

South Middle River Center

1051 NE 4th Avenue, Fort Lauderdale, FL 33304



New Construction Stand Alone Retail Lease Opportunity

FOR MORE INFORMATION, PLEASE CONTACT:

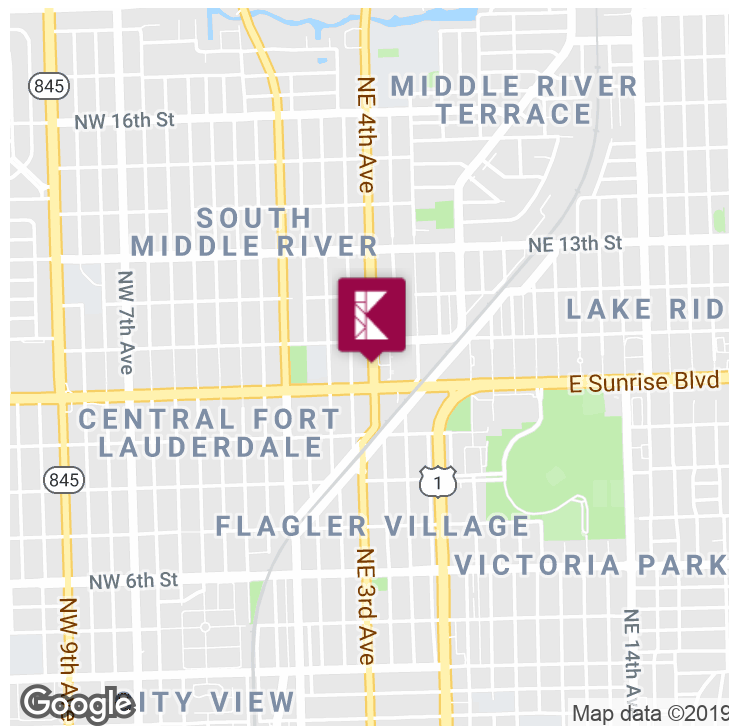
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Keyes Commercial

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$40.00 SF/YEAR (NNN)
Building Size:	7,150 SF
Available SF:	1,500 - 7,150 SF
Lot Size:	18,753 SF
Year Built:	2020
Pass Through Expenses:	Estimated \$8/SF
Zoning:	Currently B1 - New Central City CRA Rezoning: Community Commercial Corridor
Market:	Fort Lauderdale
Submarket:	Central Fort Lauderdale
Traffic Count 2019 Est.:	30,000

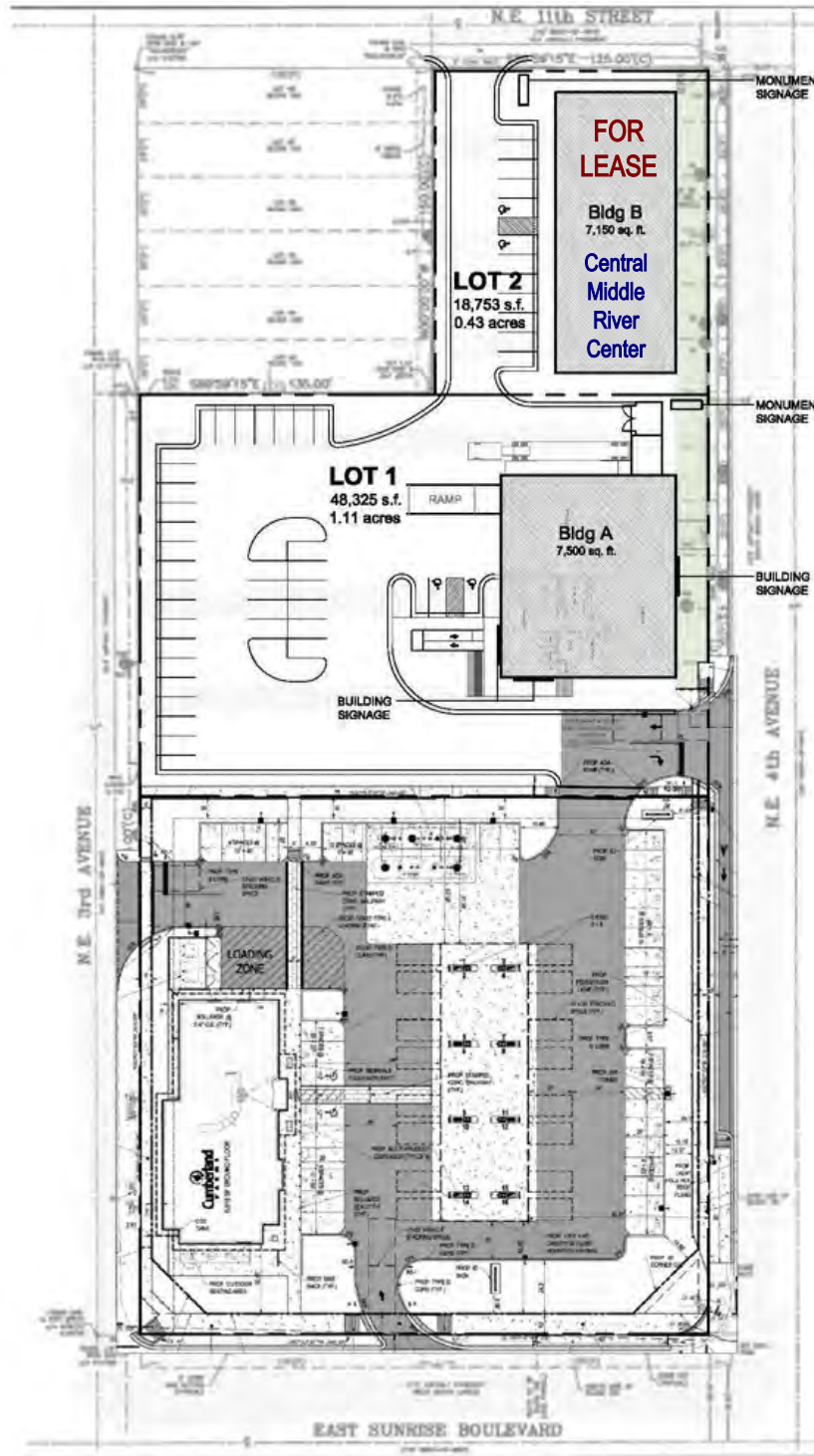
PROPERTY OVERVIEW

\$40/SF NNN Base Rent, Estimated \$8/SF Pass through
10 Year Term, Two 5 Year Options
3% Annual Increases
Tenant Improvements Negotiable

PROPERTY HIGHLIGHTS

- New Construction Retail Center in heart of Central Middle River
- Single Tenant or Multi-Tenant, flexible demising
- Rear Parking & Access with Pedestrian Friendly Street Access
- Grey Box delivery condition, Build-to-Suit Optional
- New Stand Alone Retail Center Next to NEW Sherwin Williams Store
- NEW Cumberland Farms Gas Station & Convenient Store
- Directly Across from Home Depot
- Strategically located off on East Sunrise Boulevard
- High Traffic and High Visibility
- Fort Lauderdale's hottest area of Middle River and Flagler Village
- Important Central City Retail Hub

Site Plan



SOUTH MIDDLE RIVER CENTER

Building Views



4 East Elevation
scale: 1/8" = 1'-0"

NE 4th Avenue Elevation

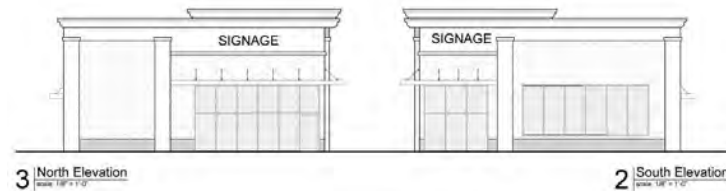


NE 4th Avenue & NE 11th Street Corner Elevation



Rear Parking Areas & NE 11th Street Egress

Elevations



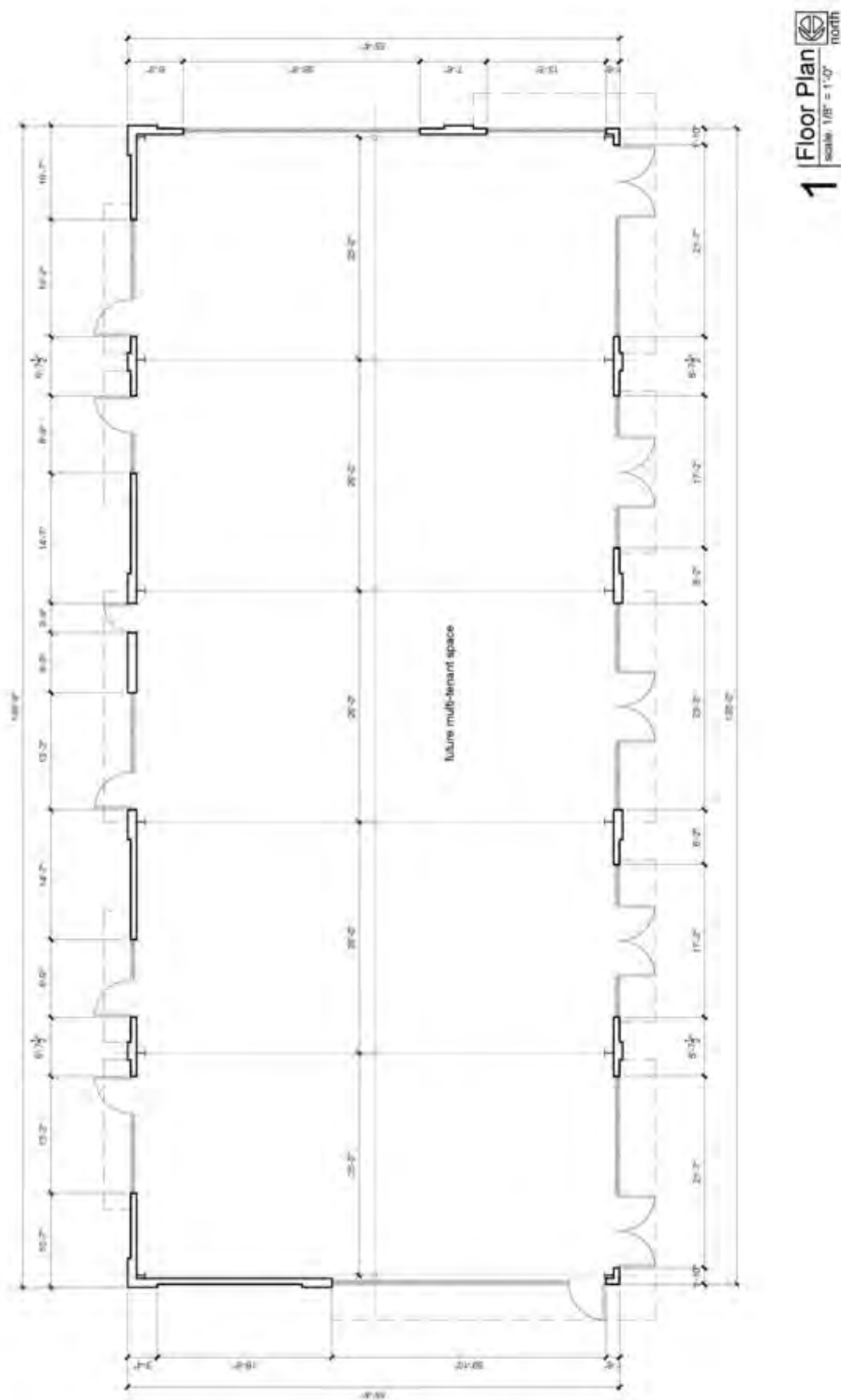
LOCATION INFORMATION

Building Name	South Middle River Center
Street Address	1051 NE 4th Avenue
City, State, Zip	Fort Lauderdale, FL 33304
County	Broward
Market	Fort Lauderdale
Sub-market	Central Fort Lauderdale
Cross-Streets	East Sunrise Boulevard and NE 4th Avenue
Township	49
Range	42
Section	34
Signal Intersection	Yes
Road Type	Paved, Four Lane
Market Type	Large - Central Urban
Nearest Highway	I-95, US-1 (Federal Highway)
Nearest Airport	Fort Lauderdale Hollywood International Airport

BUILDING INFORMATION

Occupancy %	0.0% (New Construction)
Tenancy	Single or Multiple
Ceiling Height	14 ft
Number Of Floors	1
Average Floor Size	1,600 SF - 7,150 SF
Year Built	2020
Number Of Bays	5 with Front & Rear Egress
Gross Leasable Area	7,150 SF
Construction Status	Under construction
Framing	CBS
Condition	Excellent
Roof	New Flat
Free Standing	Yes
Number Of Buildings	1

Floor Plans



Property Details & Highlights

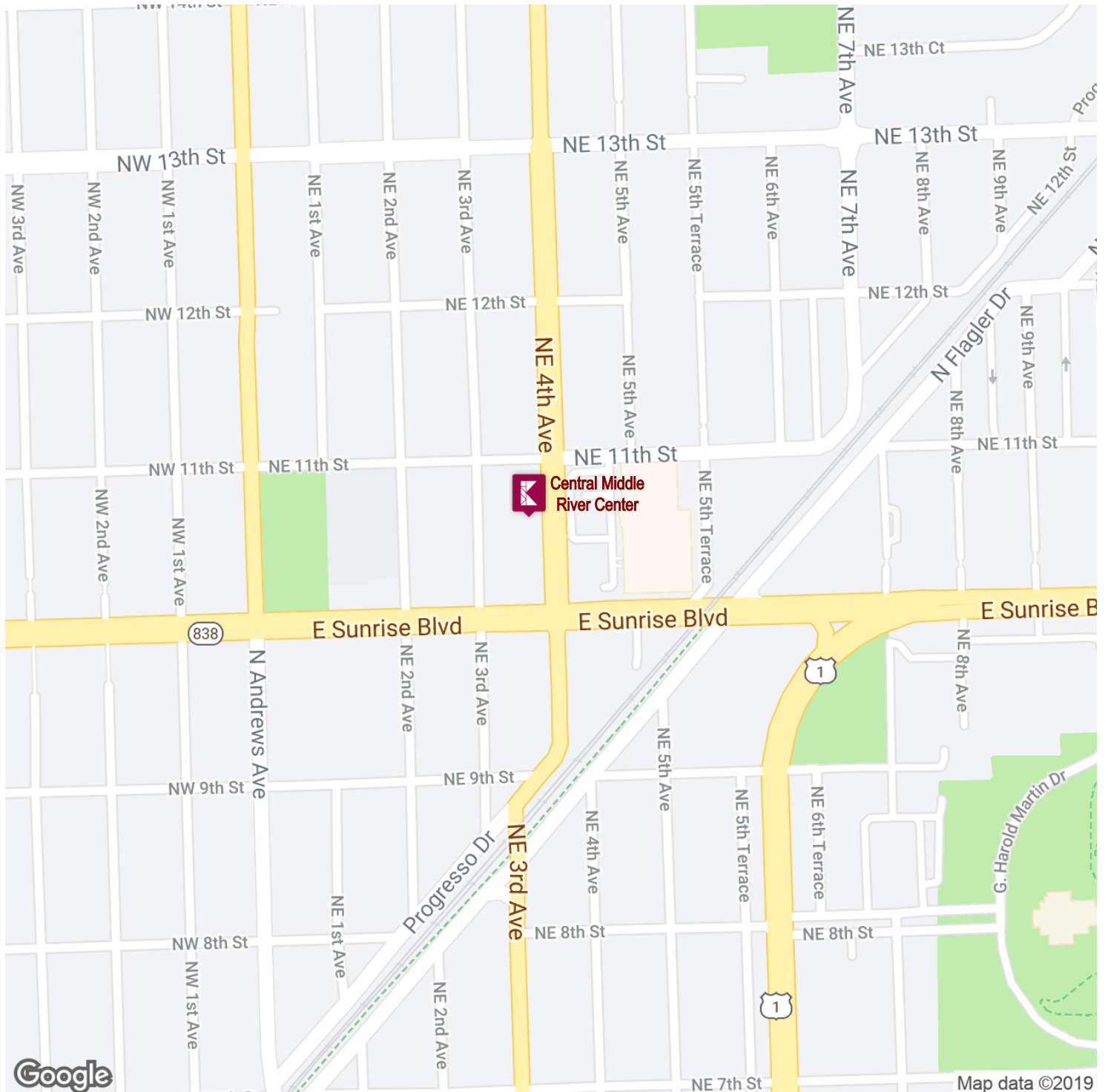


Building Name	South Middle River Center
Property Type	Retail
Property Subtype	Street Retail
APN	Several
Building Size	7,150 SF
Lot Size	18,753 SF
Year Built	2020
Year Last Renovated	50
Number Of Floors	1
Average Floor Size	1,600 SF
Parking Spaces	12
Construction Status	Under Construction - 2020 Delivery
Roof	New Flat
Free Standing	Yes

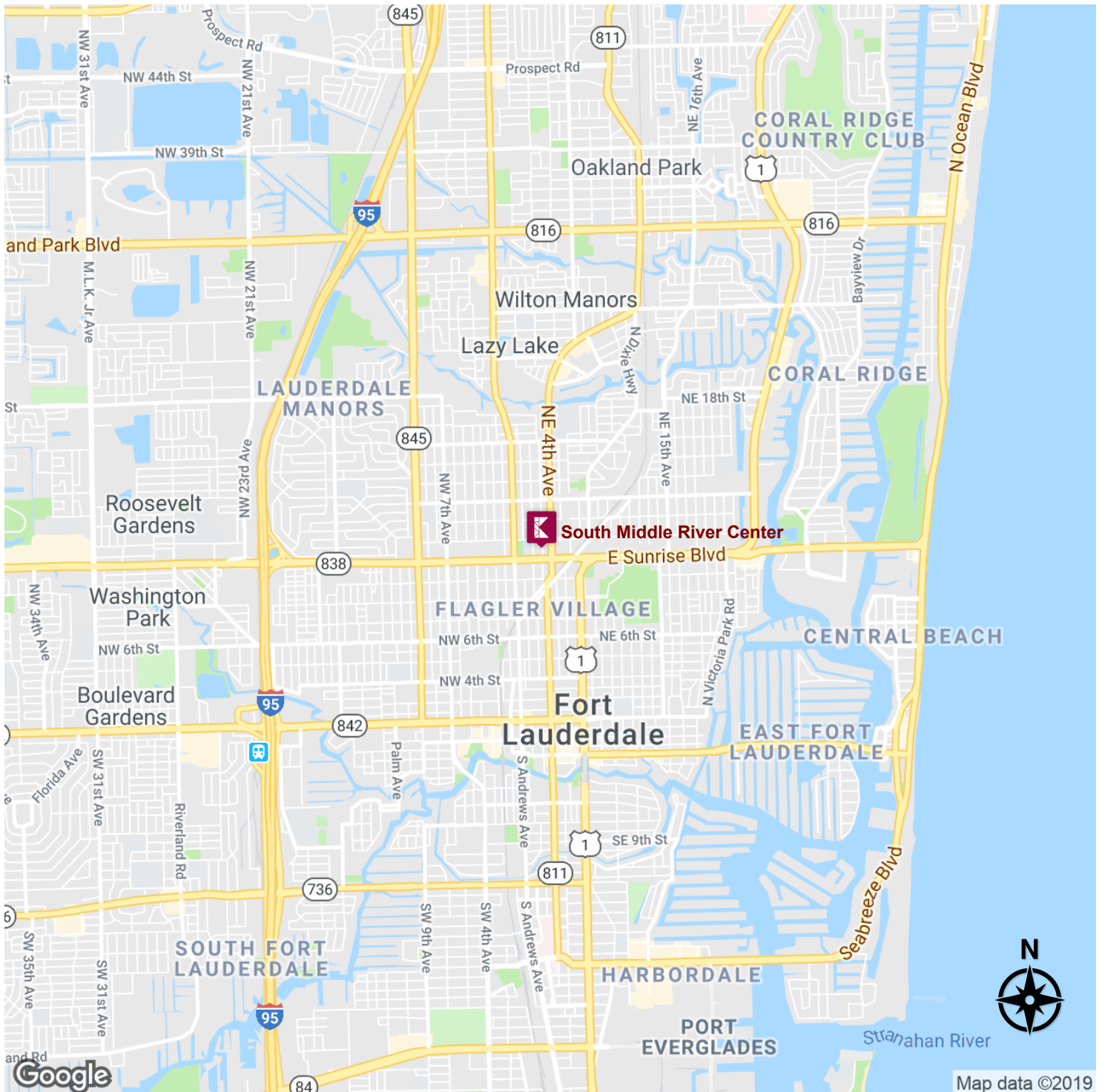
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- High Traffic and High Visibility
- Fort Lauderdale's hottest area of Middle River and Flagler Village
- Important Central City Retail Hub
- Community Redevelopment Area (Incentives Available)
- Minutes to Hip Flagler Village and Wilton Manors

Number Of Buildings	1
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Location Maps



Regional Map

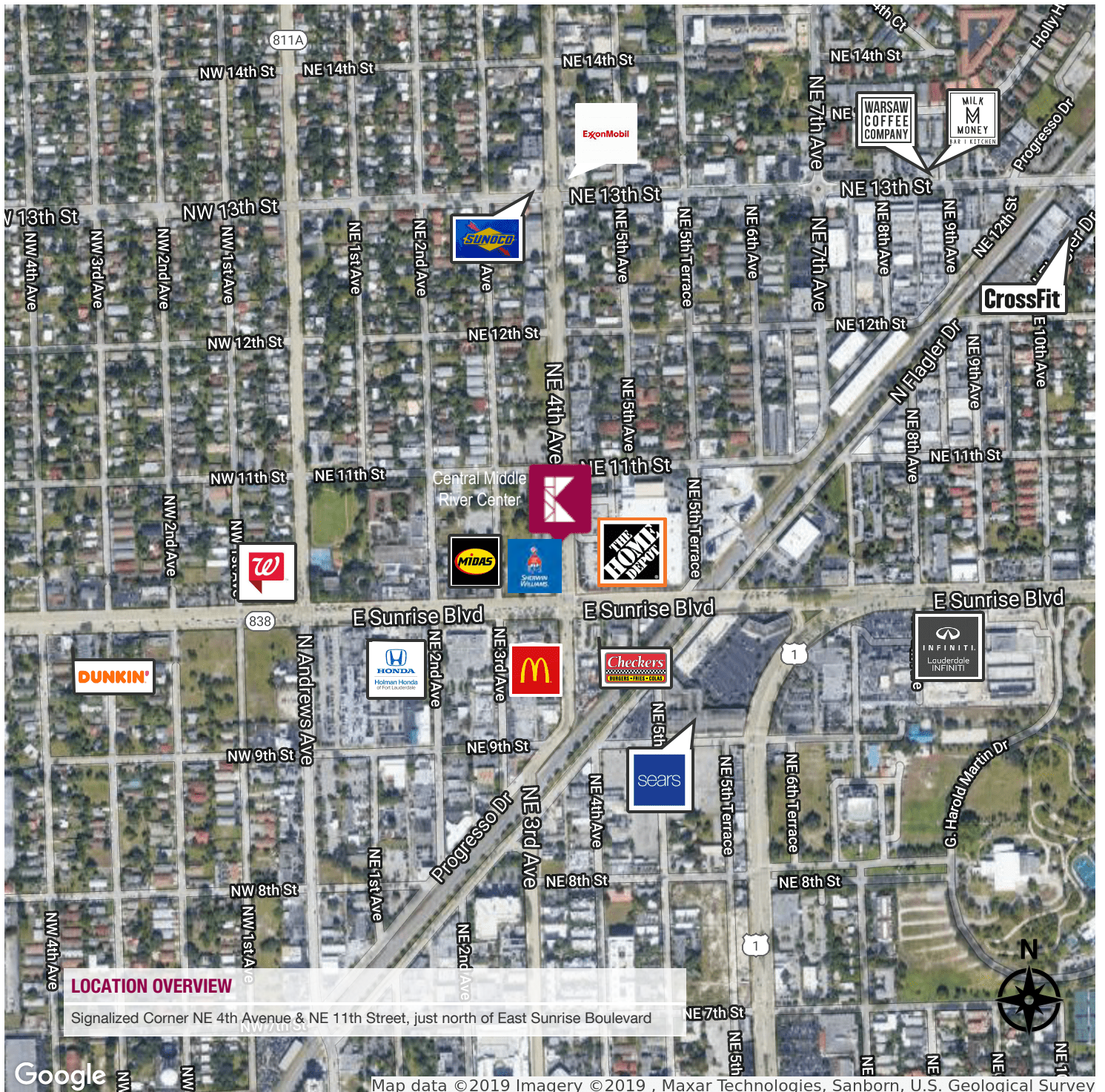


SOUTH MIDDLE RIVER CENTER

Adjacent Stand Alone Stores



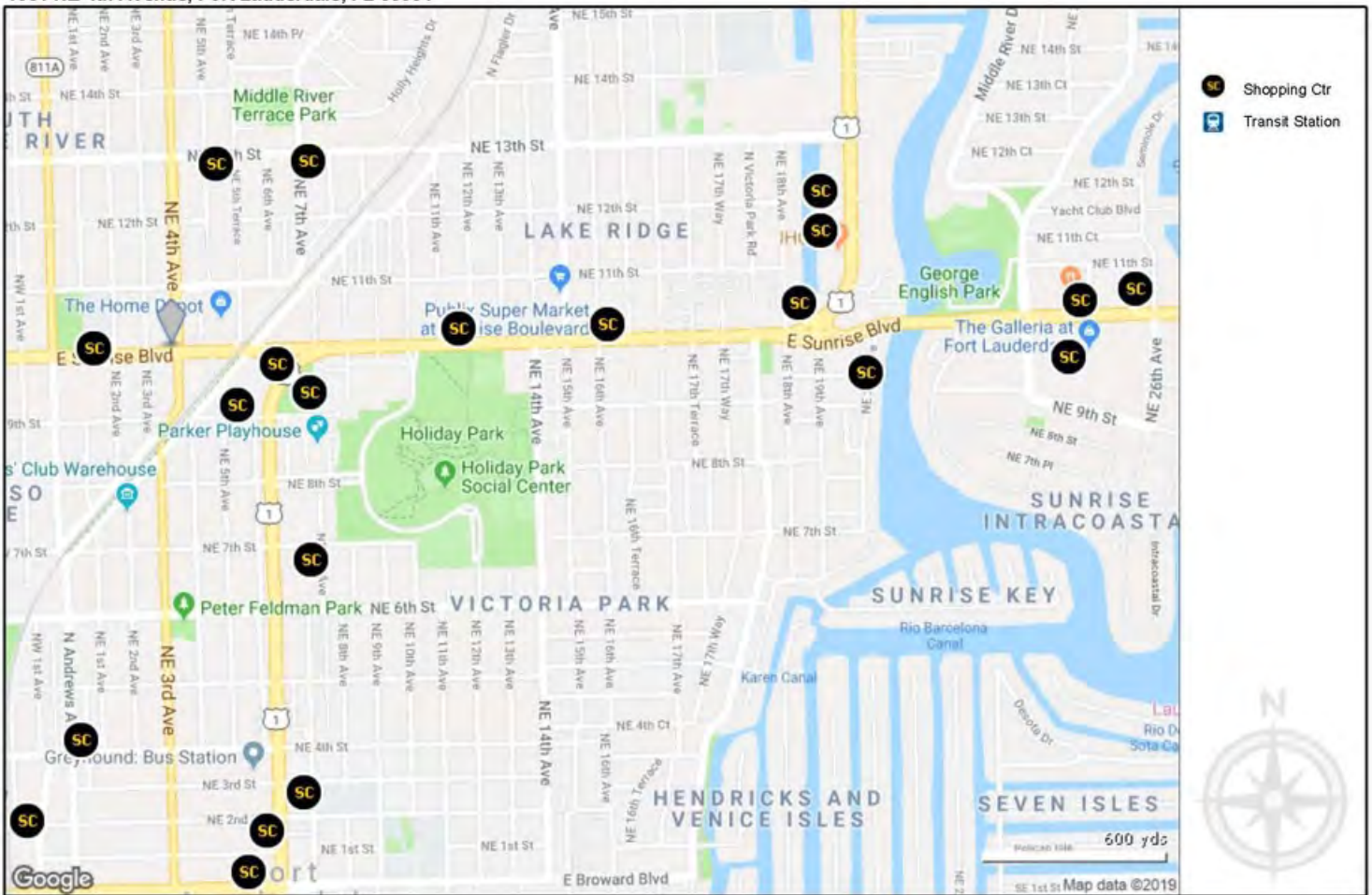
Retailer Map



Area Retail Centers & Points of Interest

South Little River Center Area Retail Shopping Centers

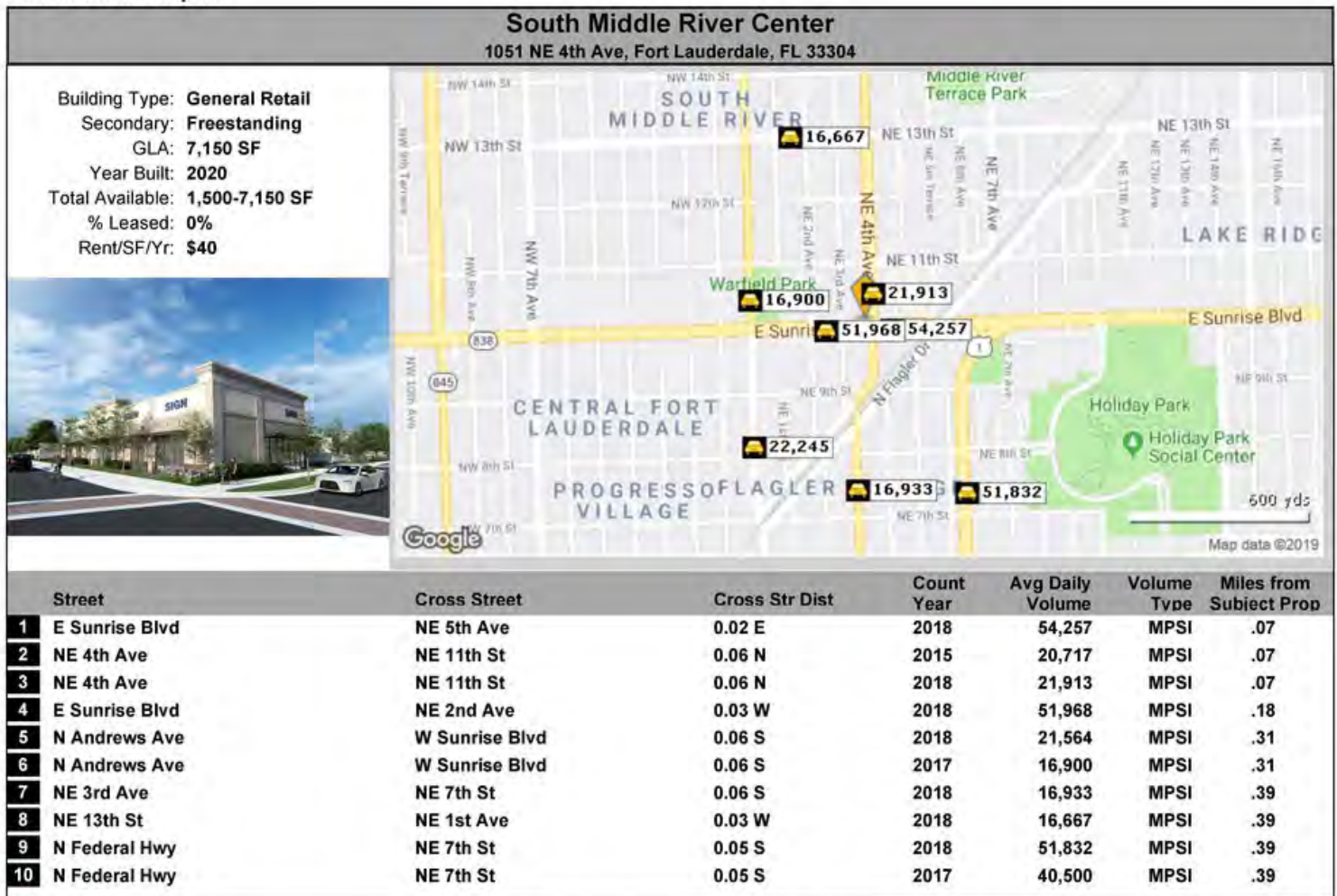
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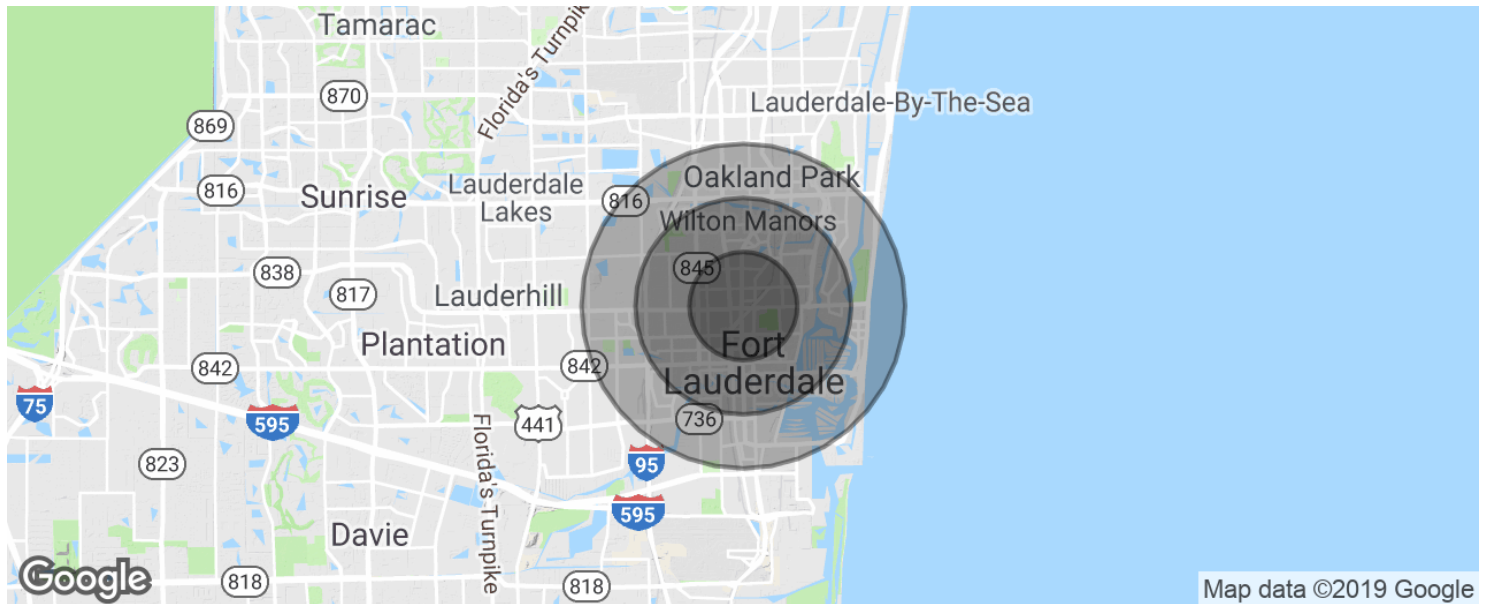
Traffic Count

Traffic Count Report



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Demographics Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	21,915	77,275	142,593
Median age	36.5	38.0	39.4
Median age (Male)	38.0	38.3	39.4
Median age (Female)	34.0	37.1	38.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	9,176	34,042	62,389
# of persons per HH	2.4	2.3	2.3
Average HH income	\$59,961	\$71,012	\$73,724
Average house value	\$329,216	\$432,223	\$405,820

* Demographic data derived from 2010 US Census