

RETAIL OPPORTUNITY

FOR LEASE

920 NE 13TH ST

Fort Lauderdale, FL 33304

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For Lease By





PROPERTY DESCRIPTION

Discover a premier retail opportunity on 13th Street in Studio City, with a freshly renovated building delivered in vanilla shell condition.

The property sits just minutes from Downtown Fort Lauderdale, and major redevelopment projects like FAT Village and Searstown, ensuring sustainable foot traffic and convenient proximity to several thousand new residential units.

Now undergoing a full-scale renovation, the building will emerge with a stunning, contemporary makeover. Renovations include oversized window frontage, sleek architectural details, and state-of-the-art modern finishes throughout. Once complete, tenants will benefit from a high-visibility, turnkey space in a vibrant, fast emerging neighborhood poised for continued growth.

This high-visibility end-cap restaurant space offers prominent street presence, expansive window frontage, and exceptional signage potential. With ample on-site parking and a flexible open layout, it's perfectly suited for a chef-driven eatery, café, or fast-casual concept looking to establish itself in a walkable, high-traffic area.

The Retail bays feature high ceilings, open floor plans and strong visibility and ample parking. This is a rare chance to establish your brand in one of Fort Lauderdale's most evolving neighborhoods where culture, creativity, and community all come together.

PROPERTY HIGHLIGHTS

- Newly Renovated Building delivered in vanilla shell condition – ready for tenant customization.
- Minutes from Downtown Fort Lauderdale, Flagler Village and mixed-use developments like Searstown.
- Striking Contemporary Renovation with oversized windows, modern finishes, and architectural appeal.

OFFERING SUMMARY

Base Rent:	\$40 SF/yr (NNN)
NNN:	Estimated \$7.64/SqFt
Available SF:	1,675 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	72,328	140,265	230,527
Total Population	148,811	319,885	544,205
Average HH Income	\$113,664	\$98,234	\$90,552

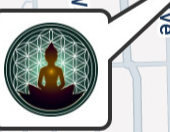


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,675 SF	Lease Rate:	\$40 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bay No. 2	-	1,653 SF	NNN	\$40.00 SF/yr	Retail
Bay No. 3	-	1,320 SF	NNN	\$40.00 SF/yr	Retail
Bay No. 4	-	1,343 SF	NNN	\$40.00 SF/yr	Restaurant/Café
Bay No. 1	Available	1,675 SF	NNN	\$40.00 SF/yr	Retail



SEVEN ISLES

Map data

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Google

N FEDERAL HWY
VPD 40,500

FAT VILLAGE
REDEVELOPMENT

E SUNRISE BLVD
VPD 63,000

SEARSTOWN
REDEVELOPMENT

SUBJECT
PROPERTY

NE 13TH Street
VPD 19,300





REVISION	BY
△ BLOG DEPT COMMENTS	DBK 2-14-23
△ OWNER CHANGES	DBK 4-21-24
△ BLOG DEPT COMMENTS	DBK 8-14-24
△ BLOG DEPT COMMENTS	DBK 2-7-25

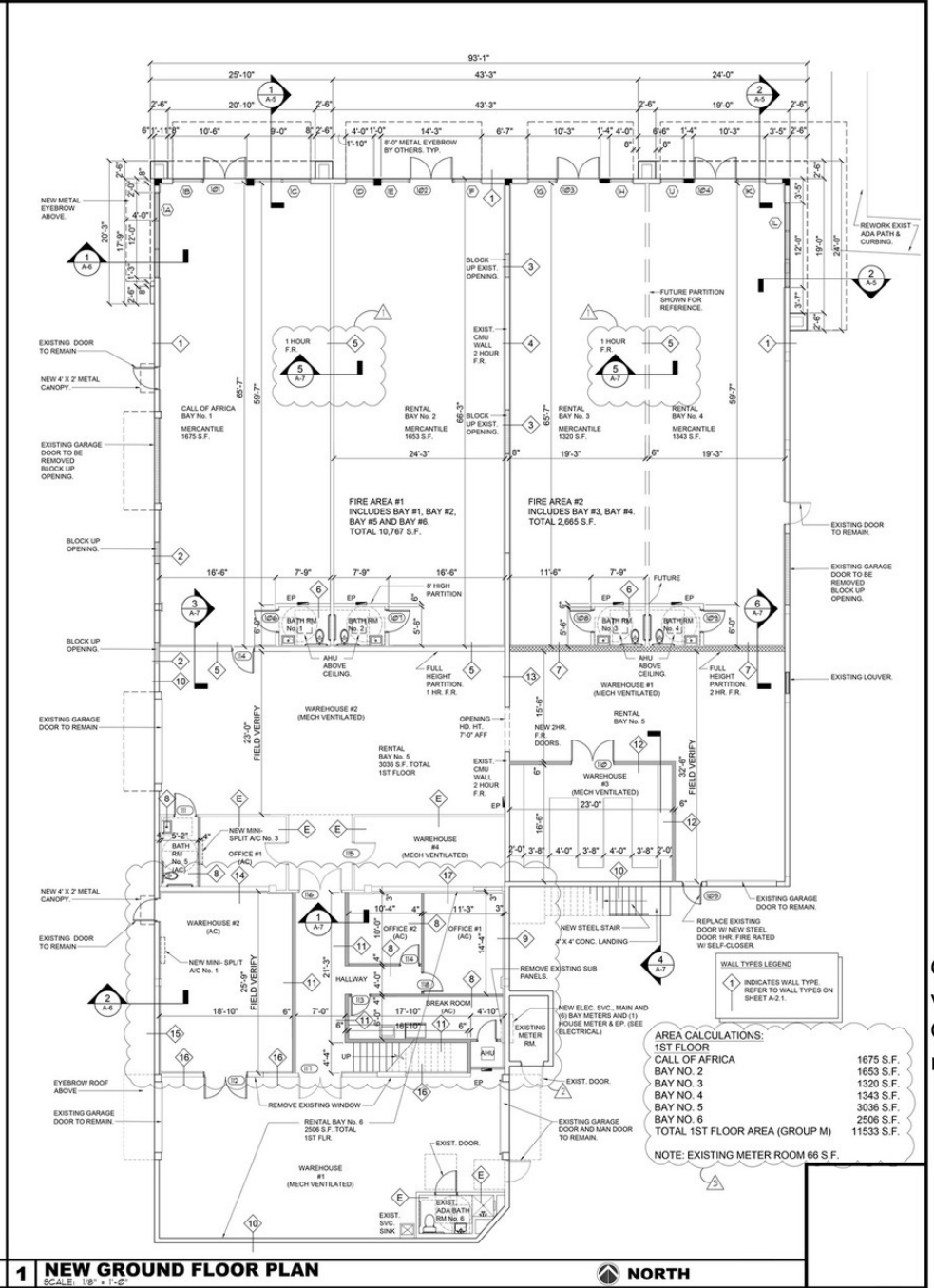
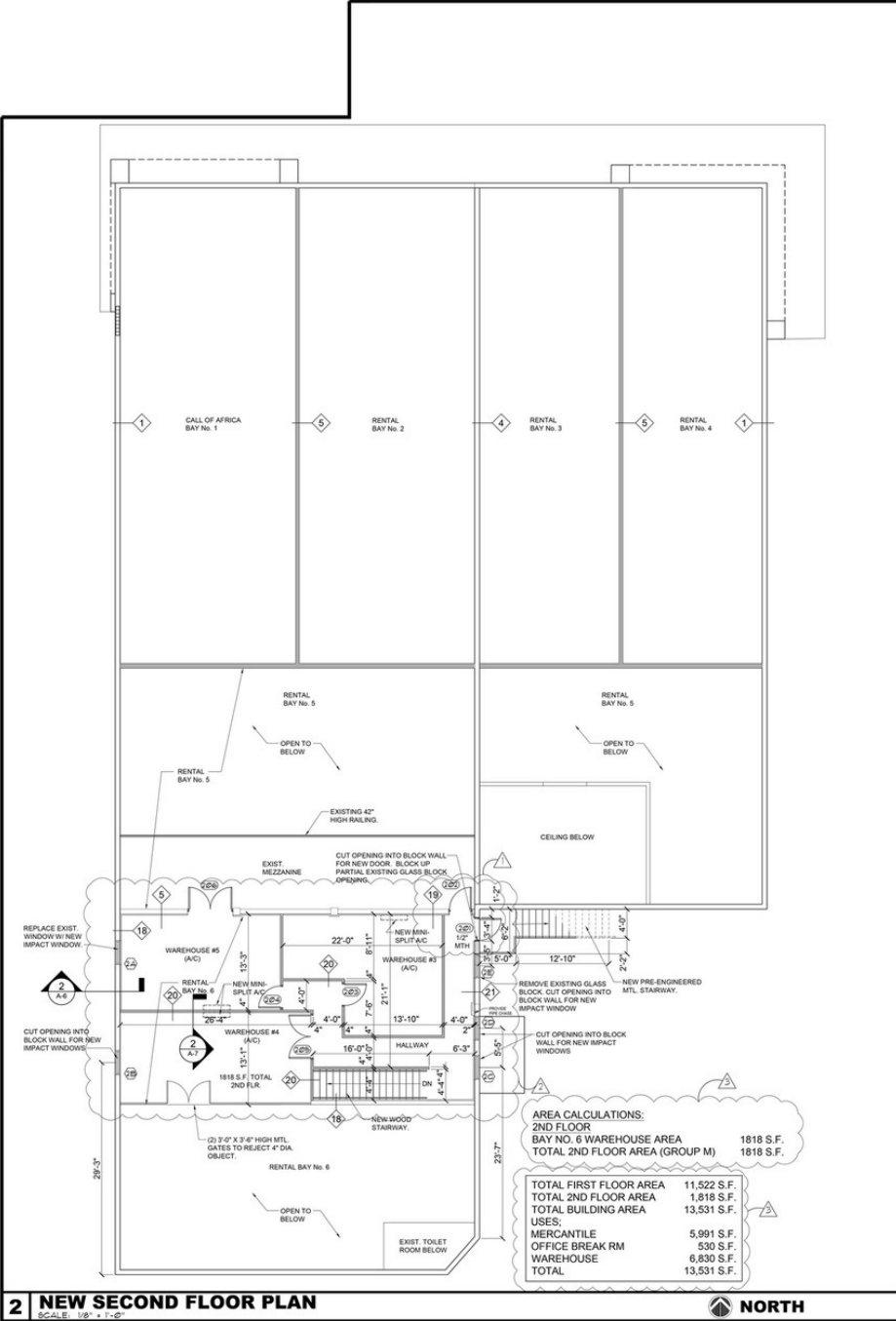
GUSTAVO J. CARBONELL, P.A.
 Architect and Planner
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 Ft. Lauderdale, Florida, 33304
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 Member American Institute of Architects



PROPOSED RENOVATION FOR:
CALL OF AFRICA
 920 N.E. 13TH STREET
 FORT LAUDERDALE, FLORIDA

Digitally signed by Gustavo J Carbonell
 Date: 2025.03.31 22:19:31
 A4:25'00"

DRAWN: **DBK**
 CHECKED: **G.J.C.**
 DATE: **11-12-22**
 SCALE:
 JOB. NO.: **22-053**
 SHEET: **A-2.0**











An aerial photograph of a coastal city, likely Fort Lauderdale, Florida. The image shows a large marina filled with numerous yachts and boats, surrounded by modern high-rise buildings and lush greenery. In the foreground, there is a wide, sandy beach with some people and umbrellas. The ocean waves are visible at the bottom of the frame. The sky is clear and blue.

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