

FOR LEASE

THRIVE FORT LAUDERDALE

710 NW 5TH AVENUE, FORT LAUDERDALE, FL 33311

ACTIVATING APPROACH TO
MIXED-USE DEVELOPMENT
CALL TO LEARN MORE



DOWNTOWN FORT LAUDERDALE WITH AMPLE SURFACE PARKING

EXCLUSIVE RETAIL LEASING

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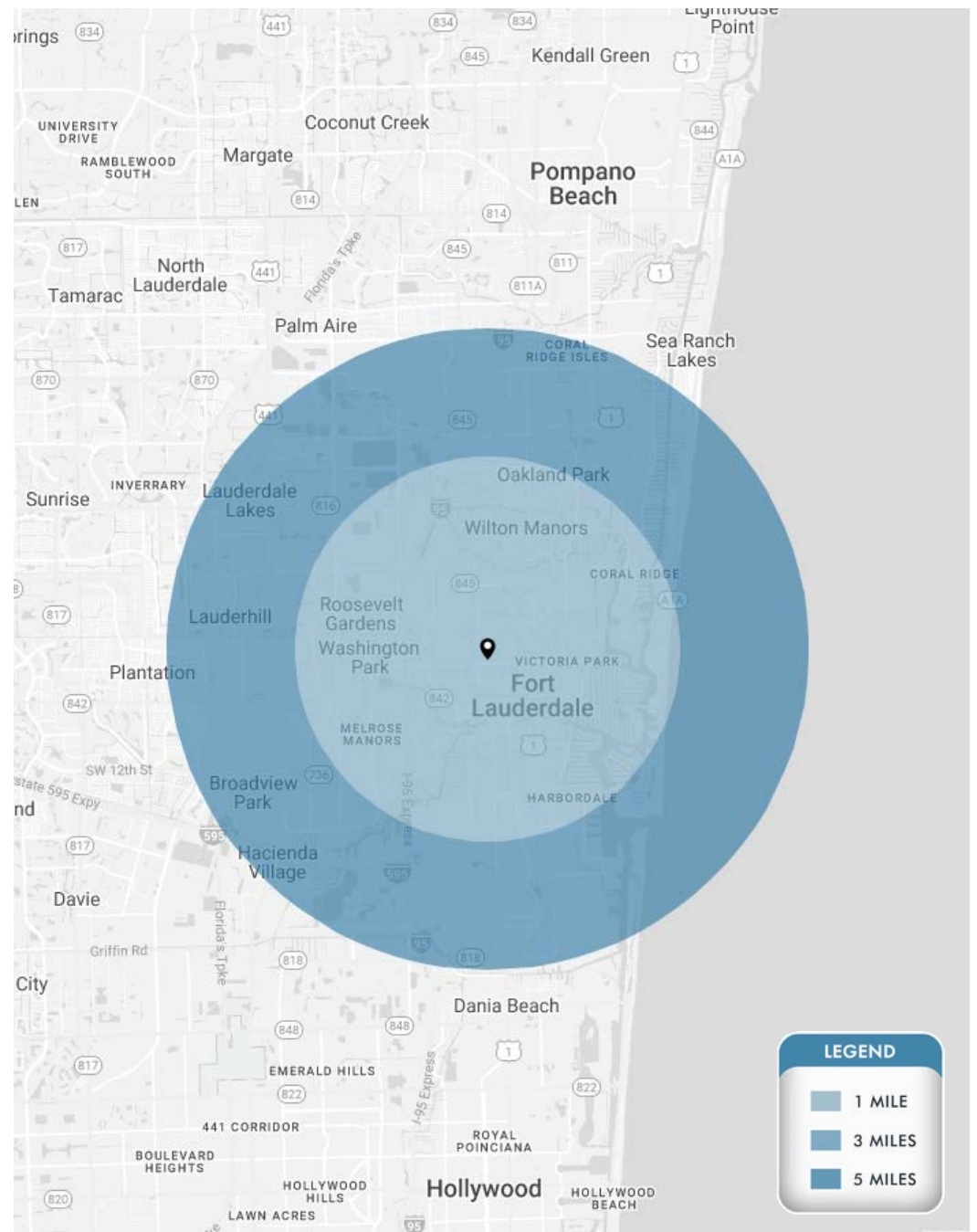
PROPERTY OVERVIEW

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

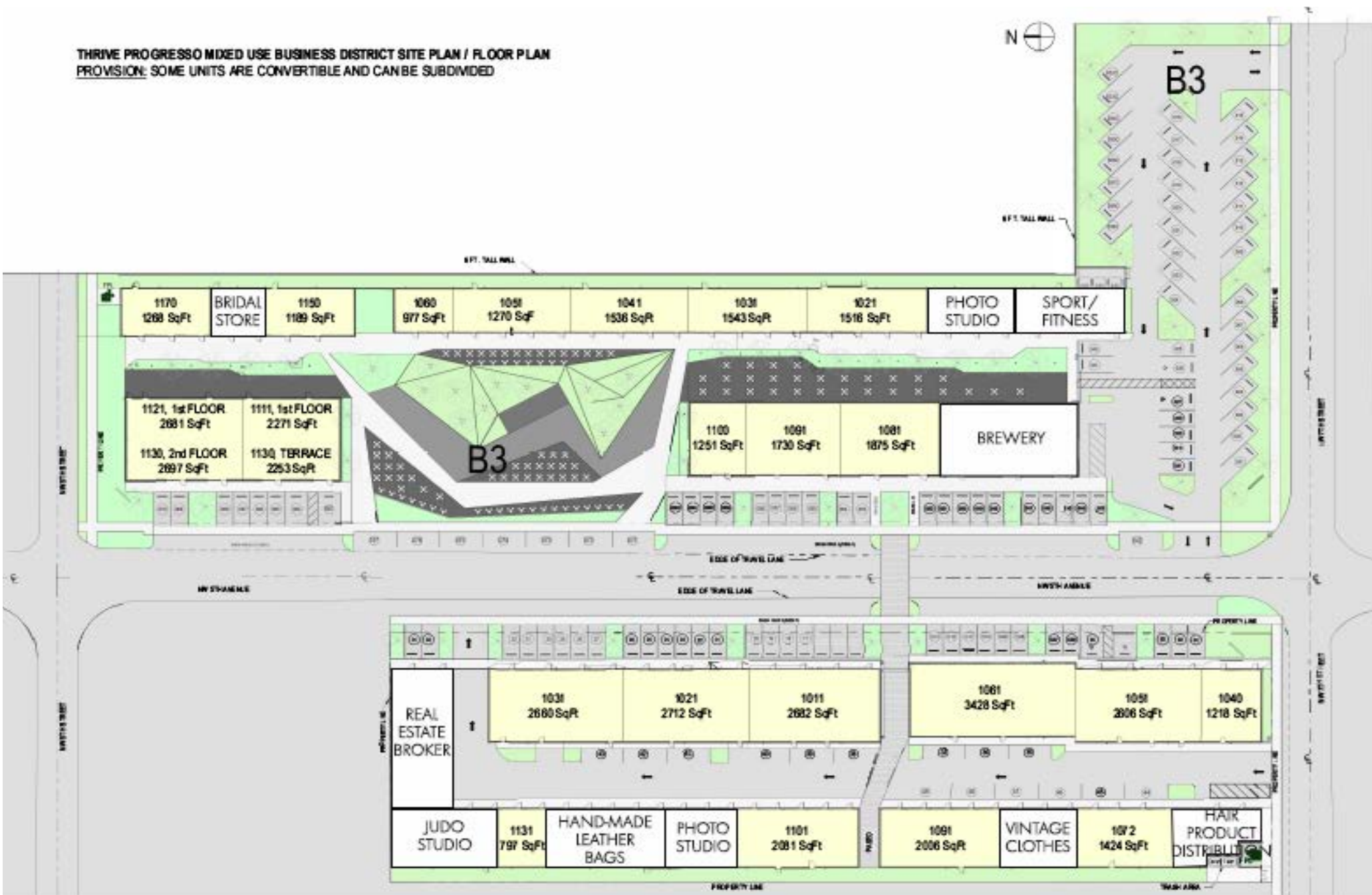
DEMOGRAPHICS

	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	82,984	219,637	406,675
HOUSEHOLDS	39,621	97,276	172,266
DAYTIME EMPLOYEES	69,608	183,317	335,893
AVERAGE HH INCOME	\$107,644	\$104,112	\$96,024



THRIVE FORT LAUDERDALE | EXECUTIVE SUMMARY

THRIVE PROGRESS MIXED USE BUSINESS DISTRICT SITE PLAN / FLOOR PLAN
 PROVISION: SOME UNITS ARE CONVERTIBLE AND CAN BE SUBDIVIDED



THRIVE FORT LAUDERDALE | SITE PLAN - PROPOSED USES



Downtown FTL

Sistrunk Blvd

5th Avenue

7th Avenue

SITE

TTHRIVE FORT LAUDERDALE | LOCATION OVERVIEW



THRIVE FORT LAUDERDALE | EXTENDED MARKET AERIAL



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