vacant land

PRIME WATERFRONT LOCATION

240 feet of direct Intracoastal dockage with excellent exposure along Oakland Park Blvd., just west of A1A.

FLEXIBLE DEVELOPMENT POTENTIAL

Zoned for commercial, mixed-use, and hospitality. Ready for visionary redevelopment.

FLEXIBLE TRANSACTION STRUCTURES

Lease shells, joint ventures, or outright sale.

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WEST PARCEL



Waterfront Pad Site

The waterfront parcel has the capability to accommodate one or two large-scale restaurant users, totaling approximately 20,000 SF under roof, each with 5,000 SF of waterfront patio space overlooking the Intracoastal.

The site design envisions:

- Expansive outdoor patios for waterfront dining and dock access
- 240 feet of Intracoastal dockage
- Rooftop lounge or second-floor event spaces
- Private valet loop off NE 32nd Avenue
- Full venting, grease trap, and back-of-house capabilities

Preliminary architectural and massing studies have explored multiple schematic variations, including the potential for vertical integration above the restaurant level—whether for private event space, boutique hotel suites, or condominium residences.

The parcel is currently vacant, offering a blank canvas for highimpact development.



RENDERING FOR

ILLUSTRATION PURPOSES

EAST PARCEL



Parking Garage, Hotel, or Live Local Residential

The east parcel has been conceptually planned for a structured parking garage, supporting all waterfront patrons and future hospitality uses.

Architectural teams have developed multiple parking-count studies and hotel schematic layouts, with the ability to add residential or mixed-use vertical components above the structure.

This parcel also qualifies under Florida's Live Local Act, providing a pathway for workforce housing or hospitality units that can benefit from:

- Administrative approval (no public hearings required)
- Increased height and density allowances
- Property tax exemptions on qualifying residential units
- Sales tax refunds on building materials
- Reduced parking requirements for transit-accessible sites

Together, the west and east parcels form a complete waterfront hospitality campus— combining food, beverage, parking, and potential residential or hotel elements into a cohesive mixed-use development.

EAST PARCEL



RENDERING FOR
ILLUSTRATION PURPOSES

DEVELOPMENT VISION

The Marina Mar redevelopment is not a fixed project—it's a visionary framework supported by multiple schematic designs, architectural renderings, and parking studies prepared by ownership.

The flexibility of the site allows it to adapt to the exact vision of a qualified developer, operator, or investment group.

Our clients are open to leasing shell buildings, joint ventures, or full site sale to aligned groups who can execute a long-term hospitality, restaurant, or residential concept that complements the surrounding Intracoastal environment.



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INTERESTED? CONTACT US

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