

550 BUILDING

550 SOUTH ANDREWS AVENUE, FORT LAUDERDALE, FL



550 Building

- 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

jbyrnes@bergercommercial.com

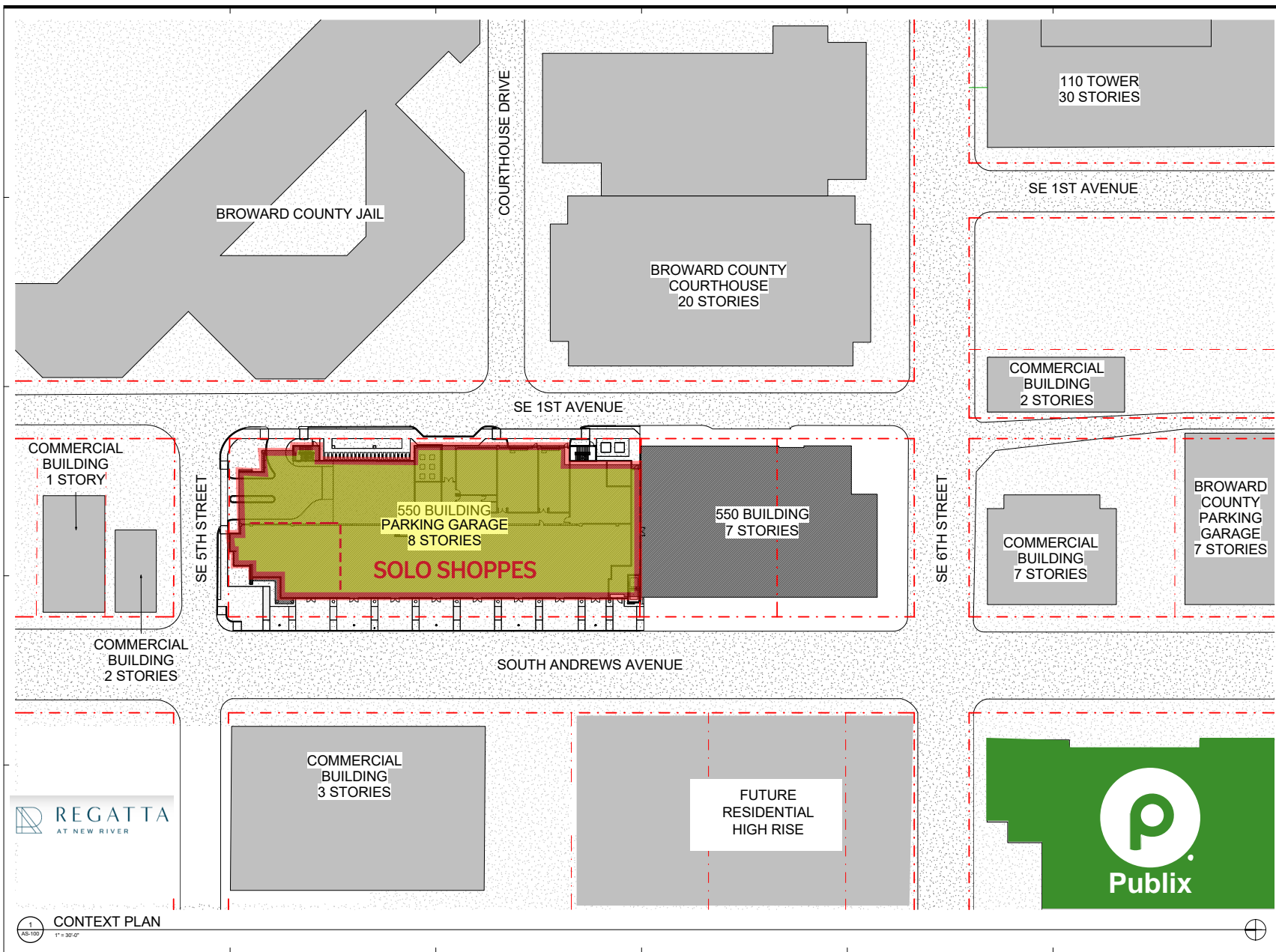
Jonathan Thiel

Vice President

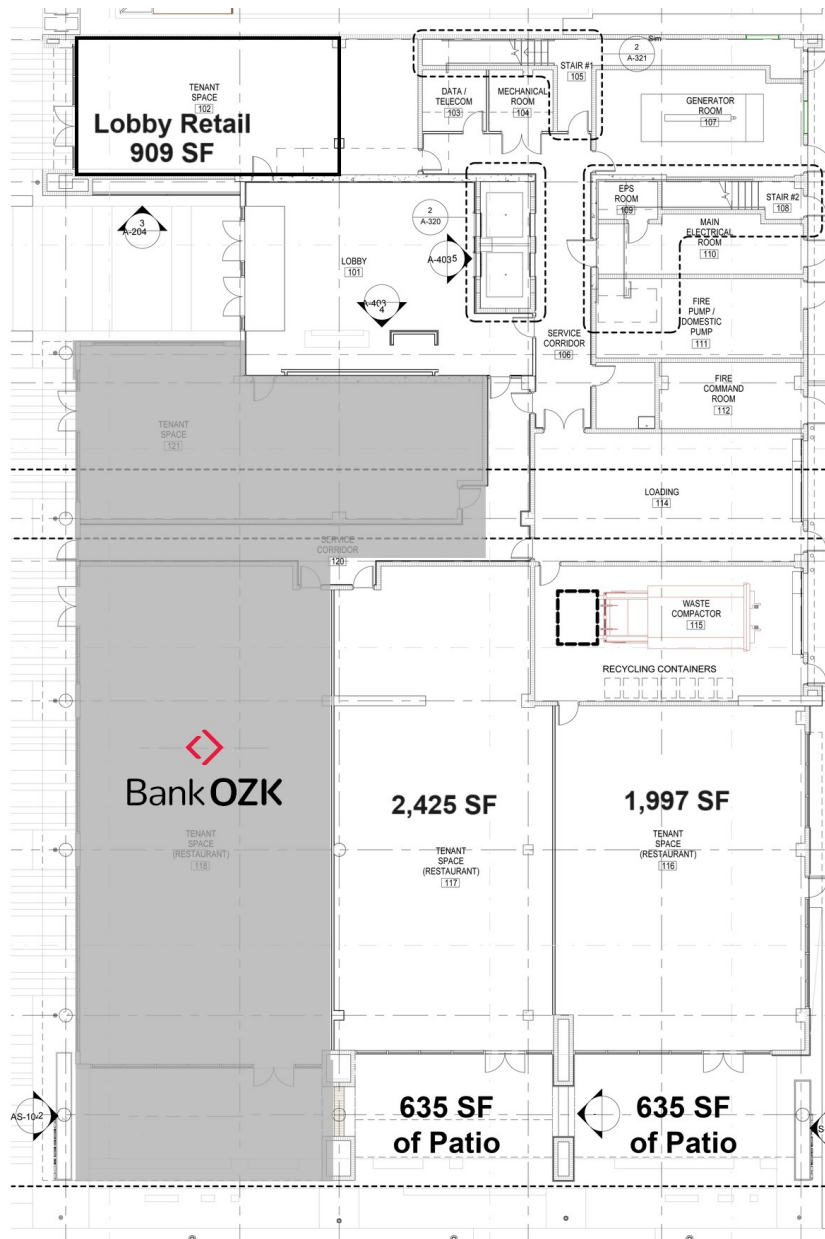
954.652.2020

jthiel@bergercommercial.com

BERGER
COMMERCIAL REALTY



Andrews Avenue



There is no charge for the patio space.

1 GROUND FLOOR - RESTAURANT/RETAIL

For more information:

Joseph Byrnes

954.652.2048 | Jbyrnes@Bergercommercial.Com

bergercommercial.com

Jonathan Thiel

954.652.2020 | Jthiel@Bergercommercial.Com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Demographic Summary Report

550 Building

550 S Andrews Ave, Fort Lauderdale, FL 33301

Building Type: **Class A Office**

Class: **A**

RBA: **100,316 SF**

Typical Floor: **13,136 SF**

Total Available: **49,990 SF**

% Leased: **79.79%**

Rent/SF/Yr: **\$30.00**



Radius	1 Mile		3 Mile		5 Mile	
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	51.71%
Black	6,336	24.24%	51,918	39.77%	122,720	43.66%
Am. Indian & Alaskan	98	0.37%	510	0.39%	1,082	0.38%
Asian	685	2.62%	2,860	2.19%	5,994	2.13%
Hawaiian & Pacific Island	33	0.13%	167	0.13%	338	0.12%
Other	542	2.07%	2,477	1.90%	5,602	1.99%
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	53.29%
Renter Occupied	7,874	59.71%	30,857	53.22%	55,233	46.71%
2023 Households by HH Income	13,188		57,983		118,248	
Income: <\$25,000	1,672	12.68%	10,698	18.45%	23,408	19.80%
Income: \$25,000 - \$50,000	1,777	13.47%	11,087	19.12%	25,746	21.77%
Income: \$50,000 - \$75,000	1,714	13.00%	8,548	14.74%	18,914	16.00%
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: \$125,000 - \$150,000	1,243	9.43%	4,114	7.10%	7,299	6.17%
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	10.85%
2023 Avg Household Income	\$131,867		\$103,794		\$92,496	
2023 Med Household Income	\$100,998		\$70,591		\$61,861	