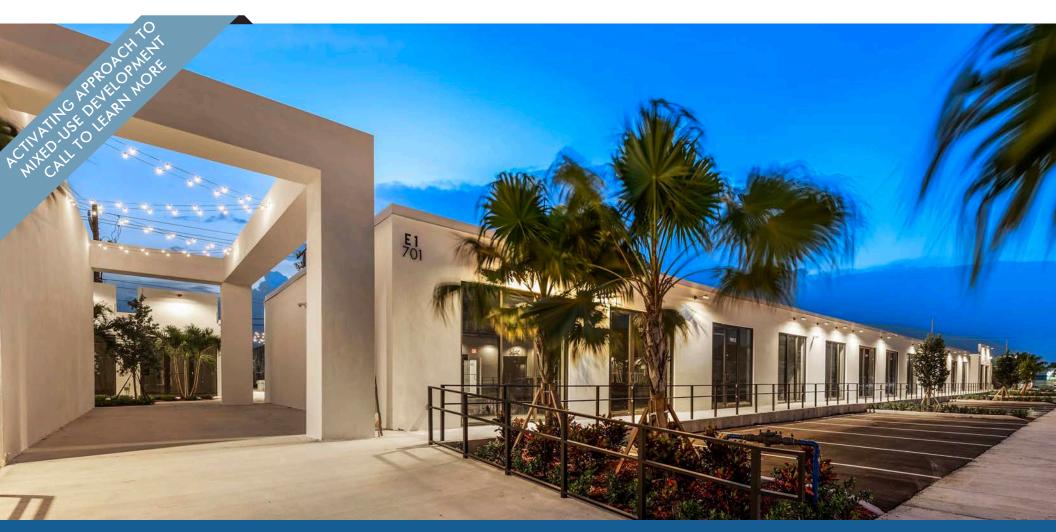
FOR LEASE THRIVE FORT LAUDERDALE 710 NW 5TH AVENUE, FORT LAUDERDALE, FL 33311



DOWNTOWN FORT LAUDERDALE WITH AMPLE SURFACE PARKING

JENNIFER HOUSTON SENIOR DIRECTOR jenniferhouston@katzretail.com (561) 400-4675 EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

NICOLE FONTAINE VICE PRESIDENT nicolefontaine@katzretail.com (561) 869-4350

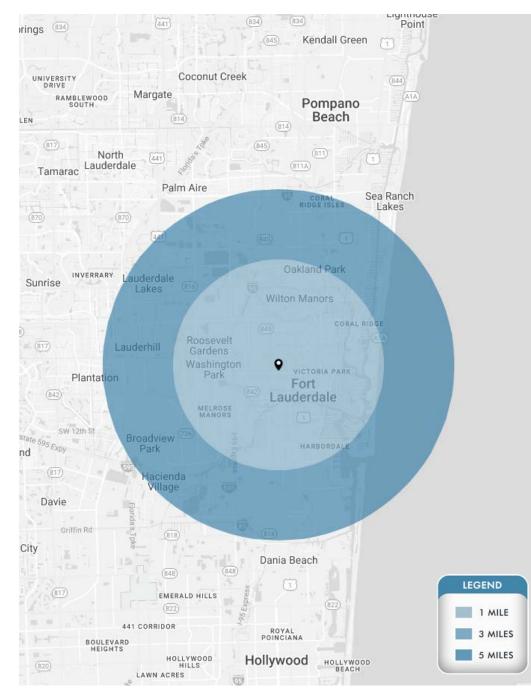
PROPERTY OVERVIEW

HIGHLIGHTS

- Assorted mixed-use development with opportunities for diverse retailers, restaurateurs, artists and creative professionals, that provides an uncommon environment for collaboration and new ideas
- 5.3 acres with 80,000 SF commercial spaces and 126 designated parking spaces for this development
- Dynamic atmosphere with connectivity to Flagler Village and Fat Village and easy access to major traffic arteries
- 40 new developments under construction totalling 16,000 residential units coming to the area
- Spaces are delivered in vanilla shell condition for immediate occupancy
- Located in opportunity zone which offers tax incentives for new businesses

DEMOGRAPHICS

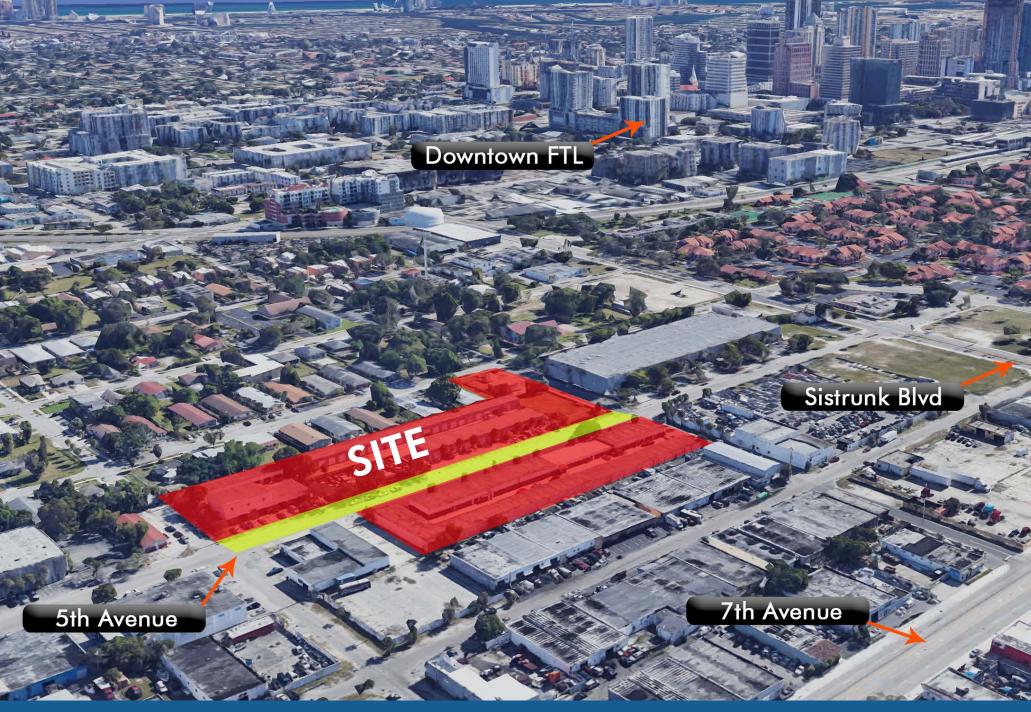
| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|---------------------|-----------------------|-----------------------|
| POPULATION | 30,068 | 169,122 | 342,177 |
| HOUSEHOLDS | 14,241 | 76,710 | 146,204 |
| DAYTIME EMPLOYEES | 24,511 | 141,974 | 284,040 |
| AVERAGE HH INCOME | \$97,725 | \$109,447 | \$98,530 |
| | | | |
| | 5 Minutes | 10 Minutes | 15 Minutes |
| POPULATION | 5 Minutes 82,984 | 10 Minutes 219,637 | 15 Minutes 406,675 |
| POPULATION HOUSEHOLDS | | | |
| | 82,984 | 219,637 | 406,675 |
| HOUSEHOLDS | 82,984 39,621 | 219,637 97,276 | 406,675 172,266 |



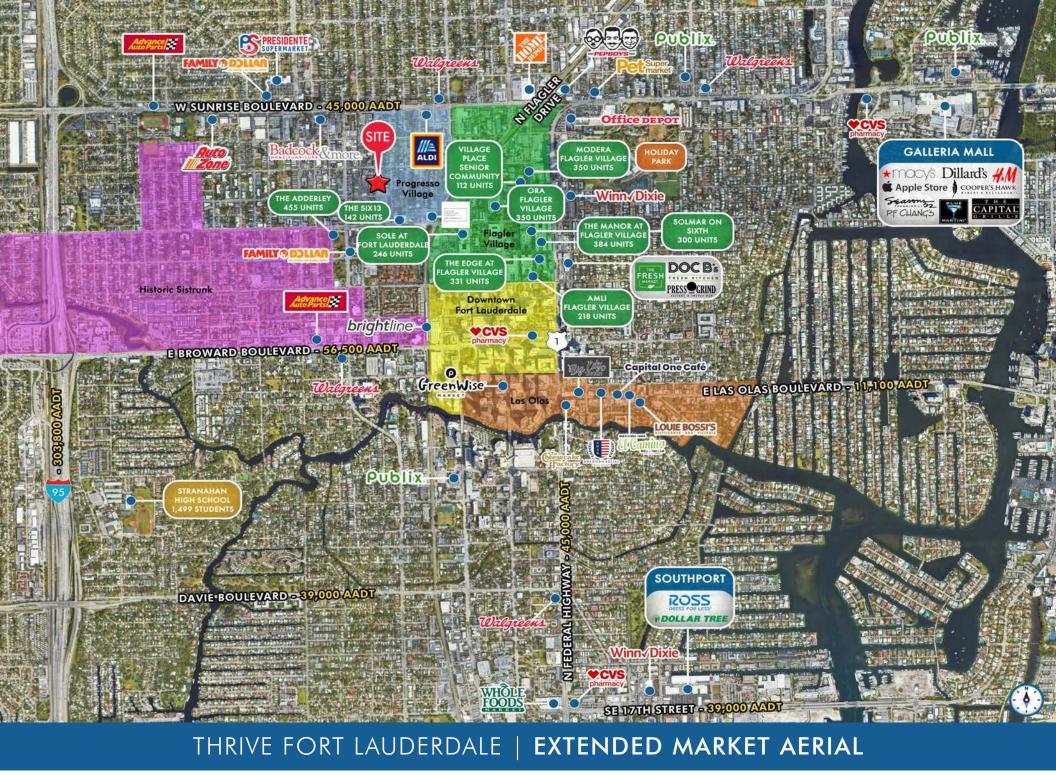
THRIVE FORT LAUDERDALE | EXECUTIVE SUMMARY

Nt THRIVE PROGRESSO MIXED USE BUSINESS DISTRICT SITE PLAN / FLOOR PLAN -**B**3 PROVISION: SOME UNITS ARE CONVERTIBLE AND CAN BE SUBDIVIDED -SFT TALL MALL EFT. TALL MILL 2 BRIDAL SPORT/ 1170 1150 1060 1051 1041 1031 1021 PHOTO 1270 SdF 1268 StyFt 1189 SqFt 977 SdFt 1536 SqR 1543 SqR 1516 SqFt STORE FITNESS STUDIO 100 1.00 1121, 1st FLOOR 1111, 1st FLOOR 2681 SoFt 2271 SdFt 1100 1091 1081 BREWERY 1251 StFt 1730 SdFt 1875 SdFt 1130, 2nd FLOOR 1130 TERRACE **B**3 States and 2697 SdFt 2253 SqR 99 88 88 8 8 8 88 H8 8 -10 28 -01 104 10 10 100 161 11 IDE OF BALLINE -HWS'H AMBLE IN STANENE EDE OF TRATLANE 1313 (1)日日日日日 00 88 88 8 8 ۲ 000 1 TI HILM 1061 1035 1021 1011 1058 1040 3428 SdFt 2712 SoFt 2682 SoFt BE SHAN REAL 2660 SaR 2606 SdFt 1218 SqFt ESTATE BROKER 像 . 8 曲 14 . . 8 . 8 8 8 146 64 HAIR HAND-MADE JUDO PHOTO VINTAGE 1131 1101 1091 1072 PRODUCT LEATHER 1 STUDIO DISTRIBUTION 797 SqFt STUDIO 2081 SdFt 2006 SqR CLOTHES 1424 StyFt BAGS PROPERTY LA

THRIVE FORT LAUDERDALE | SITE PLAN - PROPOSED USES



TTHRIVE FORT LAUDERDALE | LOCATION OVERVIEW





CONTACT AGENTS

JENNIFER HOUSTON SENIOR DIRECTOR jhouston@katzretail.com (561) 400-4675

NICOLE FONTAINE VICE PRESIDENT nicolefontaine@katzretail.com (561) 869-4350



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