



# 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



**94**  
WALK SCORE



**53**  
TRANSIT SCORE



**39**  
MEDIAN AGE



**53%**  
EDUCATIONAL ATTAINMENT\*



**\$130,016**  
AVG HOUSEHOLD INCOME\*

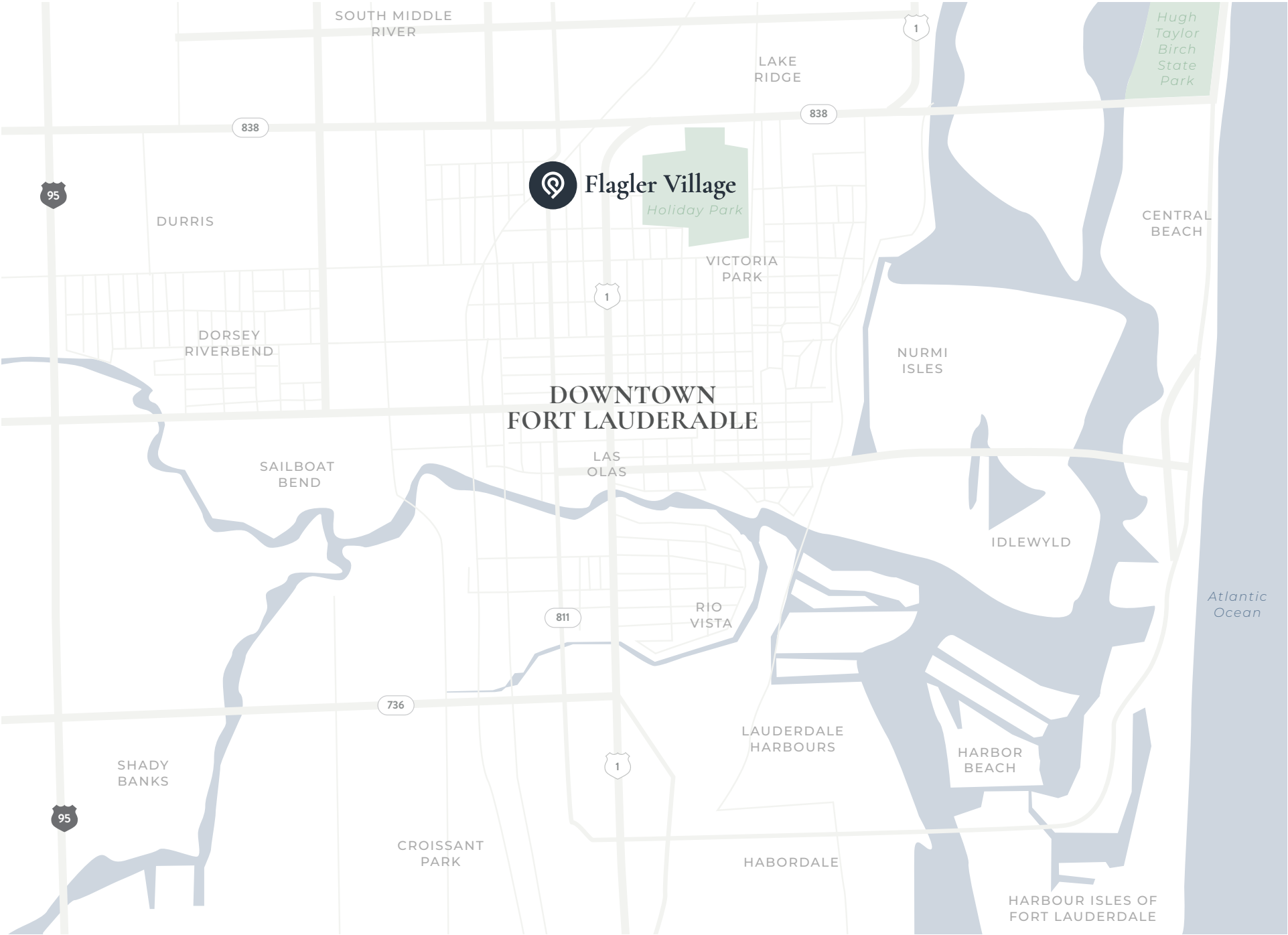


**33,128**  
POPULATION\*



**54,941 SF**  
TOTAL NEIGHBORHOOD GLA OWNED

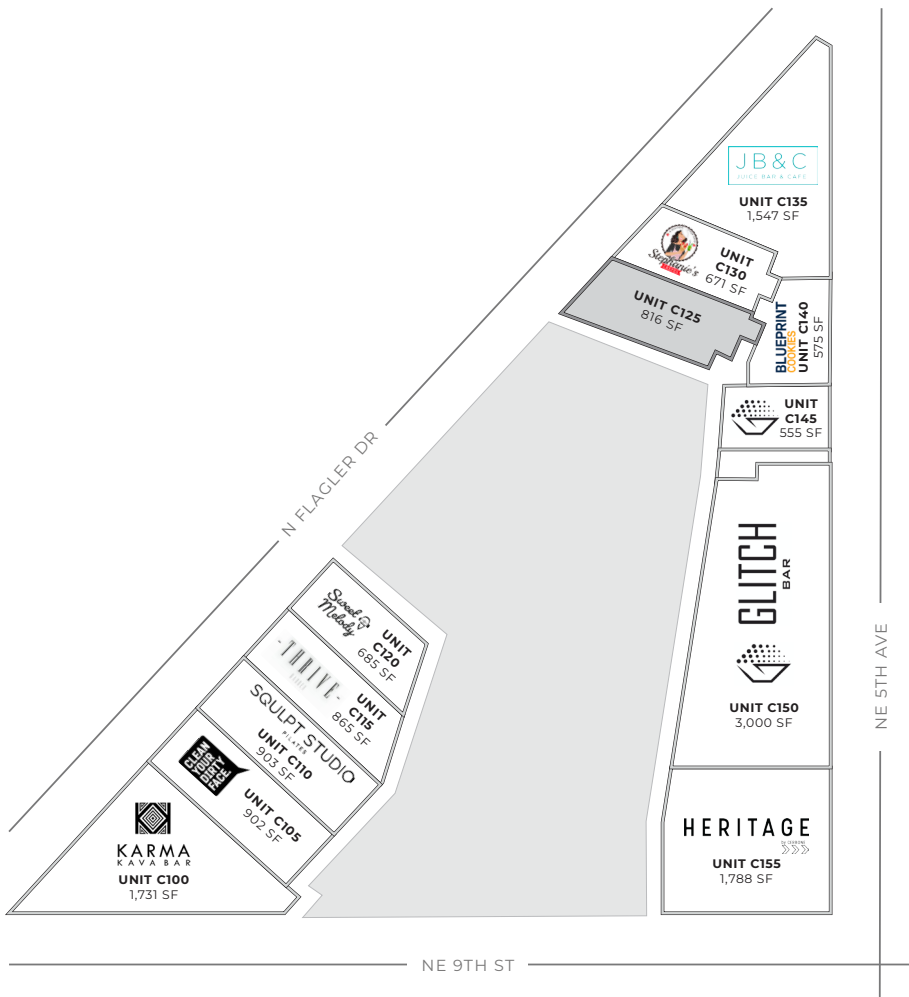
\*(1-MILE)





The Hive  
900 N FLAGLER DR

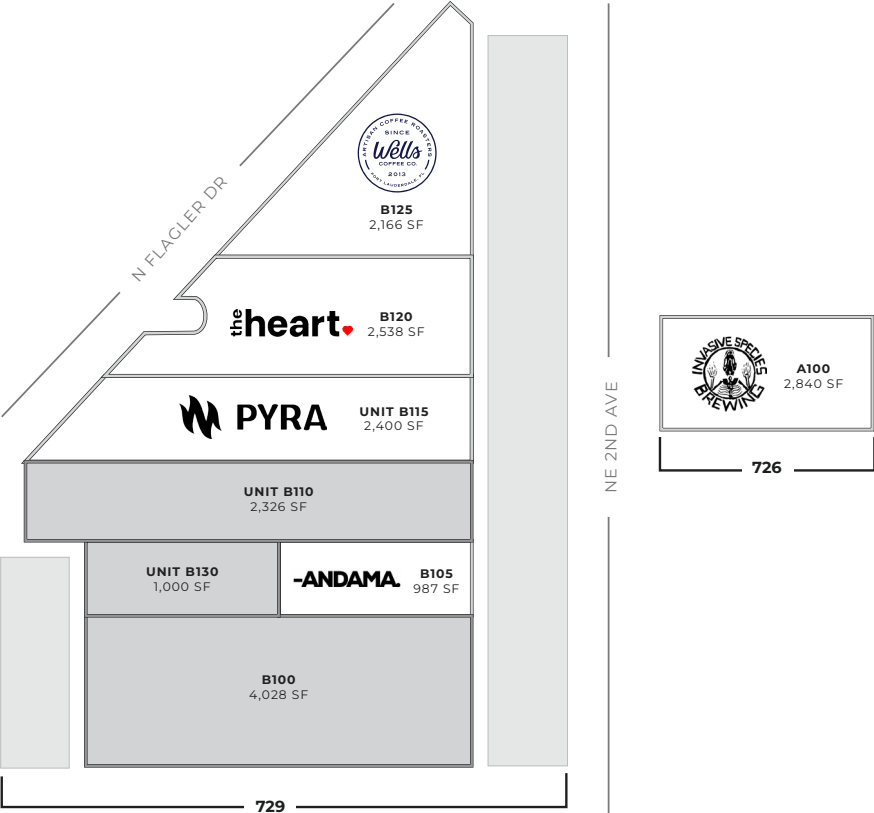
AVAILABLE   LEASED   PARKING



# Flagler Uptown

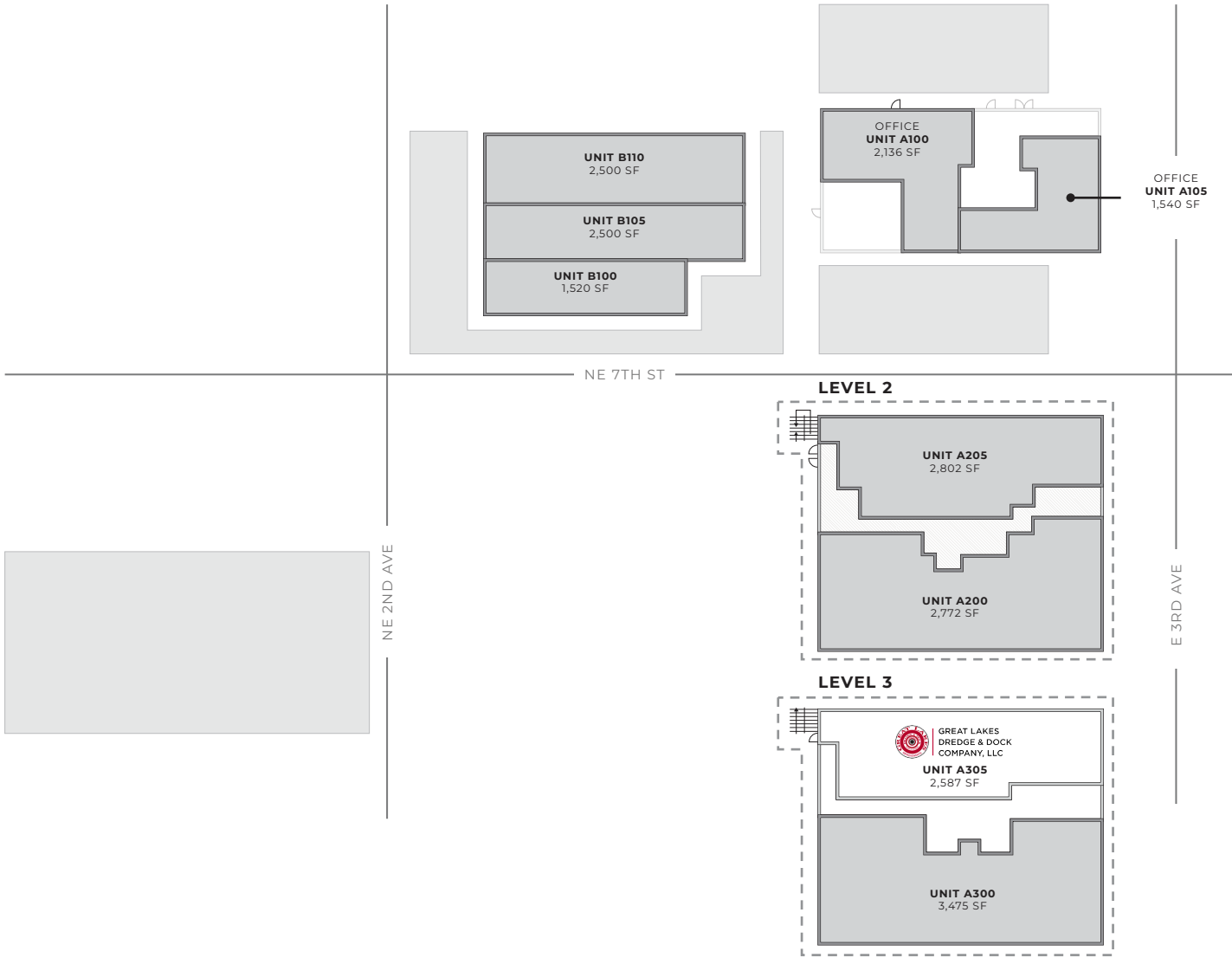
726 & 729 NE 2ND AVE

AVAILABLE   LEASED   PARKING



707 NE 3rd Ave

AVAILABLE    LEASED    PARKING





## ASANA PARTNERS

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Paige Kennedy  
pkennedy@asanapartners.com

Kim Vonada  
kvonada@asanapartners.com

## VERTICAL REAL ESTATE

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Daniel Cardenas  
daniel@verticalremia.com

Michael Sullivan  
michael@verticalremia.com

Sam Singer  
sam@verticalremia.com

