





- 7 story, 90,000 SF class A office tower
- · Ground floor retail unit
- Adjacent to Publix
- Adjacent to the new 700,000 SF courthouse that has over 1.3 million visitors annually.
- Heaviest pedestrian traffic in Fort Lauderdale

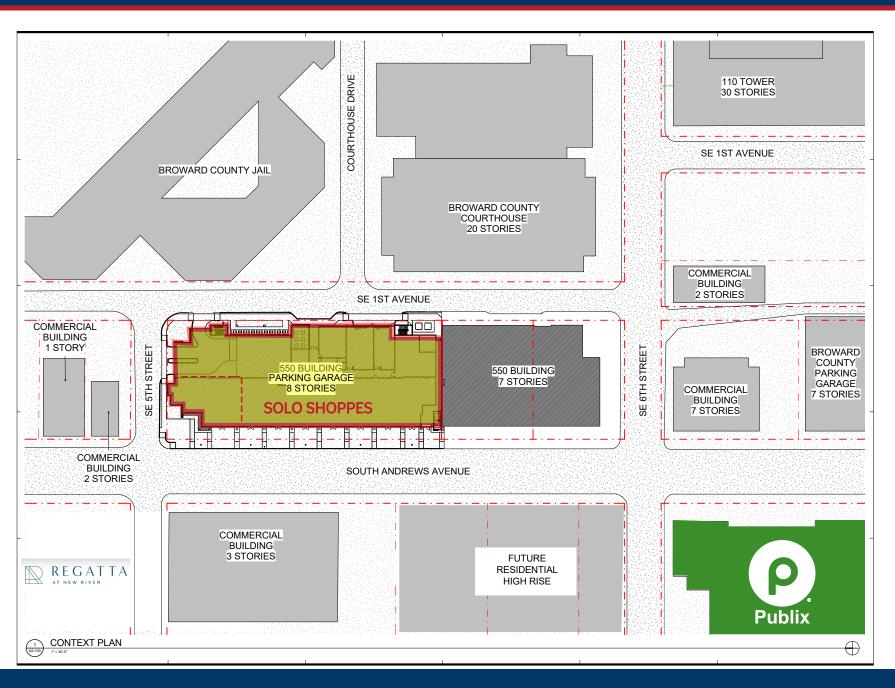
- Connected to an 8 level, 634 car parking garage
- Located in the SOLO and Legal District of Fort Lauderdale
- Competitive lease rates
- Join Legacy Fit, Bank OZK, The **Barberians and Jet Boutique**

Joseph Byrnes

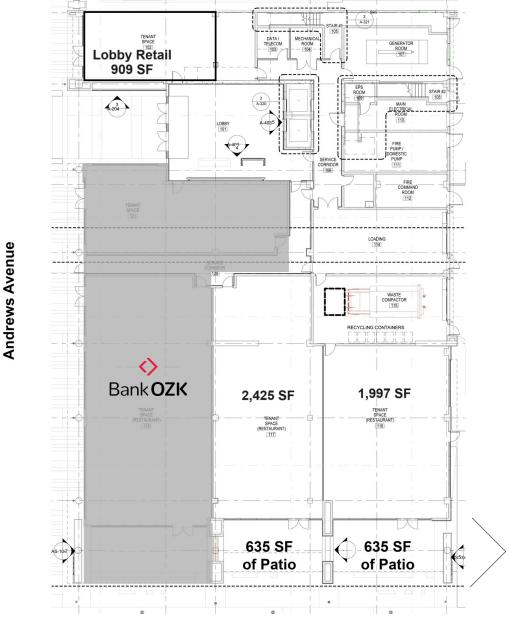
Senior Vice President 954.652.2048

Jonathan Thiel

Vice President 954.652.2020 jbyrnes@bergercommercial.com jthiel@bergercommercial.com







There is no charge for the patio space.

GROUND FLOOR - RESTAURANT/RETAIL

For more information:

Joseph Byrnes

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Jonathan Thiel 954.652.2020 | Jthiel@Bergercommercial.Com





Demographic Summary Report

550 Building

550 S Andrews Ave, Fort Lauderdale, FL 33301

Building Type: Class A Office

Total Available: 49,990 SF Class: A % Leased: 79.79% RBA: 100,316 SF Rent/SF/Yr: \$30.00

Typical Floor: 13,136 SF



Population 2028 Projection 26,820 129,481 277,660 2023 Estimate 26,137 130,532 281,070 2010 Census 18,709 118,739 262,224 Growth 2023 - 2028 2.61% -0.81% -1.21% Growth 2010 - 2023 39.70% 9.93% 7.19% 2023 Population by Hispanic Origin 4,340 21,998 53,706 2023 Population 26,137 130,532 281,070 White 18,444 70.57% 72,601 55.62% 145,333 51.7 Black 6,336 24.24% 51,918 39.77% 122,720 43.6 Am. Indian & Alaskan 98 0.37% 510 0.39% 1,082 0.3 Asian 685 2.62% 2,860 2.19% 5,994 2.1 Hawaiian & Pacific Island 33 0.13% 167 0.13% 338 0.1 Other 542 2.07% 2,477 1.90% 5,602 1.5 U.S. Armed Forces 5 45 118 Households 2028 Projection 13,530 57,499 116,758 2023 Estimate 13,187 57,982 118,246 Growth 2023 - 2028 2.60% -0.83% -1.26% Growth 2010 - 2023 39,74% 9,72% 6.87% Owner Occupied 5,313 40.29% 27,125 46,78% 63,013 53.2 Renter Occupied 7,874 59,71% 30,857 53,22% 55,233 46,7 2023 Households by HH Income 13,188 57,983 118,248 Income: \$25,000 \$75,000 1,777 13.47% 11,087 19.12% 25,746 21.7 Income: \$50,000 - \$75,000 1,777 13.47% 11,087 19.12% 25,746 21.7 Income: \$75,000 - \$100,000 1,380 10.46% 6,090 10.50% 12,885 10.5 Income: \$75,000 - \$150,000 1,277 9,88% 5,371 9,26% 9,876 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Income: \$125,000 - \$150,000 1,273 9,68% 5,371 9,26% 9,976 8.3 Incom	Radius	1 Mile		3 Mile		5 Mile	
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Am. Indian & Alaskan 98 0.37% 510 0.39% 1,082 0.38 Asian 685 2.62% 2,860 2.19% 5,994 2.1 Hawaiian & Pacific Island 33 0.13% 167 0.13% 338 0.1 Other 542 2.07% 2,477 1.90% 5,602 1.8 U.S. Armed Forces 5 45 118 Households ##Body Projection	Black	•		51,918	39.77%	·	
Hawaiian & Pacific Island Other 542 2.07% 2,477 1.90% 5,602 1.9 U.S. Armed Forces 5 45 118 Households 2028 Projection 13,530 57,499 116,758 2023 Estimate 13,187 57,982 118,246 2010 Census 9,437 52,844 110,646 Growth 2023 - 2028 2.60% -0.83% -1.26% Growth 2010 - 2023 39,74% 9,72% 6.87% Owner Occupied 5,313 40.29% 27,125 46.78% 63,013 53.2 Renter Occupied 7,874 59.71% 30,857 53.22% 55,233 46.7 2023 Households by HH Income 13,188 57,983 118,248 Income: \$25,000 1,672 12.68% 10,698 18.45% 23,408 19.8 Income: \$25,000 1,777 13.47% 11,087 19.12% 25,746 21.7 Income: \$50,000 - \$75,000 1,714 13.00% 8,548 14.74% 18,914 16.0 Income: \$75,000 - \$100,000 1,380 10.46% 6,090 10.50% 12,885 10.8 Income: \$125,000 - \$125,000 1,277 9.68% 5,371 9.26% 9,876 8.3 Income: \$125,000 - \$150,000	Am. Indian & Alaskan	·		·			
Other 542 2.07% 2,477 1.90% 5,602 1.5 U.S. Armed Forces 5 45 118 Households 2028 Projection 13,530 57,499 116,758 2023 Estimate 13,187 57,982 118,246 2010 Census 9,437 52,844 110,646 Growth 2023 - 2028 2.60% -0.83% -1.26% Growth 2010 - 2023 39,74% 9.72% 6.87% Owner Occupied 5,313 40.29% 27,125 46.78% 63,013 53.2 Renter Occupied 7,874 59.71% 30,857 53.22% 55,233 46.7 2023 Households by HH Income 13,188 57,983 118,248 Income: \$25,000 1,672 12.68% 10,698 18.45% 23,408 19.6 Income: \$25,000 - \$50,000 1,777 13.47% 11,087 19.12% 25,746 21.7 Income: \$50,000 - \$75,000 1,714 13.00% 8,548 14.74% 18,914 16.0 Income: \$75,000 - \$100,000 1,380 10.46% 6,090 10.50% 12,885 10.9 Income: \$100,000 - \$125,000	Asian	685	2.62%	2,860	2.19%	5,994	2.13%
Households 116,758 2028 Projection 13,530 57,499 116,758 2023 Estimate 13,187 57,982 118,246 2010 Census 9,437 52,844 110,646 Growth 2023 - 2028 2.60% -0.83% -1.26% Growth 2010 - 2023 39,74% 9.72% 6.87% Owner Occupied 5,313 40.29% 27,125 46.78% 63,013 53.2 Renter Occupied 7,874 59.71% 30,857 53.22% 55,233 46.7 2023 Households by HH Income 13,188 57,983 118,248 Income: \$25,000 - \$50,000 1,672 12.68% 10,698 18.45% 23,408 19.8 Income: \$25,000 - \$50,000 1,777 13.47% 11,087 19.12% 25,746 21.7 Income: \$50,000 - \$75,000 1,714 13.00% 8,548 14.74% 18,914 16.0 Income: \$75,000 - \$100,000 1,380 10.46% 6,090 10.50% 12,885 10.9 Income: \$100,000 - \$125,000 1,277 9.68% 5,371 9.26% 9,876 8.3 Income: \$125,000 - \$150,000 1,243 9.43% 4,114 7.10% 7,299 6.1	Hawaiian & Pacific Island	33	0.13%	167	0.13%	338	0.12%
Households 2028 Projection 13,530 57,499 116,758 2023 Estimate 13,187 57,982 118,246 2010 Census 9,437 52,844 110,646 Growth 2023 - 2028 2.60% -0.83% -1.26% Growth 2010 - 2023 39.74% 9.72% 6.87% Owner Occupied 5,313 40.29% 27,125 46.78% 63,013 53.2 Renter Occupied 7,874 59.71% 30,857 53.22% 55,233 46.7 2023 Households by HH Income 13,188 57,983 118,248 Income: <\$25,000	Other	542	2.07%	2,477	1.90%	5,602	1.99%
2028 Projection 13,530 57,499 116,758 2023 Estimate 13,187 57,982 118,246 2010 Census 9,437 52,844 110,646 Growth 2023 - 2028 2.60% -0.83% -1.26% Growth 2010 - 2023 39.74% 9.72% 6.87% Owner Occupied 5,313 40.29% 27,125 46.78% 63,013 53.2 Renter Occupied 7,874 59.71% 30,857 53.22% 55,233 46.7 2023 Households by HH Income 13,188 57,983 118,248 Income: <\$25,000	U.S. Armed Forces	5		45		118	
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2010 Census 9,437 52,844 110,646 Growth 2023 - 2028 2.60% -0.83% -1.26% Growth 2010 - 2023 39.74% 9.72% 6.87% Owner Occupied 5,313 40.29% 27,125 46.78% 63,013 53.2 Renter Occupied 7,874 59.71% 30,857 53.22% 55,233 46.7 2023 Households by HH Income 13,188 57,983 118,248 Income: <\$25,000	•	·		•			
Growth 2023 - 2028 2.60% -0.83% -1.26% Growth 2010 - 2023 39.74% 9.72% 6.87% Owner Occupied 5,313 40.29% 27,125 46.78% 63,013 53.2 Renter Occupied 7,874 59.71% 30,857 53.22% 55,233 46.7 2023 Households by HH Income 13,188 57,983 118,248 Income: <\$25,000		•		•			
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Renter Occupied 7,874 59.71% 30,857 53.22% 55,233 46.7 2023 Households by HH Income 13,188 57,983 118,248 Income: \$25,000 1,672 12.68% 10,698 18.45% 23,408 19.8 Income: \$25,000 - \$50,000 1,777 13.47% 11,087 19.12% 25,746 21.7 Income: \$50,000 - \$75,000 1,714 13.00% 8,548 14.74% 18,914 16.0 Income: \$75,000 - \$100,000 1,380 10.46% 6,090 10.50% 12,885 10.9 Income: \$100,000 - \$125,000 1,277 9.68% 5,371 9.26% 9,876 8.3 Income: \$125,000 - \$150,000 1,243 9.43% 4,114 7.10% 7,299 6.1			40.000/		40.700/		F0 000/
2023 Households by HH Income 13,188 57,983 118,248 Income: <\$25,000	•	·		•		•	
Income: <\$25,000	Renter Occupied	7,874	59.71%	30,857	53.22%	55,233	46.71%
Income: \$25,000 - \$50,000 1,777 13.47% 11,087 19.12% 25,746 21.7 Income: \$50,000 - \$75,000 1,714 13.00% 8,548 14.74% 18,914 16.0 Income: \$75,000 - \$100,000 1,380 10.46% 6,090 10.50% 12,885 10.9 Income: \$100,000 - \$125,000 1,277 9.68% 5,371 9.26% 9,876 8.3 Income: \$125,000 - \$150,000 1,243 9.43% 4,114 7.10% 7,299 6.1	2023 Households by HH Income	13,188		57,983		118,248	
Income: \$50,000 - \$75,000 1,714 13.00% 8,548 14.74% 18,914 16.0 Income: \$75,000 - \$100,000 1,380 10.46% 6,090 10.50% 12,885 10.9 Income: \$100,000 - \$125,000 1,277 9.68% 5,371 9.26% 9,876 8.3 Income: \$125,000 - \$150,000 1,243 9.43% 4,114 7.10% 7,299 6.1	Income: <\$25,000	1,672	12.68%	10,698	18.45%	23,408	19.80%
Income: \$75,000 - \$100,000 1,380 10.46% 6,090 10.50% 12,885 10.9 Income: \$100,000 - \$125,000 1,277 9.68% 5,371 9.26% 9,876 8.3 Income: \$125,000 - \$150,000 1,243 9.43% 4,114 7.10% 7,299 6.1	Income: \$25,000 - \$50,000	1,777	13.47%	11,087	19.12%	25,746	21.77%
Income: \$100,000 - \$125,000 1,277 9.68% 5,371 9.26% 9,876 8.3 Income: \$125,000 - \$150,000 1,243 9.43% 4,114 7.10% 7,299 6.1	Income: \$50,000 - \$75,000	1,714	13.00%	8,548	14.74%	18,914	16.00%
Income: \$125,000 - \$150,000 1,243 9.43% 4,114 7.10% 7,299 6.1	Income: \$75,000 - \$100,000	1,380	10.46%	6,090	10.50%	12,885	10.90%
	Income: \$100,000 - \$125,000	1,277	9.68%	5,371	9.26%	9,876	8.35%
Income: \$150,000 - \$200,000 1,278 9,69% 3,720 6,42% 7,286 6,1	Income: \$125,000 - \$150,000	1,243	9.43%	4,114	7.10%	7,299	6.17%
1,210 0.0070 0,120 0.1270 7,200 0.1	Income: \$150,000 - \$200,000	1,278	9.69%	3,720	6.42%	7,286	6.16%
Income: \$200,000+ 2,847 21.59% 8,355 14.41% 12,834 10.8	Income: \$200,000+	2,847	21.59%	8,355	14.41%	12,834	10.85%
2023 Avg Household Income \$131,867 \$103,794 \$92,496	2023 Avg Household Income	\$131,867		\$103,794		\$92,496	
2023 Med Household Income \$100,998 \$70,591 \$61,861	2023 Med Household Income	\$100,998		\$70,591		\$61,861	

