



Warehouse Condo Opportunity

1851 SW 2nd Ave #6
Fort Lauderdale, FL

Property Type

Industrial Warehouse Condo

Property Highlights

- Rare Warehouse Condo in East Ft. Lauderdale within the Urban Core
- Large Mezzanine Space
- One Private Restroom
- Parking Ratio: 2/1,000 SF

Area

1,488 SF

Zoning

B-3

Building Class

Class C

Year Built

1999

For information, please contact:

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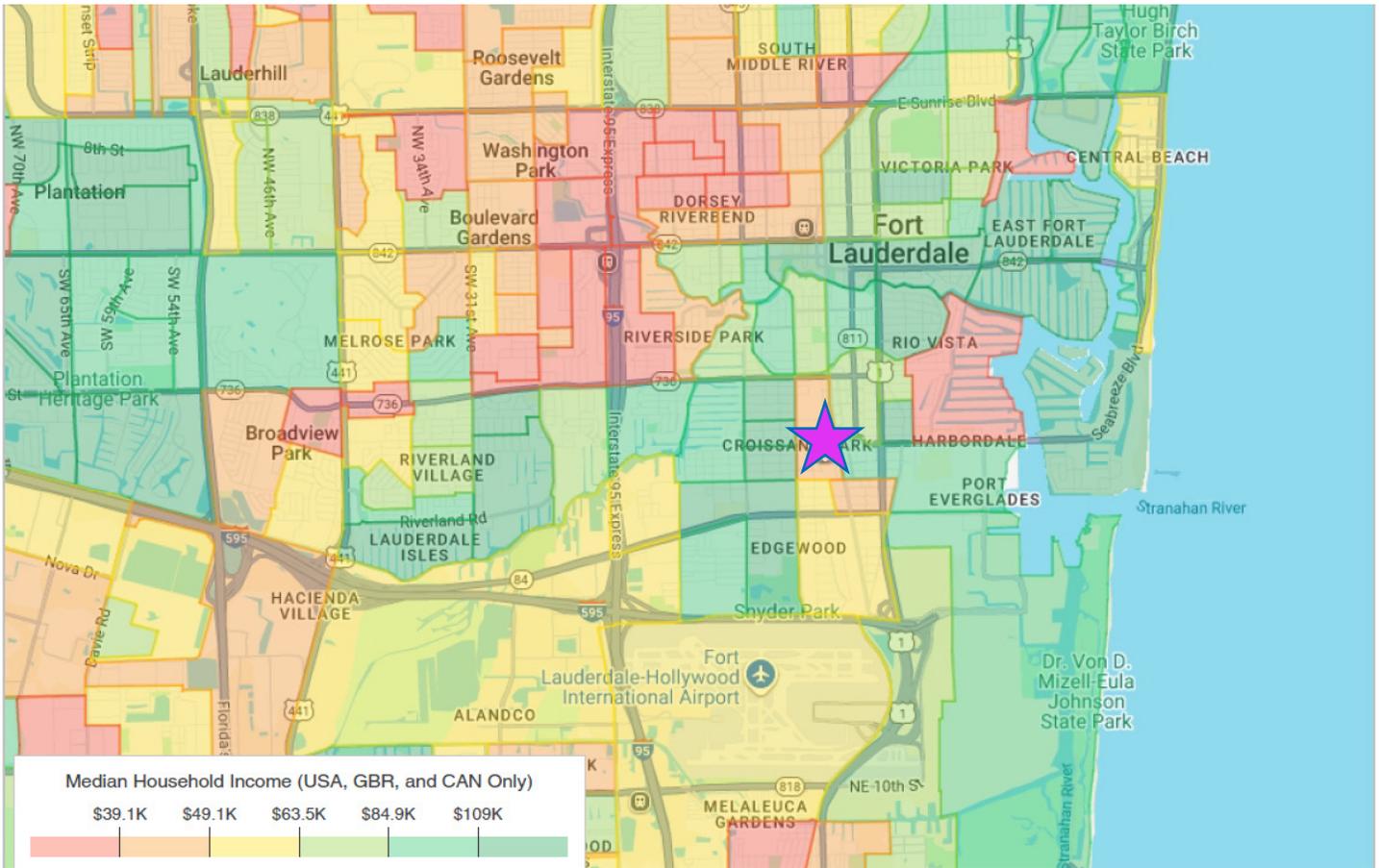
nmrk.com/retailservices

NEWMARK

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

Neighboring Retail Tenants





Estimated Daytime Population	1 miles	12,465
	3 miles	106,005
	5 miles	266,952
Average Household Income	1 miles	\$103,879
	3 miles	\$107,535
	5 miles	\$97,856
Total Households	1 miles	5,937
	3 miles	49,645
	5 miles	114,291
Total Consumer Spending	1 miles	\$178.7M
	3 miles	\$1.5B
	5 miles	\$3.4B
Median Home Value	1 miles	\$456,239
	3 miles	\$495,550
	5 miles	\$406,640