



**1ST GEN RESTAURANT  
ON NEW RIVER  
RETAIL FOR LEASE**

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**STEPS TO LAS OLAS**

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*Fort Lauderdale, FL 33301*

*For Lease By*

**NATIVE**  
REALTY®



## PROPERTY DESCRIPTION

Native Realty is proud to present this rarely available 1st generation restaurant space steps to Las Olas Blvd. Located next door to major tenants including Pura Vida, The Wharf, Rivertail, Bodega, Big Buns, Matchbox, Rooftop Las Olas and Tin Roof. Offering a massive 9,263 square feet of interior space with nearly 5,000 square feet of wraparound patio space, both covered and open with direct water views fronting the New River. Newly completed restaurant and bar with all of the major expenses already completed and ready for your personal touches. Offering a ten (10) year lease assignment plus (2) five year options at over \$10/SF cheaper than any rent to be found on Las Olas Blvd.

## PROPERTY HIGHLIGHTS

- 9,263 SF Restaurant
- Massive 5,000+ SF wraparound patio
- Direct Views of the New River
- Turnkey Restaurant and Bar
- Steps from Las Olas Boulevard
- FF&E Included in Sale/ Assignment

## OFFERING SUMMARY

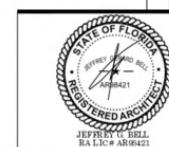
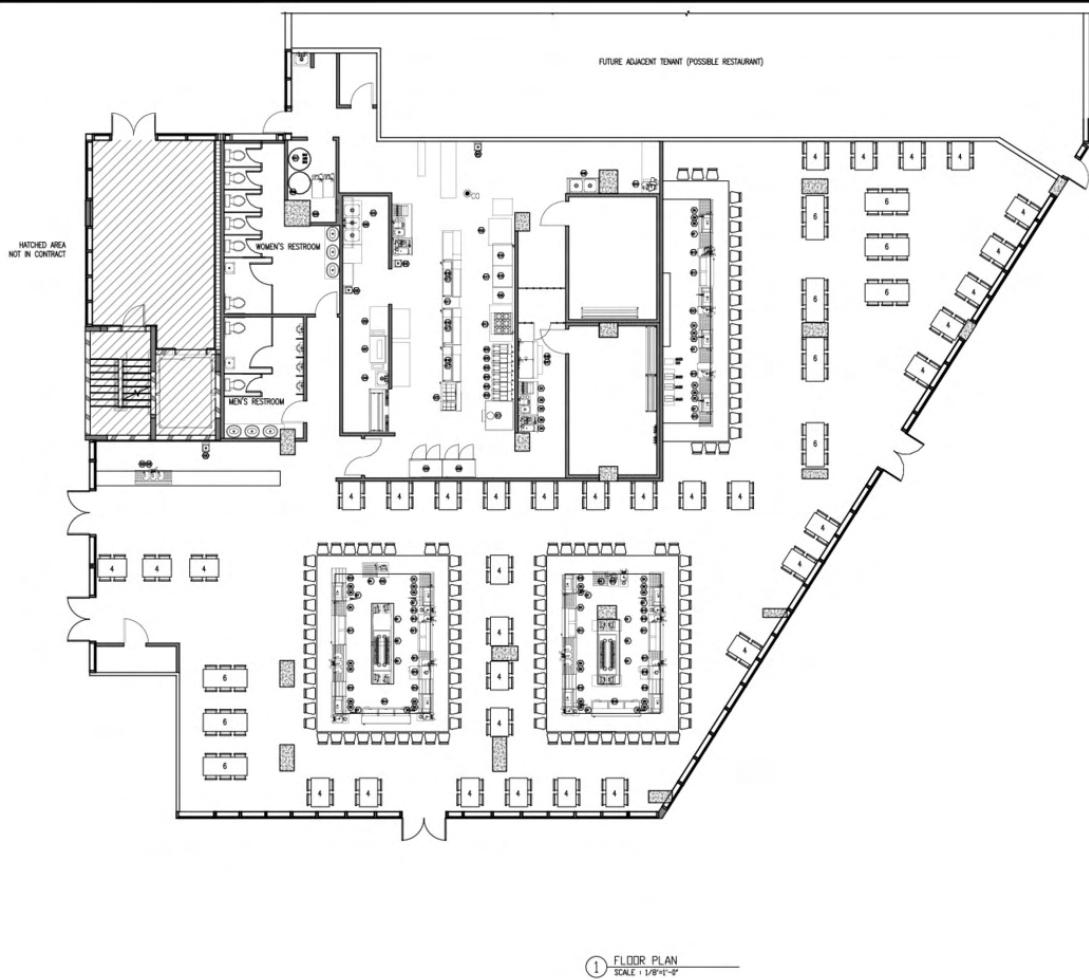
Base Rent: \$52.00/SF

NNN: \$12.50/SF (Estimated)

Available SF:

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	14,550	70,518	137,157
Total Population	22,837	132,542	287,187
Average HH Income	\$102,131	\$81,523	\$73,460





### Project Team

ARCHITECT  
JEFFREY G. BELL  
785 LINDEN RD  
TOMS RIVER, NJ 08753  
TEL 732.908.6416  
JEGBLARCHITECT.COM

Pmier

INTERIOR FIT OUT  
ASBURY ALE HOUSE FORT LAUDERDALE  
221 SW 1ST AVE  
CU-2 SUITE 4  
FORT LAUDERDALE, FL 33301

**Issue Record**

11/17/20	PRELIM 1	08/05/21	FOR PERMIT R4
11/23/20	PRELIM 2	08/16/21	FOR PERMIT R5
11/23/20	PRELIM 3	09/20/21	FOR PERMIT R6
11/24/20	PRELIM 4	10/08/21	FOR PERMIT R7

01/12/21 F  
04/13/21 F

06/09/21 FOR PERMIT R1  
06/23/21 FOR PERMIT R2  
07/16/21 FOR PERMIT R3

Sheet Title

DATE: 11-17-20  
PRJ. NO: MG-01-20  
DRAWN BY: JB

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KALEY TUNING

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