



**853 North Fort Lauderdale Beach
Boulevard
Fort Lauderdale, FL 33304**

Sale Price
\$ 4,559,050

Exceptional opportunity to acquire a mixed-use beachfront investment property located directly on Fort Lauderdale Beach Boulevard / A1A in the heart of Fort Lauderdale's highly desirable Central Beach submarket. The property consists of a 3-story building totaling approximately 5,399 square feet, offering a compelling combination of street-level retail income and upper-floor residential use in one of South Florida's most recognized coastal corridors. The first floor is occupied by Sunwear, an established beach-area retail tenant, while the second and third floors are configured as an apartment, creating a rare blend of commercial frontage and residential utility in an irreplaceable beach location.



David Joseph

Commercial Sales
Director

561.789.7726

DavidJoseph@keyes.com

The Keyes Company 21065 Powerline Road C-7, Boca Raton, FL 33433 keyescommercial.com

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Table of Contents

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
PROPERTY DESCRIPTION	6
COMPLETE HIGHLIGHTS	7
ADDITIONAL PHOTOS	8
ADDITIONAL PHOTOS	9
ADDITIONAL PHOTOS	10
ADDITIONAL PHOTOS	11
ADDITIONAL PHOTOS	12
LOCATION INFORMATION	13
REGIONAL MAP	14
LOCATION MAP	15
AERIAL MAP	16
RETAILER MAP	17
RETAILER MAP	18
FINANCIAL ANALYSIS	19
FINANCIAL SUMMARY	20
RENT ROLL	21
DEMOGRAPHICS	22
DEMOGRAPHICS MAP & REPORT	23

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Section 1

PROPERTY INFORMATION



Property Description

Positioned just south of Sunrise Boulevard, the property benefits from exceptional visibility along the A1A corridor, one of the most heavily traveled and recognized beachfront thoroughfares in Broward County. This location is surrounded by hotels, restaurants, nightlife, luxury residential towers, and year-round tourism activity, making it highly attractive for both retail tenancy and residential occupancy. The combination of direct beach corridor exposure, walkable surrounding amenities, and mixed-use flexibility gives the asset strong appeal for investors seeking a landmark location with income-generating potential and long-term upside.

The building's layout provides a highly desirable configuration for this market: ground-floor retail frontage that captures pedestrian and vehicular exposure, paired with an upper-level apartment component that adds a residential dimension rarely found in such a prime beachfront setting. This setup may appeal to investors looking for diversified income, users seeking a live/work or owner-occupant opportunity.

Offering Summary

Sale Price:	\$4,559,050
Number of Units:	2
Lot Size:	0.04 Acres
Building Size:	5,399 SF
NOI:	\$222,975.00
Cap Rate:	4.89%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	220	854	3,331
Total Population	391	1,523	6,125
Average HH Income	\$165,421	\$182,426	\$206,929



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With its 3-story profile, 5,399 SF building area, established retail tenancy, and upper-floor apartment use, 853 N Fort Lauderdale Beach Blvd represents a unique chance to acquire a prominent mixed-use asset in one of South Florida's most dynamic beachfront environments. This is an opportunity to own a property that combines income, visibility, lifestyle appeal, and premier coastal positioning in a market known for its lasting desirability and limited supply. Public records I found for this address conflict with the size/story count you provided, so I would use your owner-supplied figures in the marketing package only if they are backed by survey, plans, or appraisal. Public sources do confirm the address and Sunwear occupancy, and one source places the property in Central Beach on a 1.739 SF lot.

Location Description

853 N Fort Lauderdale Beach Blvd is positioned in the heart of Fort Lauderdale's iconic Central Beach district, directly on the city's premier A1A / Fort Lauderdale Beach Boulevard corridor. The property benefits from exceptional exposure in a highly trafficked beachfront setting surrounded by hotels, beach visitors, restaurants, entertainment uses, and luxury residential properties. Its location just south of Sunrise Boulevard provides strong connectivity to the broader Fort Lauderdale market while maintaining immediate proximity to the oceanfront tourism core.

Site Description

Compact beachfront retail site located directly on Fort Lauderdale Beach Boulevard / A1A in the Central Beach submarket. The parcel offers highly visible frontage within one of South Florida's most recognizable beach corridors and is surrounded by lodging, dining, entertainment, and pedestrian-oriented beach activity. The building is comprised of 3 floors. The first being a retail tenant, and the top 2 being an apartment.



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Zoning: SLA

SLA means Sunrise Lane Area District

One of the City of Ft. Lauderdale's Central Beach zoning

Permitted uses:

SLA allows, at different hotels, parking garages, tourist-oriented retail, and restaurants. The code specifically lists commercial retail uses for tourists and visitors, plus restaurants; restaurants on parcels abutting the Intracoastal cannot have outdoor food or beverage service on the Intracoastal side. Accessory improvements such as fences, walls, landscaping, parking, signs, and exterior nonstructural alterations are also allowed as lower-level approvals. Height / density / intensity

In the SLA district, the maximum structure height is 120 feet. Density is 48 dwelling units per acre for residential, 90 hotel rooms per acre for hotels

Exterior Description

Small-format beachfront retail storefront building fronting Fort Lauderdale Beach Blvd / A1A in the Central Beach district, with direct pedestrian visibility and strong exposure to beach traffic.

Interior Description

Small-format retail interior serving active commercial occupancy. Public data specifically notes concrete flooring, but I did not find a finish schedule or interior photos confirming additional materials.

Parking Description

Street parking is available. No parking spots included.

Utilities Description

Urban utility-served commercial location with active retail use.



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Property Highlights

- 3-story mixed-use beachfront property
- Approx. 5,399 SF building area
- Located directly on Fort Lauderdale Beach Blvd / A1A
- In the heart of Fort Lauderdale's Central Beach submarket
- Ground floor occupied by Sunwear
- Second and third floors configured as an apartment
- Rare blend of retail frontage and residential use
- Just south of Sunrise Boulevard
- Surrounded by hotels, restaurants, nightlife, and beach activity
- High-barrier-to-entry Fort Lauderdale Beach investment opportunity
- Prime beachfront exposure with unobstructed ocean views
- Trophy location within one of South Florida's most desirable coastal markets
- Ideal for owner-user, investment, or redevelopment opportunity
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- Opportunity to reposition or enhance residential component for increased returns
- Strong branding opportunity in a highly visible coastal location



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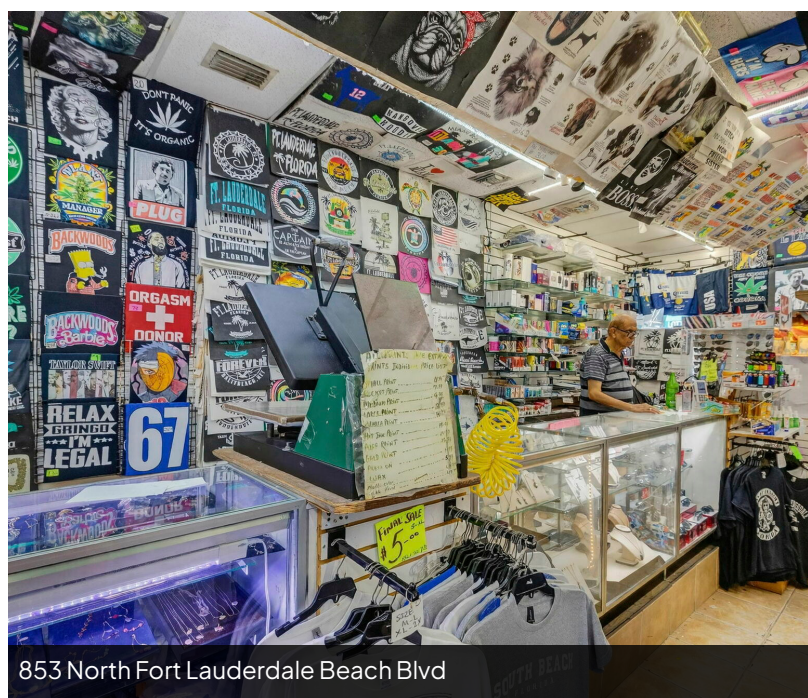
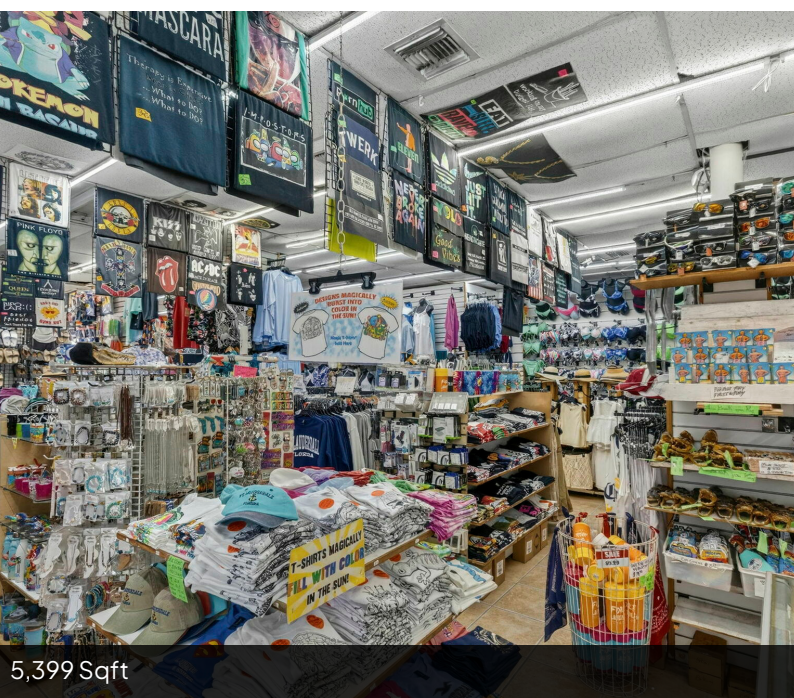
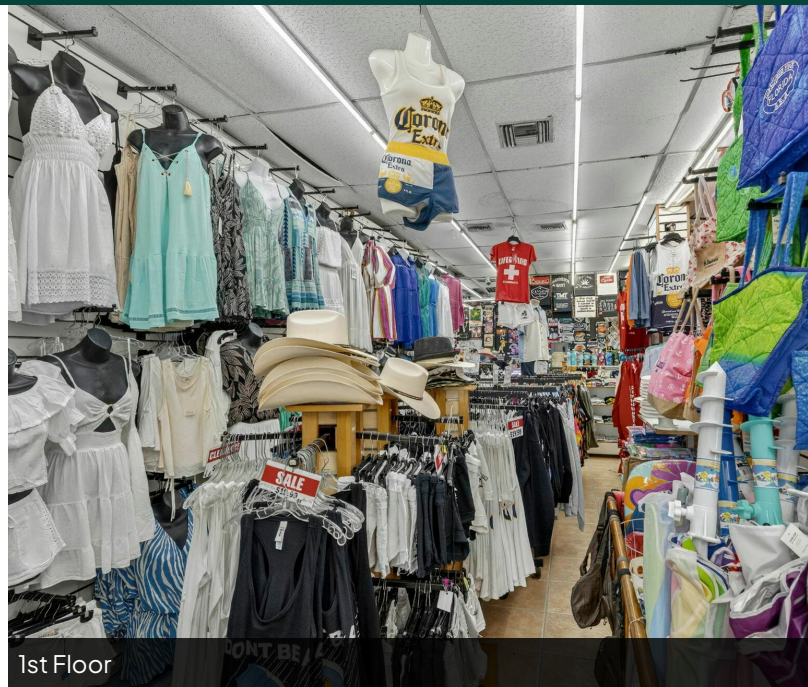
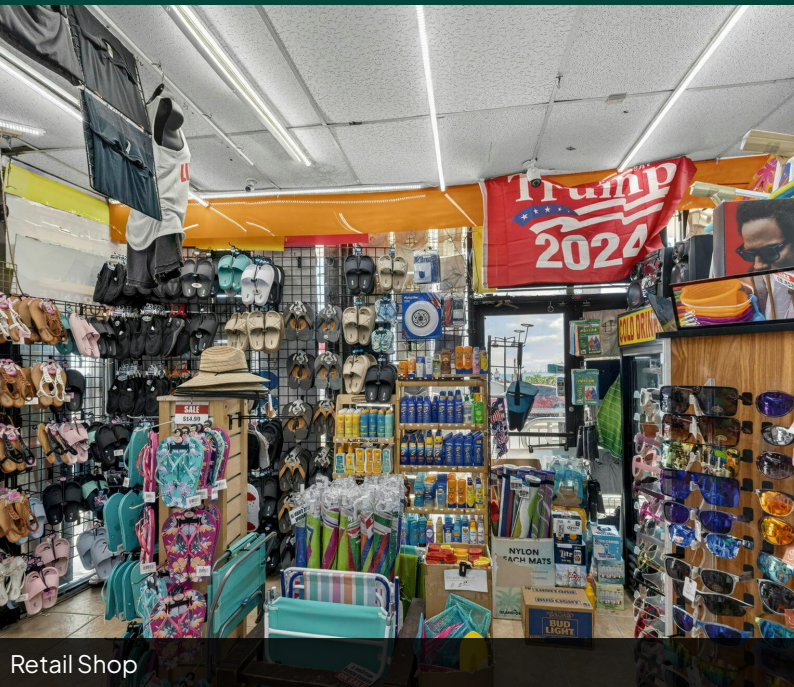
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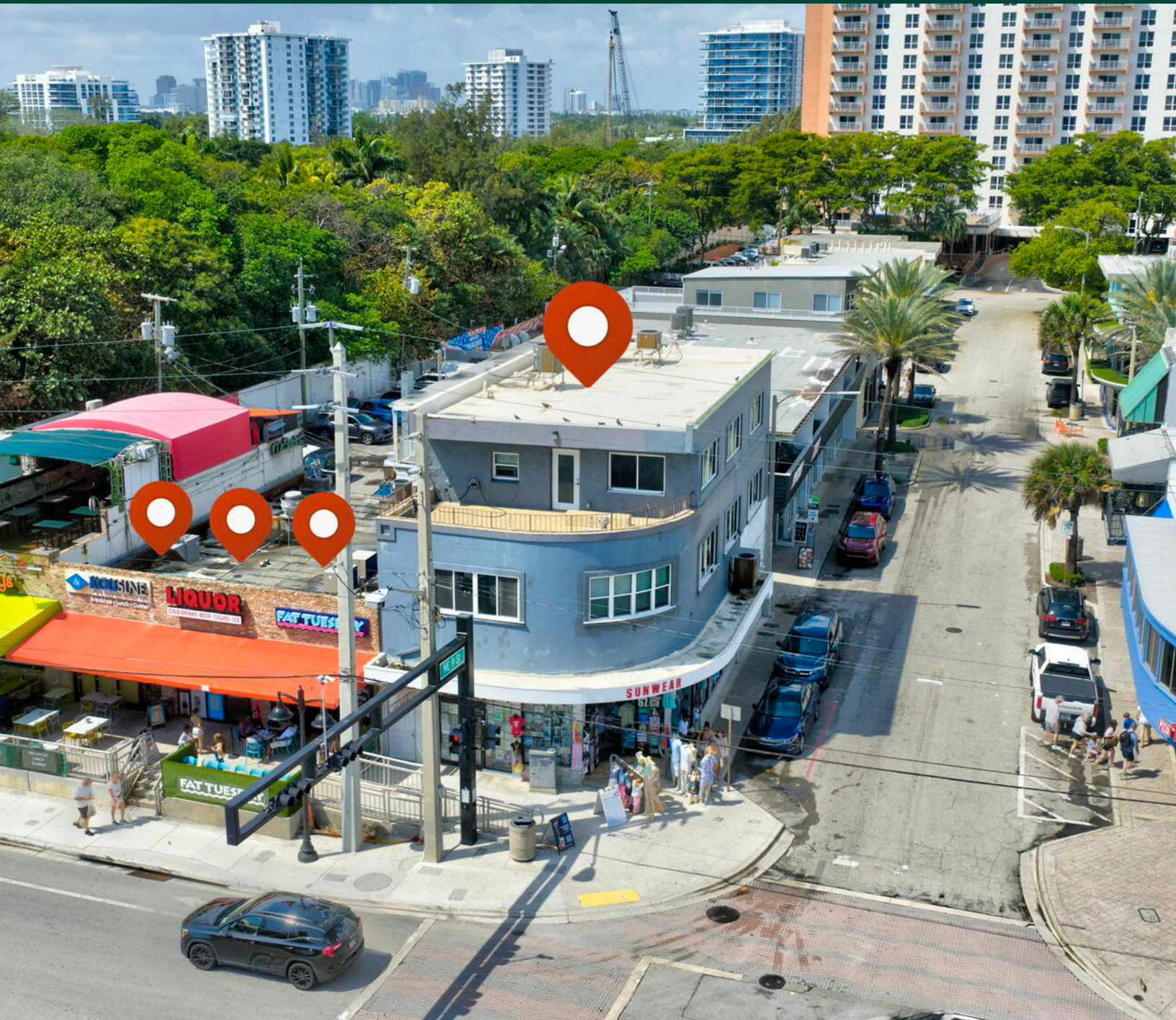
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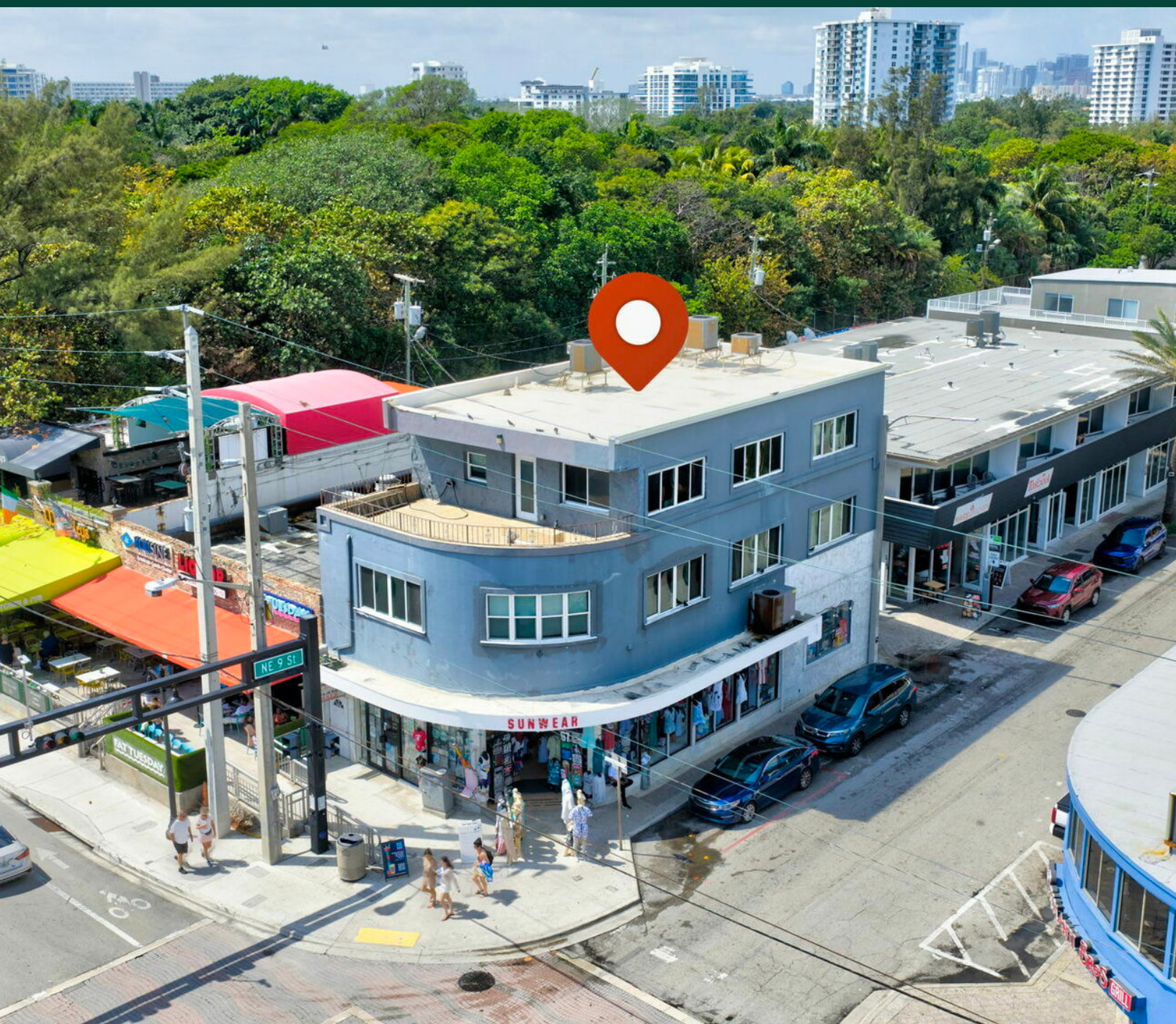
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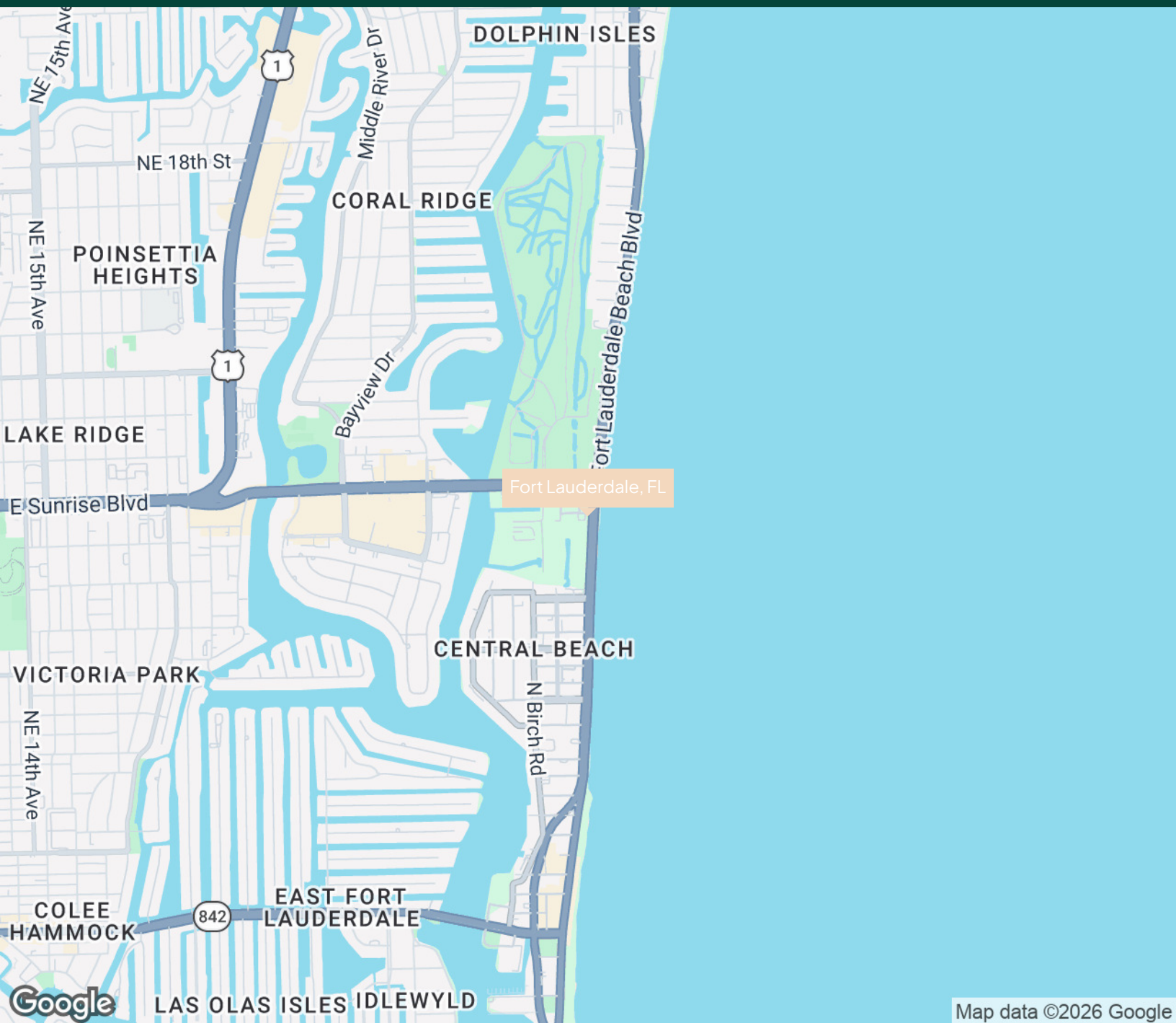
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Section 2

LOCATION INFORMATION



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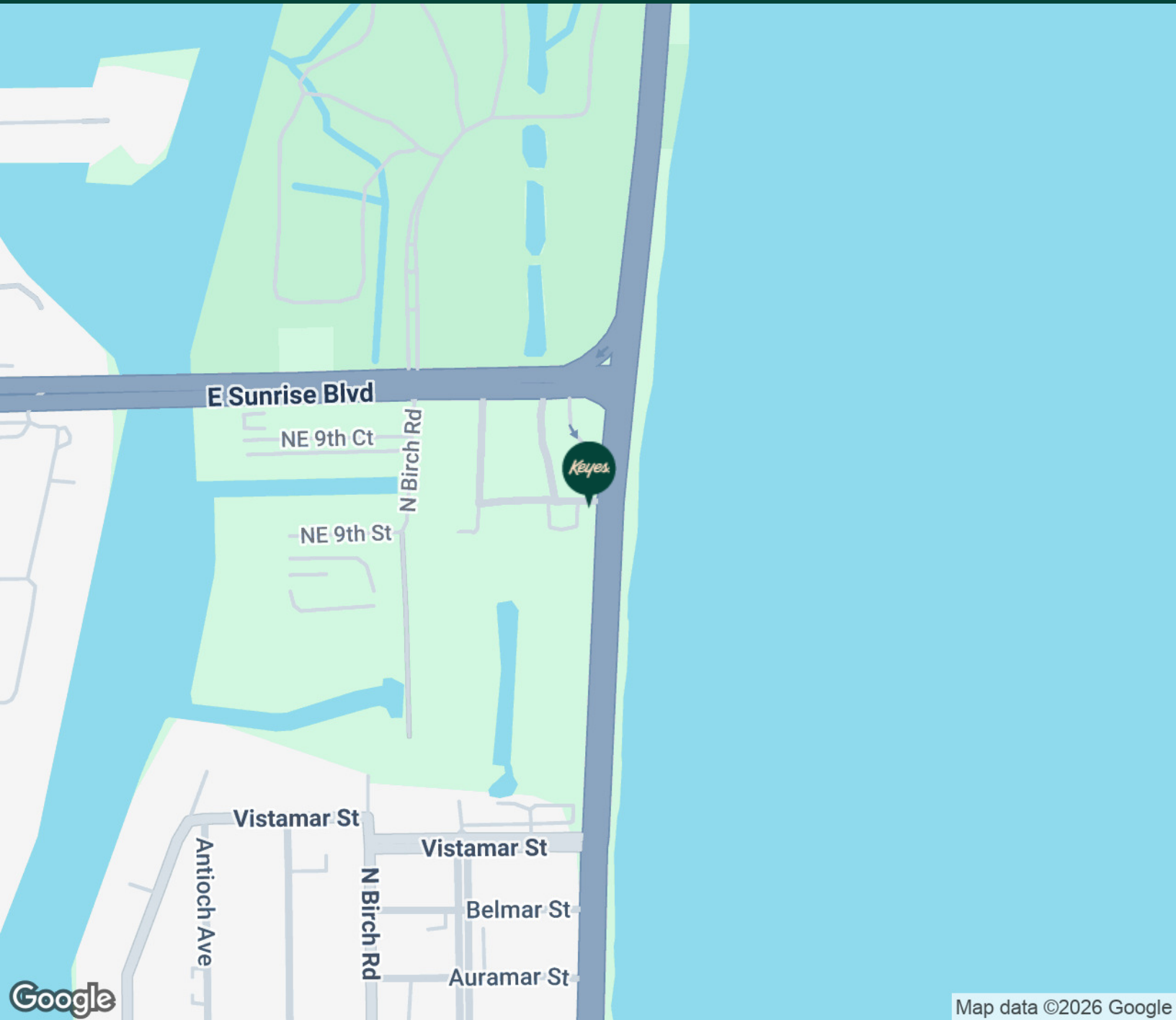
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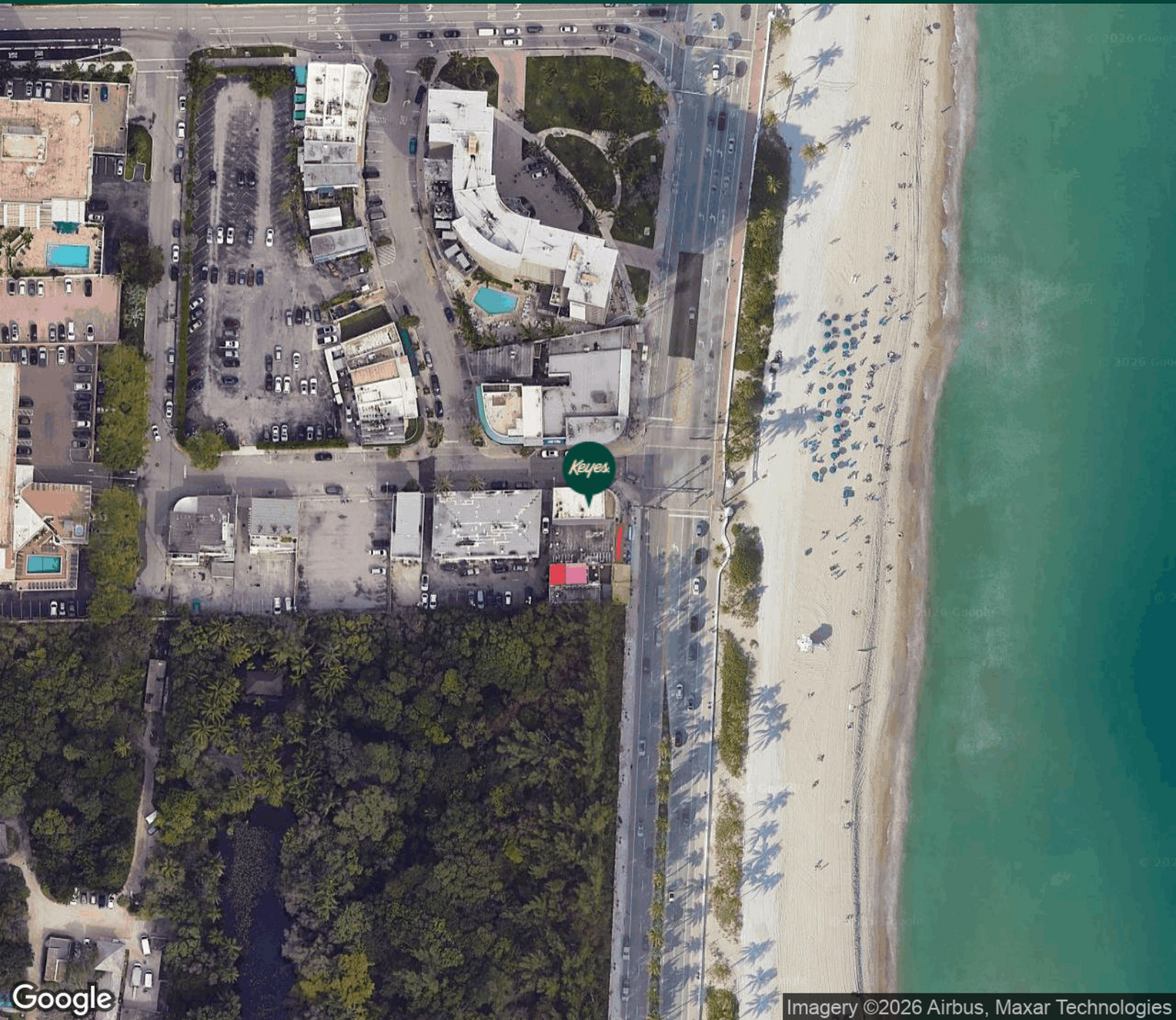
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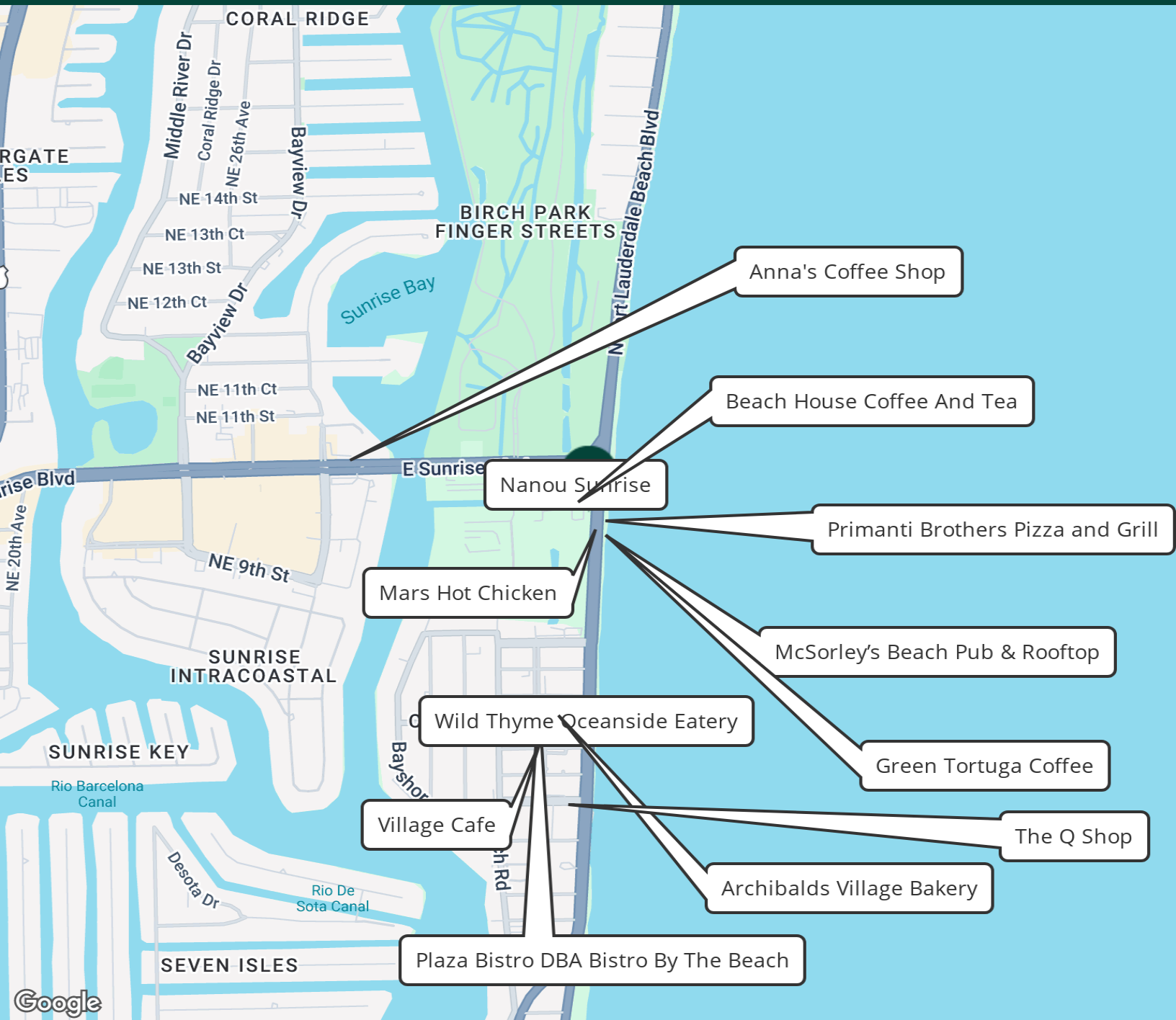
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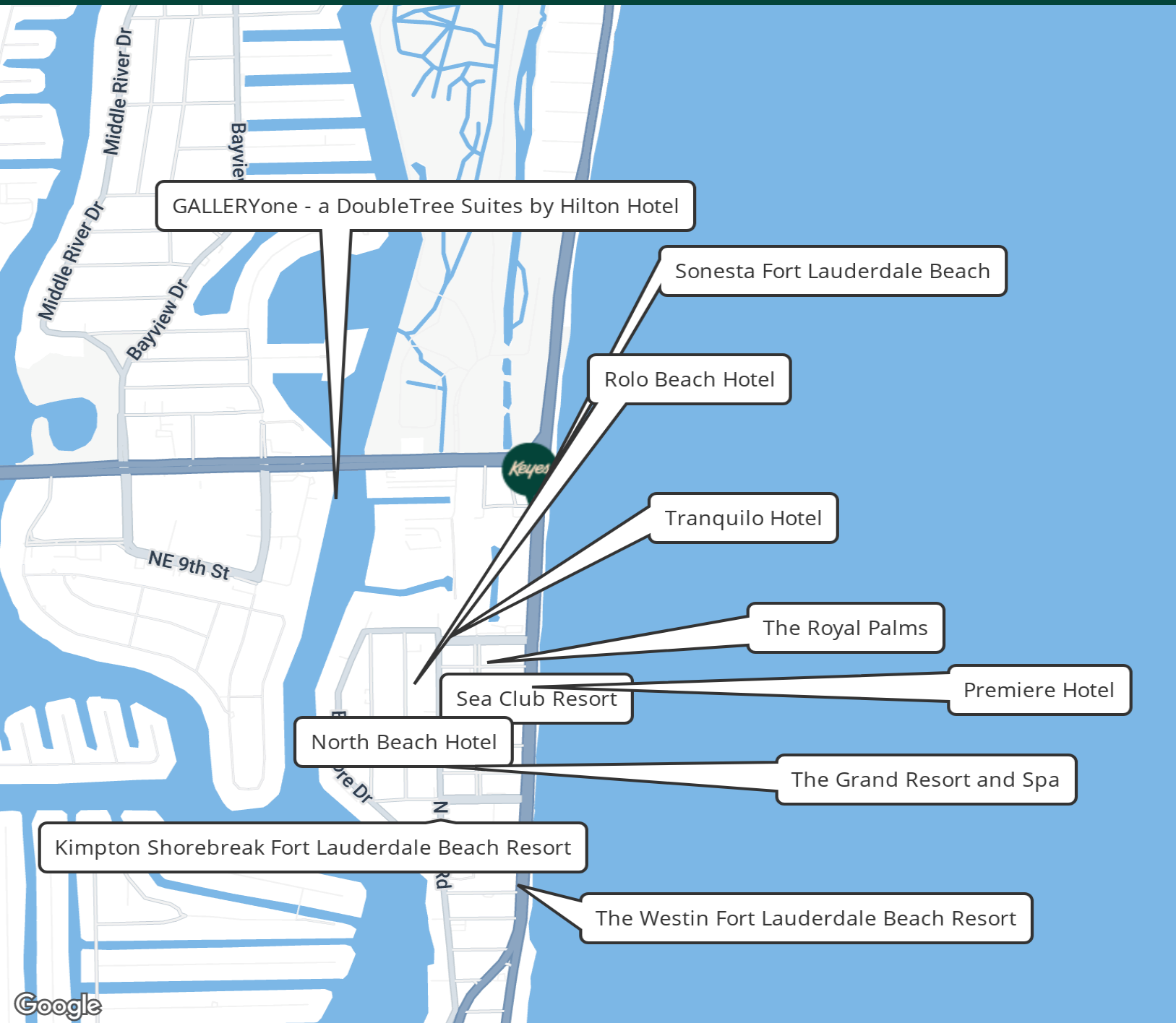
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Hotel Locations Near Property



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Section 3

FINANCIAL ANALYSIS

Investment Overview

Price	\$4,559,050
Price per SF	\$844
Price per Unit	\$2,279,525
CAP Rate	4.89%

Operating Data

Net Operating Income	\$222,975
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Financing Data



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Suite	Tenant Name	Size SF	Price / SF / Year	Market Rent	Annual Rent	Lease Start	Lease End
853 Ft. Lauderdale Beach Blvd	Sunwear Retail	1,600 SF	\$80.00	\$85,000	\$128,000	No Lease	No Lease
849 Ft. Lauderdale Beach Blvd	Apartment 2nd + 3rd Floors	3,799 SF	\$25.00	\$75,000	\$94,975	No Lease	No Lease
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
Totals		5,399 SF	\$105.00	\$160,000	\$222,975		
Averages		2,700 SF	\$52.50	\$80,000	\$111,488		



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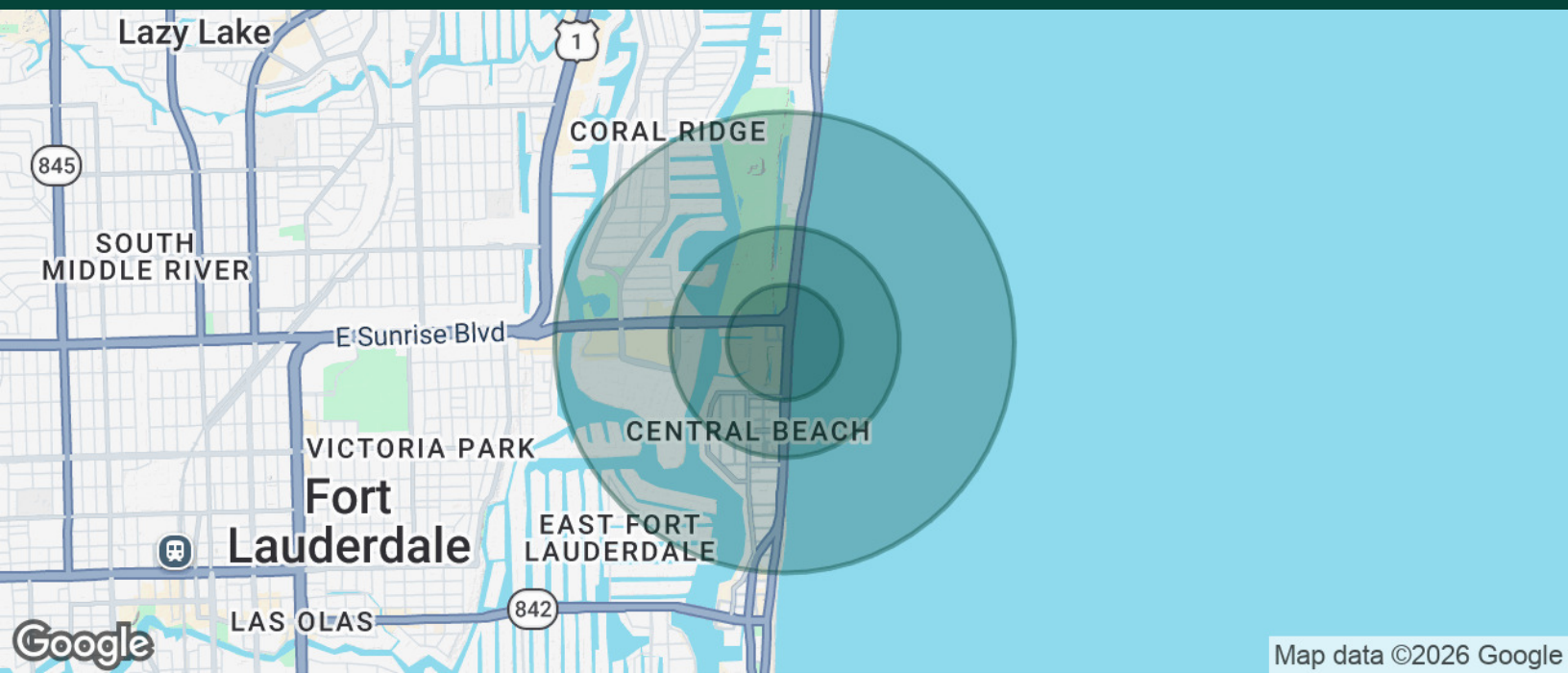
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Section 4

DEMOGRAPHICS



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	391	1,523	6,125
Average Age	61.5	60.2	56.1
Average Age (Male)	60.3	59.6	56.4
Average Age (Female)	62.1	60.2	56.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	220	854	3,331
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$165,421	\$182,426	\$206,929
Average House Value	\$829,833	\$906,613	\$1,048,344

2023 American Community Survey (ACS)



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Section 5

The Keyes Company – Commercial Real Estate



David Joseph

Commercial Sales Director

DavidJoseph@keyes.com

Direct: **561.789.7726** | Cell: **561.789.7726**

FL #3239461

Professional Background

"I am committed to building long term relationships based on top quality service and high ethical standards" David Joseph is the Commercial Division Sales Manager for The Keyes Company Commercial Real Estate Division serving South Florida including Miami / Dade, Palm Beach, Broward, Martin, St. Lucie and Volusia Counties. David has over 32 years of experience in Commercial Real Estate, specializing in Industrial, Retail, Retail Strip Centers, Multi-Family, Office, Self Storage Facilities and Commercial Leasing. David has a vast knowledge of all facets of Commercial real estate development. Over the years he has developed, built and managed over 250,000 sq. ft. of Boutique Retail Centers, and has sold and leased over two million sq. ft. of Industrial, Retail and Multi-Family properties. Prior to joining The Keyes Company, David spent 13 years with Coldwell Banker Commercial and many years as a Broker/Owner with locations in Philadelphia, PA, Allentown, PA and Cherry Hill, NJ. Responsibilities: Growth of The Keyes Real Estate Commercial Division in South Florida, training programs for new associates and experienced brokers. Commercial Marketing and Tech programs for the Keyes commercial division. It is David's mission to share his experience and knowledge of the industry and successfully assist you in all aspects of your Commercial Real Estate needs. David Joseph is committed to building long term relationships based on top quality service and high ethical standards. website: www.davidjoseph.keyescommercial.com Cell: 561-789-7726 Website: davidjoseph.Keyescommercial.com

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The Keyes Company
 21065 Powerline Road C-7,
 Boca Raton, FL 33433
 561.405.4960



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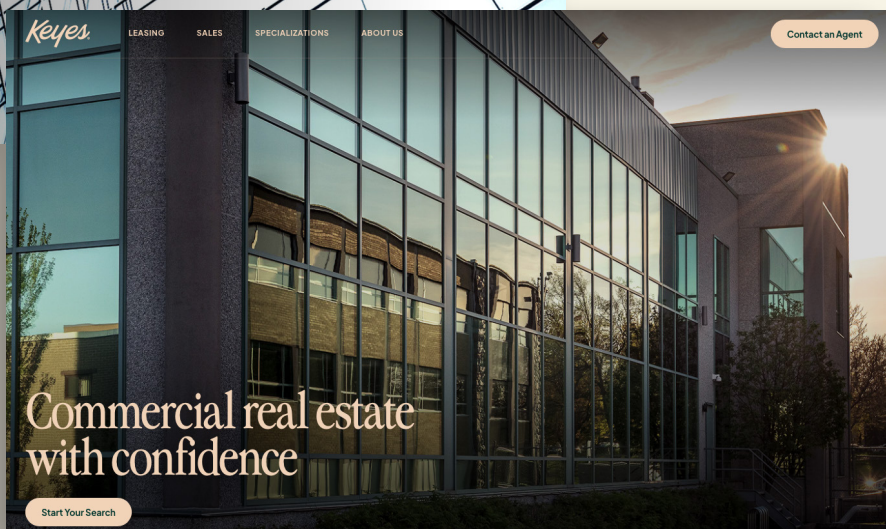
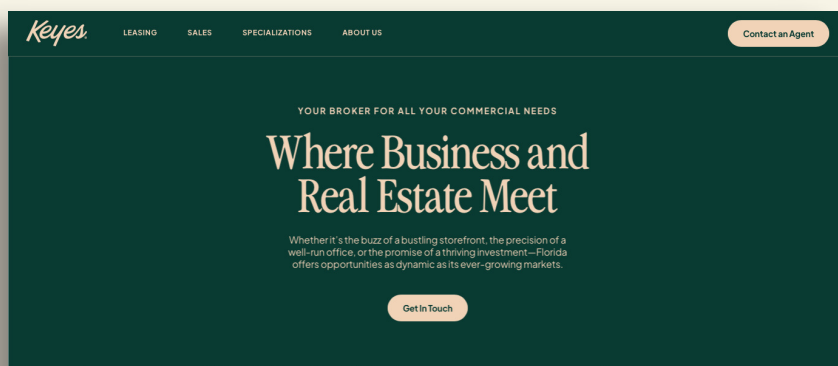
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