# flagler village

FORT LAUDERDALE

Flagler Village has graduated from a neglected warehouse district to one of the fastest–growing submarkets in the Miam–Fort Lauderdale–Palm Beach MSA, recognized for its budding art scene and unique dining experiences.

- With 6M+ residents, the Miami-Fort Lauderdale-Palm Beach MSA (aka "South Florida") is home to 29% of the state's total population

- Sitting just north of downtown Fort Lauderdale, Flagler Village enjoys direct access to Federal Highway and Sunrise Boulevard, giving way to beach days and breezy commutes to the airport, downtown, and the I-95

- The neighborhood's Brightline Station offers direct connections to Miami, West Palm Beach, and Orlando

- Flagler Village is the city's most walkable urban district featuring many of the top restaurants, cocktail and wine bars, and breweries, lending to its A+ Niche rating for nightlife

- Cultural draws include the Flagler Arts and Technology District (F.A.T. Village), the Music & Arts South of Sunrise (MASS) District, and the Flagler Art Walk, which happens on the last Saturday of every month

- The neighborhood is exploding with new commercial, residential, and retail development, with over 33 separate projects in the development pipeline in addition to the delivery of 6.3K+ multifamily units since 2014
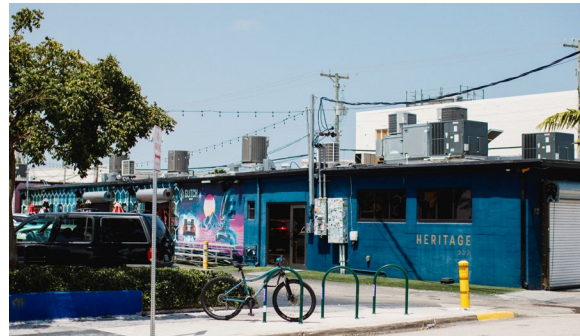
By the *Numbers*

88
WALK SCORE

67
TRANSIT SCORE

38
MEDIAN AGE

57%
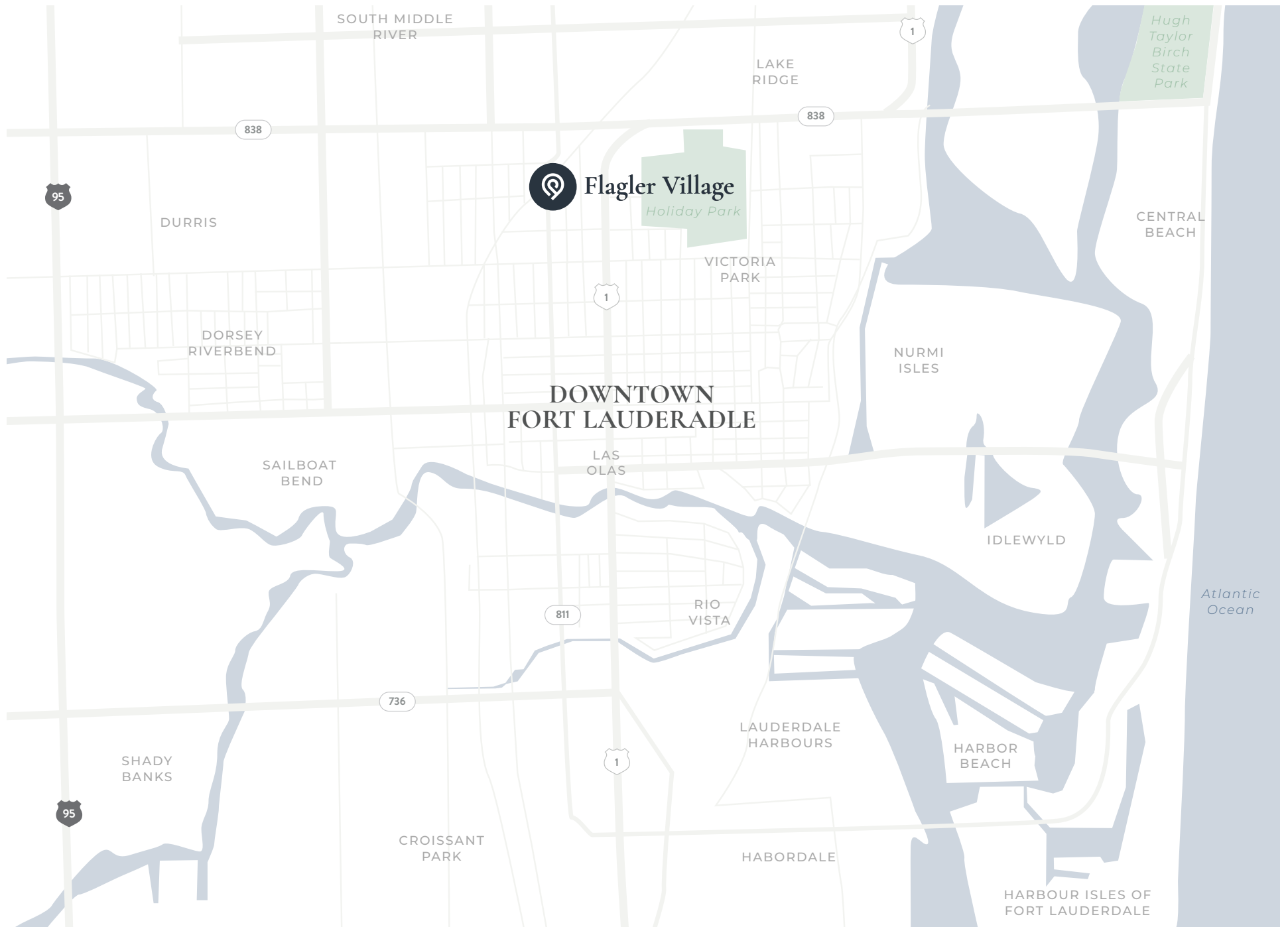EDUCATIONAL ATTAINMENT*

$131,927
AVG HOUSEHOLD INCOME*

33,292
POPULATION*

53,775 SF
TOTAL NEIGHBORHOOD GLA OWNED

*(1-MILE)

SOUTH MIDDLE RIVER

LAKE RIDGE

Hugh Taylor Birch State Park

95

838

838

DURRIS

Flagler Village

Holiday Park

CENTRAL BEACH

1

VICTORIA PARK

DORSEY RIVERBEND

NURMI ISLES

DOWNTOWN FORT LAUDERADLE

SAILBOAT BEND

LAS OLAS

IDLEWYLD

Atlantic Ocean

811

RIO VISTA

736

LAUDERDALE HARBOURS

HARBOR BEACH

SHADY BANKS

95

1

CROISSANT PARK

HABORDALE

HARBOUR ISLES OF FORT LAUDERDALE

The Hive

900 N FLAGLER DR

AVAILABLE   LEASED   PARKING

JB & C
JUICE BAR & CAFE

Stephanie's

UNIT C125
816 SF

BLUEPRINT
COOKIES

N FLAGLER DR

NE 5TH AVE

GLITCH
BAR

UNIT C120
691 SF

THRIVE

UNIT C110
866 SF

HERITAGE

KARMA
KAVA BAR

NE 9TH ST

Flagler Uptown

726 & 729 NE 2ND AVE

☐ AVAILABLE ☐ LEASED ☐ PARKING

N FLAGLER DR

NE 2ND AVE

ARTISAN COFFEE ROASTERS
SINCE
Wells
COFFEE CO.
2013
FORT LAUDERDALE, FL

UNIT B120
2,516 SF

UNIT B115
2,400 SF

UNIT B110
2,326 SF

-ANDAMA.

UNIT B130
4,844 SF

729

INVASIVE SPECIES
BREWING

726
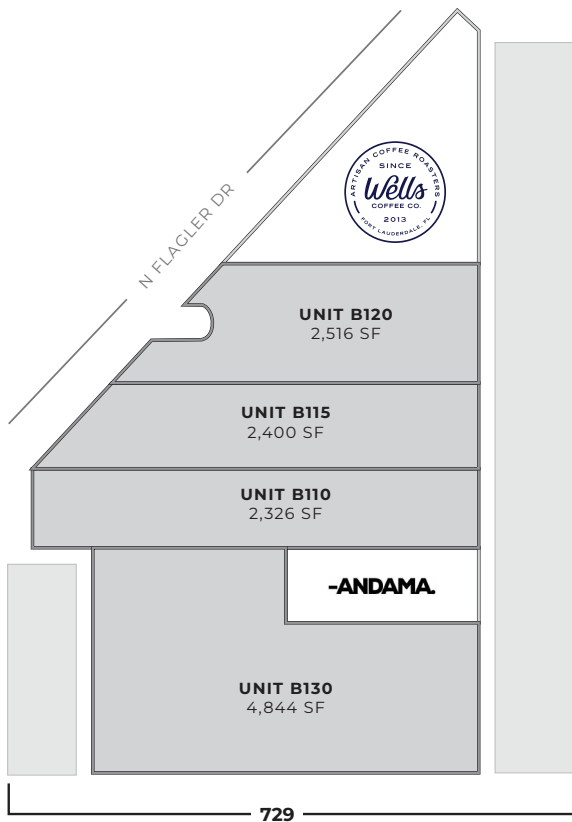
707 NE 3rd Ave

■ AVAILABLE   □ LEASED   ■ PARKING

UNIT B110
2,500 SF

UNIT B105
2,500 SF

UNIT B100
1,520 SF

OFFICE
UNIT A100
2,136 SF

OFFICE
UNIT A105
1,540 SF

NE 7TH ST

NE 2ND AVE

E 3RD AVE

LEVEL 2

UNIT A205
2,802 SF

UNIT A200
2,772 SF

LEVEL 3

UNIT A305
2,587 SF

FF PROPERTIES LP
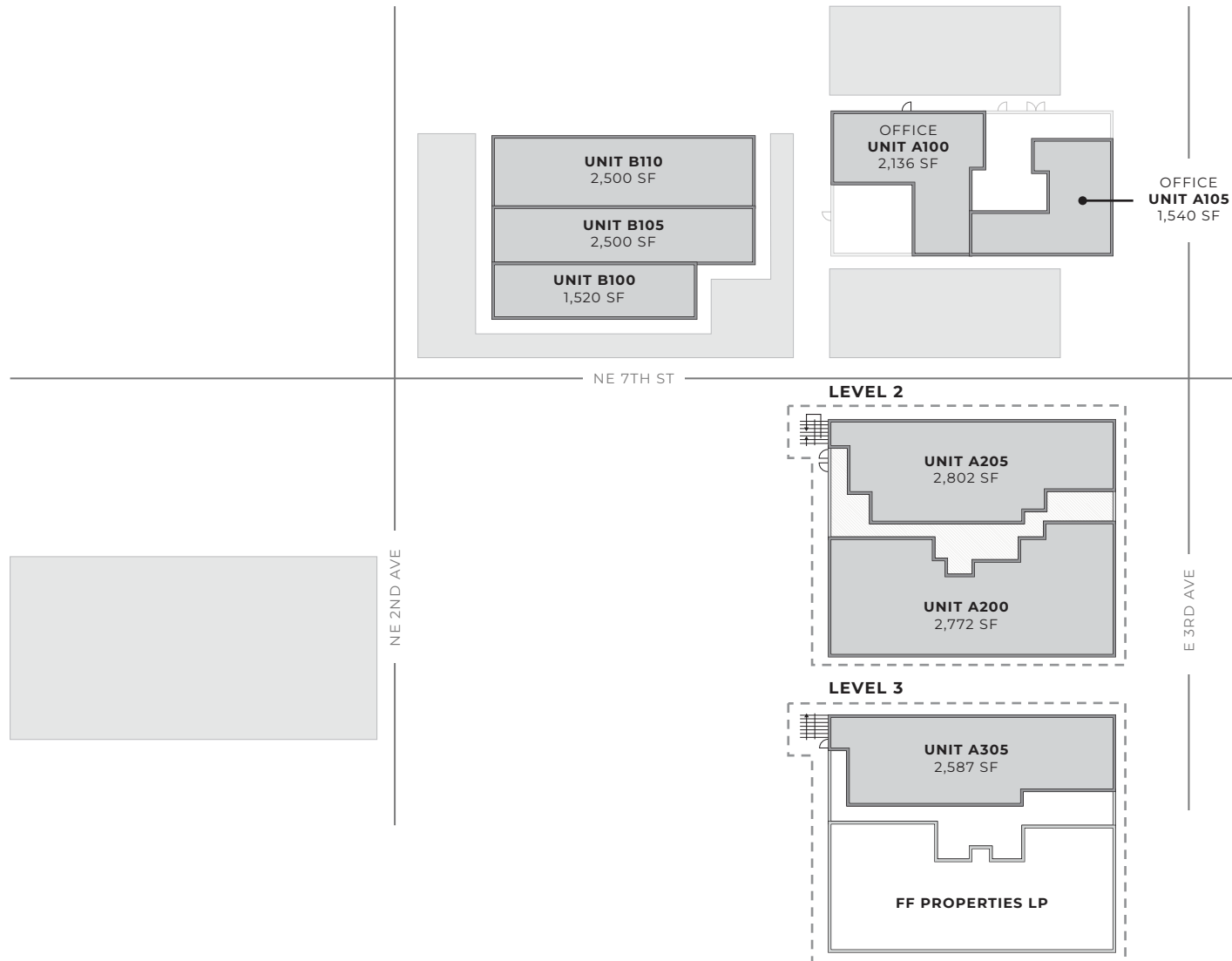
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