

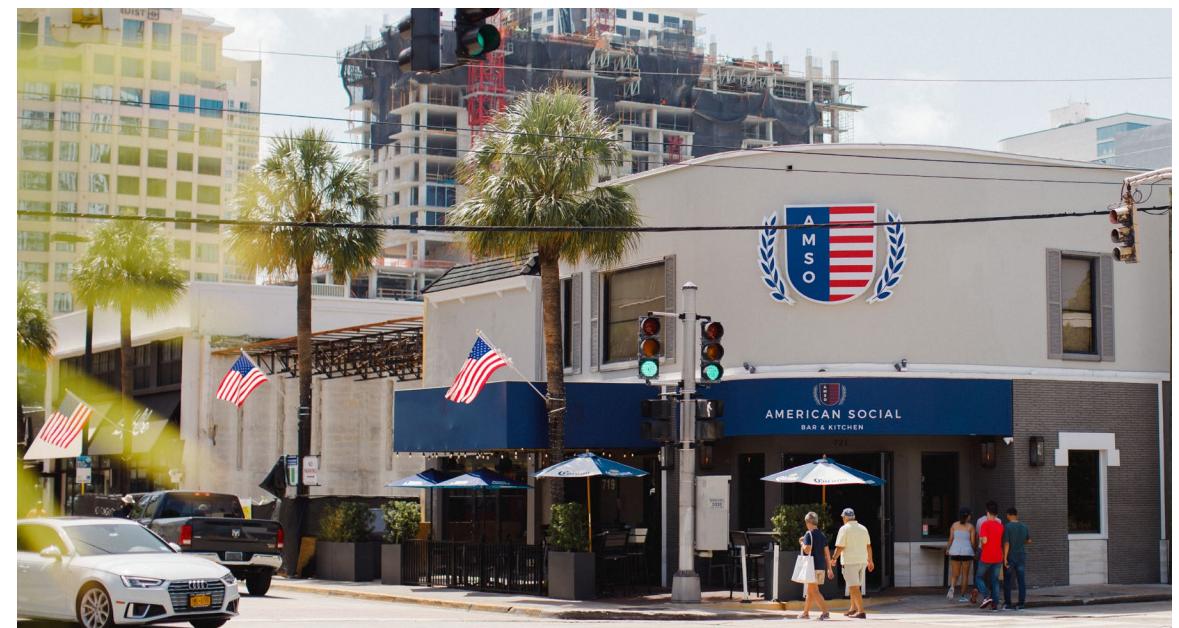


flagler village

FORT LAUDERDALE

Flagler Village has graduated from a neglected warehouse district to one of the fastest-growing submarkets in the Miami–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



89

WALK SCORE



72

TRANSIT SCORE



38

MEDIAN AGE



56%

EDUCATIONAL ATTAINMENT*



\$136,035

AVG HOUSEHOLD INCOME*



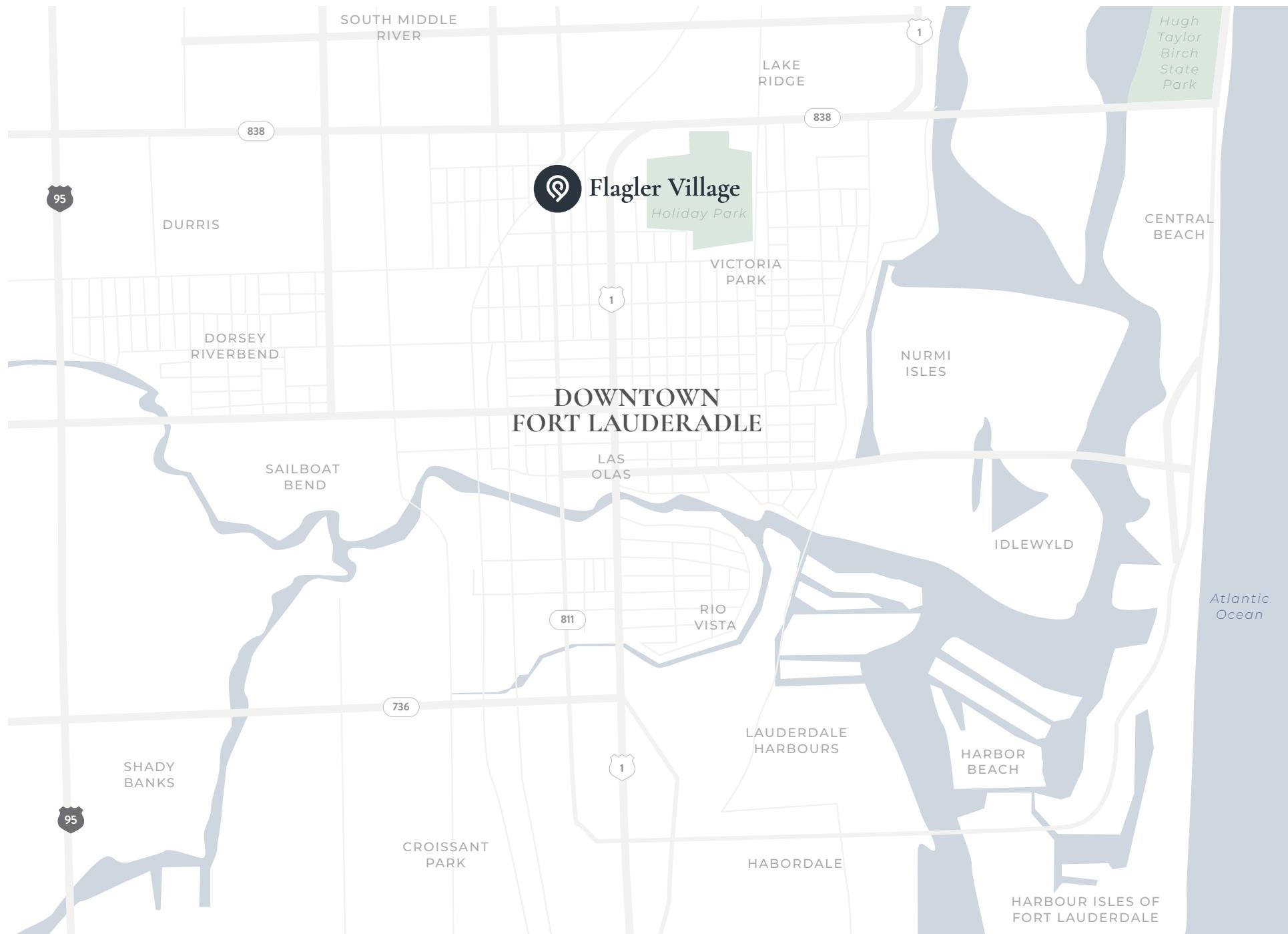
33,637

POPULATION*



54,941 SF

TOTAL NEIGHBORHOOD GLA OWNED



The Hive

900 N FLAGLER DR



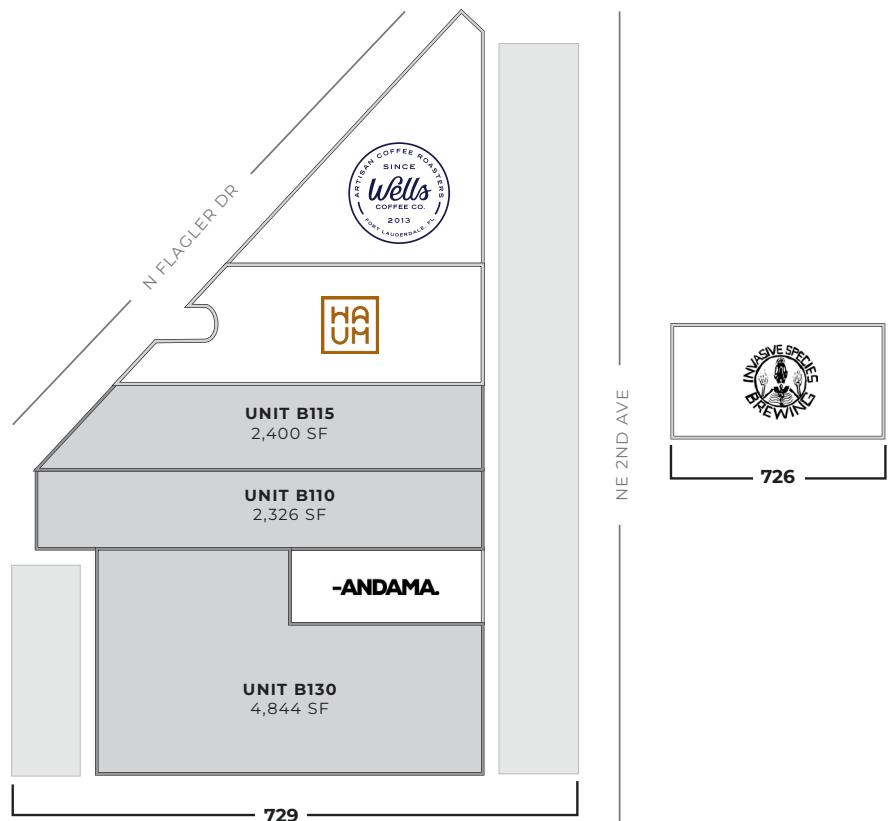
Flagler Uptown

726 & 729 NE 2ND AVE

AVAILABLE

LEASED

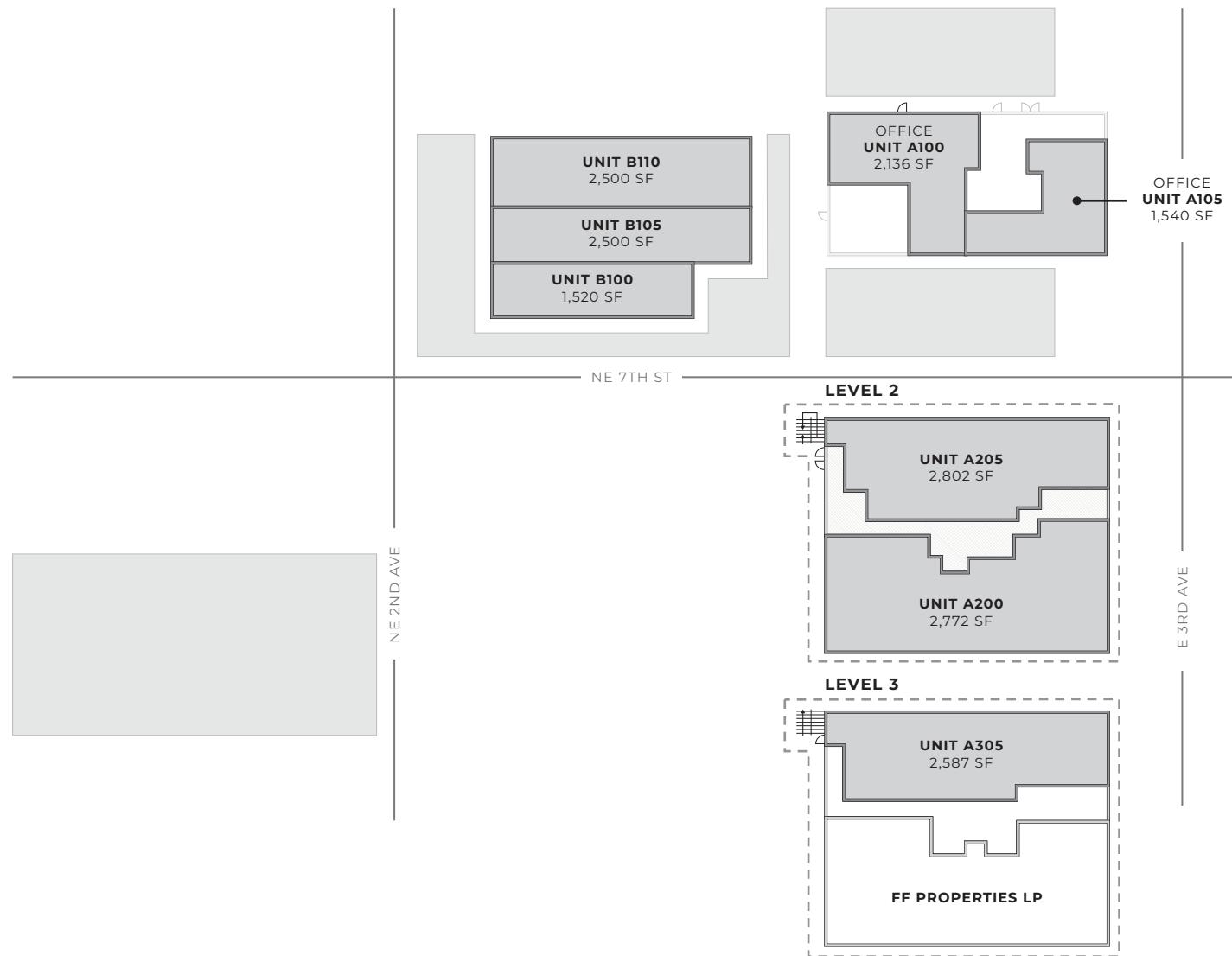
PARKING



707 NE 3rd Ave



■ AVAILABLE □ LEASED ■ PARKING



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