

1ST FLOOR
OFFICE/RETAIL
IN FLAGLER VILLAGE FOR SALE

315 NE 3RD AVENUE

Fort Lauderdale, FL 33301

For Sale By

NATIVE
REALTY®



PROPERTY DESCRIPTION

Presenting a stunning, fully renovated ground-floor commercial unit located at the base of Strada 315, a prominent 21-story condominium in downtown Fort Lauderdale. This exceptional space offers an unparalleled opportunity in the heart of Flagler Village, a neighborhood experiencing a surge of transformative developments.

Surrounded by significant projects such as the Hines-led FAT Village development—a 5.6-acre mixed-use urban destination featuring residential units, creative office spaces, and curated retail offerings, and the Ombelle project by Dependable Equities, which introduces 775 residential units complemented by over 100,000 square feet of premium amenities, including pools, a golf simulator, and co-working spaces.

Currently leased by Dependable Equities until December 2025, with a one-year extension option, this property presents an ideal investment for those seeking passive income in the near term. Future possibilities include personal occupancy or leasing to another sales center, capitalizing on the area's ongoing growth. Located just steps from Las Olas Boulevard, the unit offers convenient access to Fort Lauderdale's premier dining, shopping, and entertainment venues.

Additional features include three reserved parking spaces and access to shared retail parking within the garage, ensuring ample convenience for both staff and clients.

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,995,000 |
| Number of Units: | 1 |
| Building Size: | 2,960 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 3,465 | 7,141 | 16,531 |
| Total Population | 5,513 | 11,985 | 30,509 |
| Average HH Income | \$109,277 | \$111,276 | \$120,617 |



HERITAGE JB&C
JULIE'S BAR & CAFE

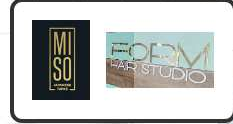


Publix

Holman



PNC BANK



PNC BANK



OCEAN BANK



THE DALMAR
TRIBUTE PORTFOLIO



YOLO
RESTAURANT LOUNGE

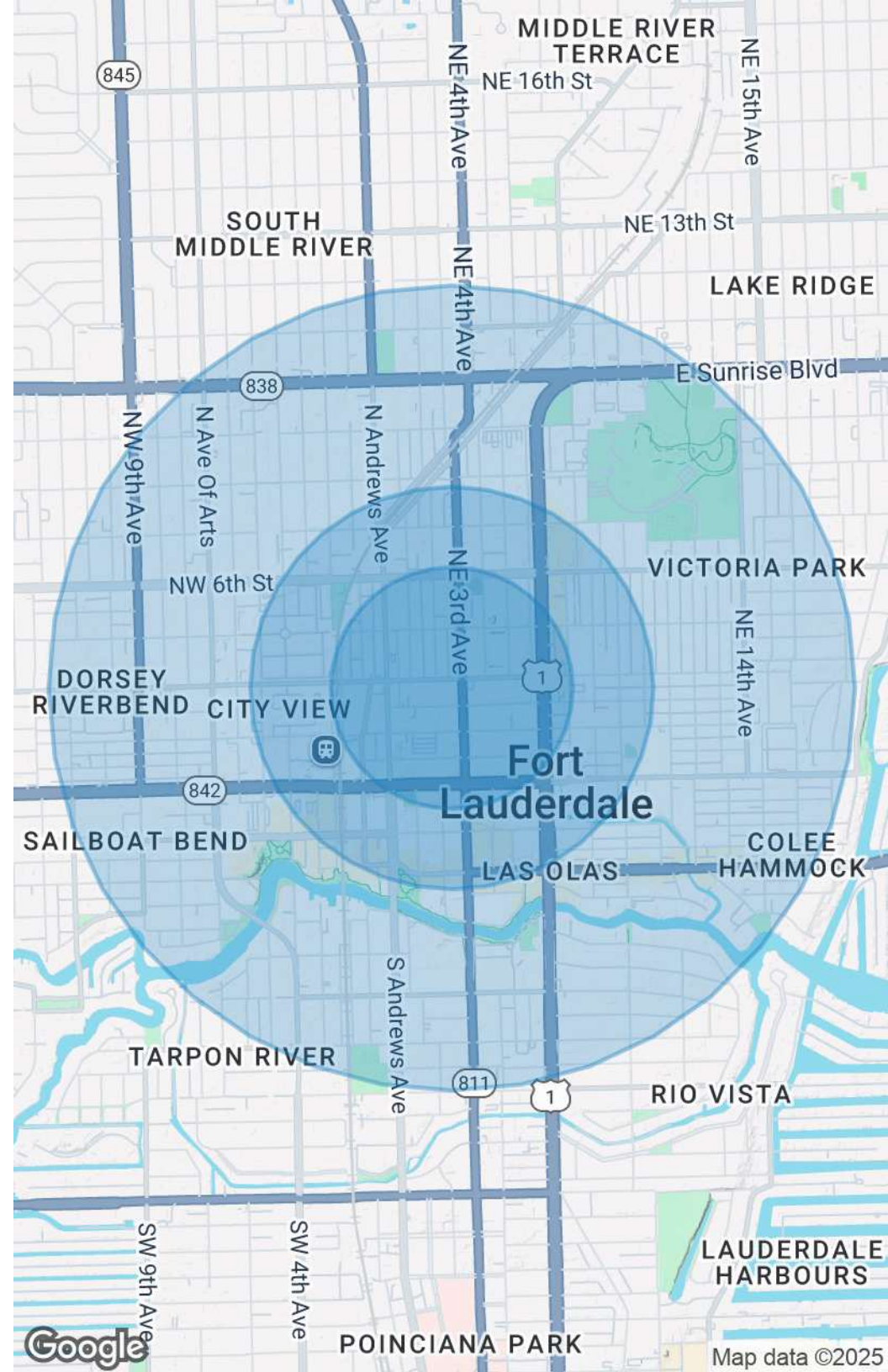


ROOFTOP
@1WLD



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 5,513 | 11,985 | 30,509 |
| Average Age | 38 | 41 | 42 |
| Average Age (Male) | 39 | 41 | 42 |
| Average Age (Female) | 37 | 40 | 42 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 3,465 | 7,141 | 16,531 |
| # of Persons per HH | 1.6 | 1.7 | 1.8 |
| Average HH Income | \$109,277 | \$111,276 | \$120,617 |
| Average House Value | \$712,855 | \$675,194 | \$662,141 |

Demographics data derived from AlphaMap





| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | PRICE / SF / YEAR | ANNUAL RENT | LEASE END |
|----------|---------------------|----------|---------------|-------------------|-------------|-------------------|
| CU103 | Dependable Equities | 2,960 SF | 100% | \$65.73 | \$194,556 | December 31, 2025 |
| - | - | - | - | - | - | - |
| - | - | - | - | - | - | - |
| - | - | - | - | - | - | - |
| - | - | - | - | - | - | - |
| TOTALS | | 2,960 SF | 100% | \$65.73 | \$194,556 | |
| AVERAGES | | 2,960 SF | 100% | \$65.73 | \$194,556 | |























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