

# FORT LAUDERDALE / SISTRUNK DISTRICT SMALL BAY INDUSTRIAL



**DWN  
TWN**  
REALTY ADVISORS  
EST. 1999

**FOR SALE**

825 NW 8<sup>th</sup> AVE – SISTRUNK DISTRICT



## INVESTMENT SALES ADVISORS

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## EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present Fort Lauderdale Small Bay Industrial (the "Property"), a 7,500 square foot, three-unit small bay industrial asset located at 825 NW 8th Ave in Fort Lauderdale's Sistrunk District. Built in 1959 of masonry and concrete block construction on a 10,125 square foot lot, the Property comprises three 2,500 square foot units, each featuring a grade-level drive-thru bay with rear access, dedicated office and bathroom buildouts, and on-site surface parking, a functional configuration in consistent demand from automotive, service, contractor, and light distribution users.

Unit C is leased to Jay's Auto Body & Sales, LLC under a newly executed 24-month lease commencing July 1, 2026 at \$22.50 PSF MG with 4% annual increases, one two-year renewal option, and a guaranty of lease. Units A and B, totaling 5,000 square feet of identical drive-thru bay product, are vacant and available for immediate lease-up. At a \$22.00 PSF market rent on the same structure, the Property produces Year 1 pro forma net operating income of \$130,381, a 6.2% yield on the \$2,100,000 sale price.

The lease-up thesis is supported by the strongest fundamentals in the submarket's history: limited developable land and sustained demand have held Central Broward industrial vacancy at historic lows while available inventory continues to shrink, and the Sistrunk corridor is an active focus of public and private reinvestment by the City of Fort Lauderdale, minutes from Downtown and within walking distance of Brightline and FAT Village. Adjacent as well is the Flagler Village, with 10,700+ rental units, 5M+ SF of office, and 30+ developments underway or proposed, which continues to deepen the tenant base seeking close-in industrial space. Fort Lauderdale Small Bay Industrial represents a rare opportunity to acquire infill drive-thru bay product, with executed in-place income, a fresh comp validating market rents, and a clear path to a stabilized 6 - 7%+ yield through the lease-up of two bays.

825 NW 8<sup>th</sup> Avenue, Fort Lauderdale, FL 33311

*Sistrunk District*

**\$2,100,000**

Sale Price

**6.2%**

Year 1 Pro-Forma Cap Rate

**\$130,381**

Year 1 NOI

**7,500 SF**

Building Size

**10,125 SF**

Lot Size SF

**3**

Number of Units

# INFILL INDUSTRIAL IN FORT LAUDERDALE'S SISTRUNK DISTRICT, MINUTES FROM DOWNTOWN, BRIGHTLINE, AND FAT VILLAGE

## PROPERTY INFORMATION

### THE OFFERING

|                           |                                           |
|---------------------------|-------------------------------------------|
| Sale Price                | \$2,100,000                               |
| Price/SF                  | \$280/SF                                  |
| Year 1 Pro-Forma Cap Rate | 6.2%                                      |
| Year 1 NOI                | \$130,381                                 |
| Address                   | 825 NW 8th Ave, Fort Lauderdale, FL 33311 |
| Folio                     | 494234065700                              |
| Submarket                 | Sistrunk District                         |
| Asset Class               | Small Bay Industrial                      |
| Year Built                | 1959                                      |
| Building SF               | 7,500 SF                                  |
| Lot Size                  | 10,125 SF                                 |
| Number of Units           | 3                                         |
| Construction Type         | Masonry / Concrete Block                  |
| Occupancy                 | 33.3%                                     |
| Parking                   | Surface Parking On-Site                   |
| Zoning                    | I - General Industrial                    |



# INVESTMENT HIGHLIGHTS



## LEASE-UP UPSIDE

### 5,000 SF of Immediate Upside

Two vacant 2,500 SF drive-thru bays lease up at a \$22.00 PSF market assumption to drive Year 1 pro forma NOI to \$130,381, a 6.2% yield on price guidance compounding past 7% by Year 5.



## PRIME LOCATION

### Sistrunk District Infill

Minutes from Downtown Fort Lauderdale and walking distance to Brightline and FAT Village, with direct access to I-95, Sunrise Boulevard, and Broward Boulevard. The Sistrunk corridor is an active focus of public and private reinvestment.



## SUPPLY DYNAMICS

### Supply-Constrained Submarket

Central Broward industrial vacancy sits at historic lows as limited developable land shrinks available inventory, while 10,700+ rental units in adjacent Flagler Village drive demand from service, contractor, and last-mile users seeking the urban core.



## IN-PLACE INCOME

### Newly Executed Anchor Lease

Unit C is leased to Jay's Auto Body & Sales under a 24-month lease commencing July 2026 at \$22.50 PSF with 4% annual increases, a two-year renewal option, and a guaranty of lease, delivering \$56,250 in day-one base rent.

**FAT Village:** \$500M Hines redevelopment, 600 units, 180,000 SF T3 office, retail and galleries, two blocks from Brightline, delivering 2026-2027.

Fort Lauderdale / Las Olas  
5min Drive

**brightline**

**The Adderley**  
417 Units  
Built in 2026

**The THRIVE District,** a 5-acre creative hub steps from the Property, transformed former warehouses into 80,000+ SF of retail, office, galleries, and F&B, now home to 40+ businesses. Full district map on page 15.

**The Arcadian**  
502 Units  
Built in 2026

N Ave of Arts

NW 7<sup>th</sup> Street

NW 8<sup>th</sup> Street

NW 9<sup>th</sup> Avenue

NW 9<sup>th</sup> Street

# SURROUNDED BY THE NEW FORT LAUDERDALE

THRIVE District, FAT Village, Brightline, and Las Olas, All Within 5 Minutes



# FINANCIAL SUMMARY

## RENT ROLL (AS-IS)

| Tenant                       | Unit   | Building SF | Commencement | Expiration | Base Rent PSF | Annual Base Rent | Increases | Renewal Opt. | Lease Type | Structure / Notes                                                       |
|------------------------------|--------|-------------|--------------|------------|---------------|------------------|-----------|--------------|------------|-------------------------------------------------------------------------|
| VACANT                       | Unit A | 2,500       | -            | -          | -             | -                | -         | -            | -          | Lease-up at market rent assumption below, same modified gross structure |
| VACANT                       | Unit B | 2,500       | -            | -          | -             | -                | -         | -            | -          | Lease-up at market rent assumption below, same modified gross structure |
| Jay's Auto Body & Sales, LLC | Unit C | 2,500       | 7/1/2026     | 6/30/2028  | \$22.50       | \$56,250         | 4.0%      | 1 x 2 Yr     | MG         | Modified gross above 2025 base year. Guaranty of Lease.                 |
| Total                        |        | 7,500       |              |            |               | \$56,250         |           |              | MG         |                                                                         |

## ASSUMPTIONS

|                                      |             |
|--------------------------------------|-------------|
| Market Rent PSF (Units A & B)        | \$22 MG     |
| Annual Rent Escalations (all leases) | 4.0%        |
| Annual Expense Growth                | 3.0%        |
| Tenant Pro-Rata Share (each)         | 33.33%      |
| General Vacancy / Credit Loss        | 0.0%        |
| Price Guidance                       | \$2,100,000 |

## 2025 BASE YEAR EXPENSES

|                               |             |
|-------------------------------|-------------|
| 2025 Property Tax             | \$26,968.19 |
| GL Insurance                  | \$510.55    |
| Pro-Rata Property Insurance   | \$2,373.52  |
| Pro-Rata Parametric Insurance | \$8,267.00  |
| Total (Base Year Stop)        | \$38,119.26 |

## 5-YEAR PROFORMA

|                                    | In-Place<br>Jul 26 - Jun 27 | Year 1<br>Jul 27 - Jun 28 | Year 2<br>Jul 28 - Jun 29 | Year 3<br>Jul 29 - Jun 30 | Year 4<br>Jul 30 - Jun 31 | Year 5<br>Jul 31 - Jun 32 |
|------------------------------------|-----------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Unit A Base Rent                   | \$0                         | \$55,000                  | \$57,200                  | \$59,488                  | \$61,868                  | \$64,342                  |
| Unit B Base Rent                   | \$0                         | \$55,000                  | \$57,200                  | \$59,488                  | \$61,868                  | \$64,342                  |
| Unit C Base Rent (Jay's Auto Body) | \$56,250                    | \$58,500                  | \$60,840                  | \$63,274                  | \$65,805                  | \$68,437                  |
| Total Base Rent                    | \$56,250                    | \$168,500                 | \$175,240                 | \$182,250                 | \$189,540                 | \$197,121                 |
| Less: General Vacancy              | \$0                         | \$0                       | \$0                       | \$0                       | \$0                       | \$0                       |
| Expense Recovery                   | \$0                         | \$2,321                   | \$3,535                   | \$4,784                   | \$6,071                   | \$7,397                   |
| Effective Gross Income             | \$56,250                    | \$170,821                 | \$178,775                 | \$187,034                 | \$195,611                 | \$204,518                 |
| Operating Expenses                 | \$39,263                    | \$40,441                  | \$41,654                  | \$42,904                  | \$44,191                  | \$45,516                  |
| Net Operating Income               | \$16,987                    | \$130,381                 | \$137,121                 | \$144,130                 | \$151,420                 | \$159,002                 |
| Cap Rate Guidance                  | 0.8%                        | 6.2%                      | 6.5%                      | 6.9%                      | 7.2%                      | 7.6%                      |

# SALES COMPS

| Address              | Sale Price   | Sale Date  | Building SF | Price/SF Bldg | Land SF | Price/SF Land | Zoning             |
|----------------------|--------------|------------|-------------|---------------|---------|---------------|--------------------|
| 809-813 NW 1st St    | \$2,200,000  | 2/17/2026  | 13,939      | \$157.83      | 10,330  | \$212.97      | B-3                |
| 832 NW 1st St        | \$2,464,500  | 12/30/2025 | 13,952      | \$176.64      | 10,003  | \$246.38      | B-3                |
| 828 NW 1st St        | \$2,464,500  | 12/30/2025 | 13,939      | \$176.81      | 10,003  | \$246.38      | B-3                |
| 1109-1111 NE 7th Ave | \$2,360,000  | 12/18/2025 | 6,534       | \$361.19      | 10,570  | \$223.27      | B-3                |
| 201 NW 22nd Ave      | \$64,130,000 | 12/17/2025 | 524,462     | \$122.28      | 221,815 | \$289.11      | B-1                |
| 701a NW 7th Ter      | \$2,050,000  | 12/16/2025 | 10,019      | \$204.61      | 6,855   | \$299.05      | I                  |
| 745 NW 7th Ter       | \$1,350,000  | 11/26/2025 | 10,311      | \$130.93      | 5,900   | \$228.81      | I                  |
| 610-614 NW 3rd Ave   | \$1,800,000  | 11/21/2025 | 16,770      | \$107.33      | 8,019   | \$224.47      | B3, RMM-25         |
| 845 NW 5th Ave       | \$4,600,000  | 11/17/2025 | 23,626      | \$194.70      | 1,552   | \$2,963.92    | I                  |
| 228 SW 21st Ter      | \$6,835,443  | 10/31/2025 | 50,530      | \$135.27      | 23,878  | \$286.27      | I                  |
| 1359 SW 21st Ter     | \$1,150,000  | 10/16/2025 | 6,031       | \$190.68      | 3,186   | \$360.95      | I                  |
| 2001 S Andrews Ave   | \$16,000,000 | 9/5/2025   | 116,741     | \$137.06      | 29,890  | \$535.30      | SRAC-SA            |
| 800 SW 21st Ter      | \$2,900,000  | 8/1/2025   | 26,136      | \$110.96      | 10,712  | \$270.72      | I, Fort Lauderdale |
| 1123 NE 7th Ave      | \$1,200,000  | 6/16/2025  | 5,066       | \$236.87      | 4,200   | \$285.71      | B-3                |
| 1200 NE 15th St      | \$1,300,000  | 5/29/2025  | 2,614       | \$497.32      | 2,560   | \$507.81      | I                  |
| 437 NW 1st Ave       | \$2,200,000  | 5/22/2025  | 6,534       | \$336.70      | 4,502   | \$488.67      | RAC-UV             |
| 900 NE 13th St       | \$4,276,969  | 4/28/2025  | 24,394      | \$175.33      | 14,838  | \$288.24      | B-3                |
| 1900 NE 7th Ave      | \$25,400,000 | 4/22/2025  | 189,050     | \$134.36      | 82,500  | \$307.88      | IRO                |
| 921 NE 3rd Ave       | \$1,035,000  | 3/18/2025  | 3,485       | \$296.99      | 1,875   | \$552.00      | NWRAC-MUNE         |
| 1227 S Andrews Ave   | \$775,000    | 1/9/2025   | 6,098       | \$127.09      | 2,491   | \$311.12      | CB                 |
| 3590 SW 30th Ave     | \$4,000,000  | 12/31/2024 | 35,429      | \$112.90      | 11,160  | \$358.42      | IM-3               |
| 3580 SW 30th Ave     | \$4,000,000  | 12/27/2024 | 72,745      | \$54.99       | 10,735  | \$372.61      | IM-3               |
| 100 SE 6th St        | \$1,084,000  | 12/13/2024 | 9,000       | \$120.44      | 3,690   | \$293.77      | RAC-CC             |
| 200 SW 33rd St       | \$2,550,000  | 10/17/2024 | 23,757      | \$107.34      | 5,483   | \$465.07      | I                  |
| 10 SW 23rd St        | \$3,717,123  | 9/20/2024  | 20,473      | \$181.56      | 14,967  | \$248.35      | SRAC-SAw           |
| 2868 SW 23rd Ter     | \$500,000    | 8/23/2024  | 5,227       | \$95.66       | 250     | \$2,000.00    | IROM-AA            |
| 739 NW 7th Ter       | \$775,000    | 8/13/2024  | 6,750       | \$114.81      | 2,500   | \$310.00      | I                  |
| 2646-2652 NW 4th St  | \$920,000    | 7/15/2024  | 6,098       | \$150.87      | 3,659   | \$251.43      | M-2                |
| 1147 NE 9th Ave      | \$1,300,000  | 6/14/2024  | 6,153       | \$211.28      | 3,927   | \$331.04      | B-3                |
| 1200 NE 15th St      | \$1,075,000  | 6/6/2024   | 2,614       | \$411.25      | 2,560   | \$419.92      | I                  |
| 220 SW 30th St       | \$675,000    | 5/22/2024  | 6,970       | \$96.84       | 2,208   | \$305.71      | Industrial         |
| 224 SW 28th St       | \$950,000    | 5/6/2024   | 6,394       | \$148.58      | 3,744   | \$253.74      | I                  |
| 3333 SW 2nd Ave      | \$2,245,000  | 4/4/2024   | 13,801      | \$162.67      | 10,046  | \$223.47      | I                  |

| Metric                            | Value           |
|-----------------------------------|-----------------|
| Timeline                          | T24 Months      |
| Total Sale Comparables            | 33              |
| Total Sale Volume                 | \$170,282,535   |
| Total Building Sq Ft              | 1,285,642       |
| Total Land Acres                  | 12.41           |
| <b>Average Price PSF Building</b> | <b>\$181.22</b> |
| Median Price PSF Building         | \$150.87        |
| Max Price PSF Building            | \$497.32        |
| Min Price PSF Building            | \$54.99         |
| Average Price PSF Land            | \$453.41        |
| Median Price PSF Land             | \$299.05        |
| Max Price PSF Land                | \$2,963.92      |
| Min Price PSF Land                | \$212.97        |

INTERIOR PICTURES



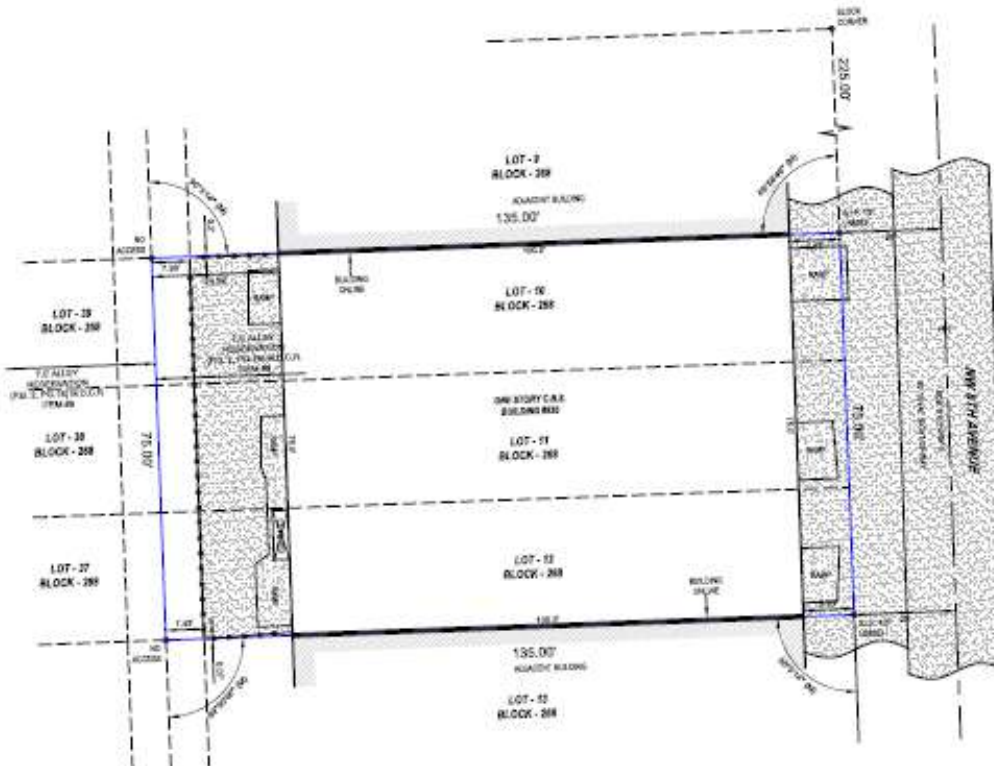
## SYMBOLS

- TELEPHONE RIVER  
 CABLE TV RIVER  
 WATER METER  
 ELEVATION  
 ORIGINAL LOT DISTANCE  
 CENTRAL ANGLE  
 CENTER LINE  
 WATER VALVE  
 CURB INLET  
 FIRE HYDRANT  
 LIGHT POLE  
 CATCH BASIN  
 UTILITY POLE  
 DRAINAGE MANHOLE  
 SEWER MANHOLE  
 METAL FENCE  
 WOOD FENCE  
 CHAIN LINK FENCE  
 EASEMENT  
 BOUNDARY LINE  
 OVERHEAD UTILITY LINE  
 ORIGINAL LOT LINE  
 ASPHALT  
 CONCRETE  
 PAVERS/BRICK  
 TILES  
 COVERED AREA

|    |   |    |    |
|----|---|----|----|
| 30 | 0 | 15 | 30 |
|----|---|----|----|

NOT TO SCALE

|    |    |    |
|----|----|----|
| 42 | 7  | 46 |
| 41 | 8  | 47 |
| 40 | 9  | 48 |
| 39 | 10 | 49 |
| 38 | 11 | 50 |
| 37 | 12 | 51 |
| 36 | 13 | 52 |
| 35 | 14 | 53 |
| 34 | 15 | 54 |
| 33 | 16 | 55 |



PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY  
ISSUING OFFICE FILE NO.: 025 NW 8TH AVE  
COMMITMENT DATE: SEPTEMBER 8, 2023 AT 8:00AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, GREATER, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED AGREES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT SURVEY RELATED
2. ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES CLAIMING AN INTEREST IN THE LAND NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY RELATED
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. SEE ITEM #11
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY RELATED
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. NOT SURVEY RELATED
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. NOT SURVEY RELATED
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. NOT SURVEY RELATED
8. TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT SURVEY RELATED
9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PROGRESS, AS RECORDED IN PLAT BOOK 2, PAGE(S) 18, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). BLANKET IN NATURE
10. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSOR(S) AND ANY PARTIES CLAIMING THROUGH THE LESSOR(S) UNDER THE LEASE(S). NOT SURVEY RELATED
11. ITEM DRAFTED AT THE REQUEST OF NEXT LEGAL PLIC.

PROPERTY ADDRESS:

825 NW 8TH AVENUE, FORT LAUDERDALE, FL 33311

#### LEGAL DESCRIPTION

LOTS 10, 11 AND 12, BLOCK 288 OF PROGRESSO, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

### FLOOD ZONE INFORMATION

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THE MAP OF SURVEY IS WITHIN ZONE AH  
BASE FLOOD ELEVATION 2  
COMMUNITY NAME & NUMBER CITY OF SAINT LOUIS/DALE 13001  
MAP & PANEL NUMBER 120110002B SHEET 1

*SURVEYOR'S NOTES:*

1. ELEVATIONS WHEN SHOWN REFER TO 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAY, ETC.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTY IS FOR THE ESTATE INTERESTS AS SHOWN HEREON. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE WRITTEN AUTHORIZATION OF THIS FIRM.
6. THIS SURVEY IS NOT INTENDED FOR NEUTHER DESIGN, PERMITTING NOR CONSTRUCTION PURPOSES.
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LBR0023.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
9. IF FENCE OWNERSHIP IS NOT DETERMINED, DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
10. ANY OTHER ADDITIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
12. THE CENTERLINE OF NORTH AVENUE BEARS S. 02° 00' 00" E.

## ENCROACHMENT NOTES:

1. CHAIN LINK FENCE ENDOACHES INTO 7.5' ALLEY RESERVATION

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPMAKERS IN CHAPTER 65-17, FLORIDA ADMINISTRATIVE CODE. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR UNALTA/ACSM LAND. THIS SURVEY IS GENTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 12, 2023.

CERTIFIED TO:

INSTRUMENT 825 NW 8 AVE LLC, A FLORIDA LIMITED LIABILITY COMPANY  
NEXT LEGAL PLLC  
FIRST AMERICAN TITLE INSURANCE COMPANY

NICOLAS DEL VENTO  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA LIC. # 8845

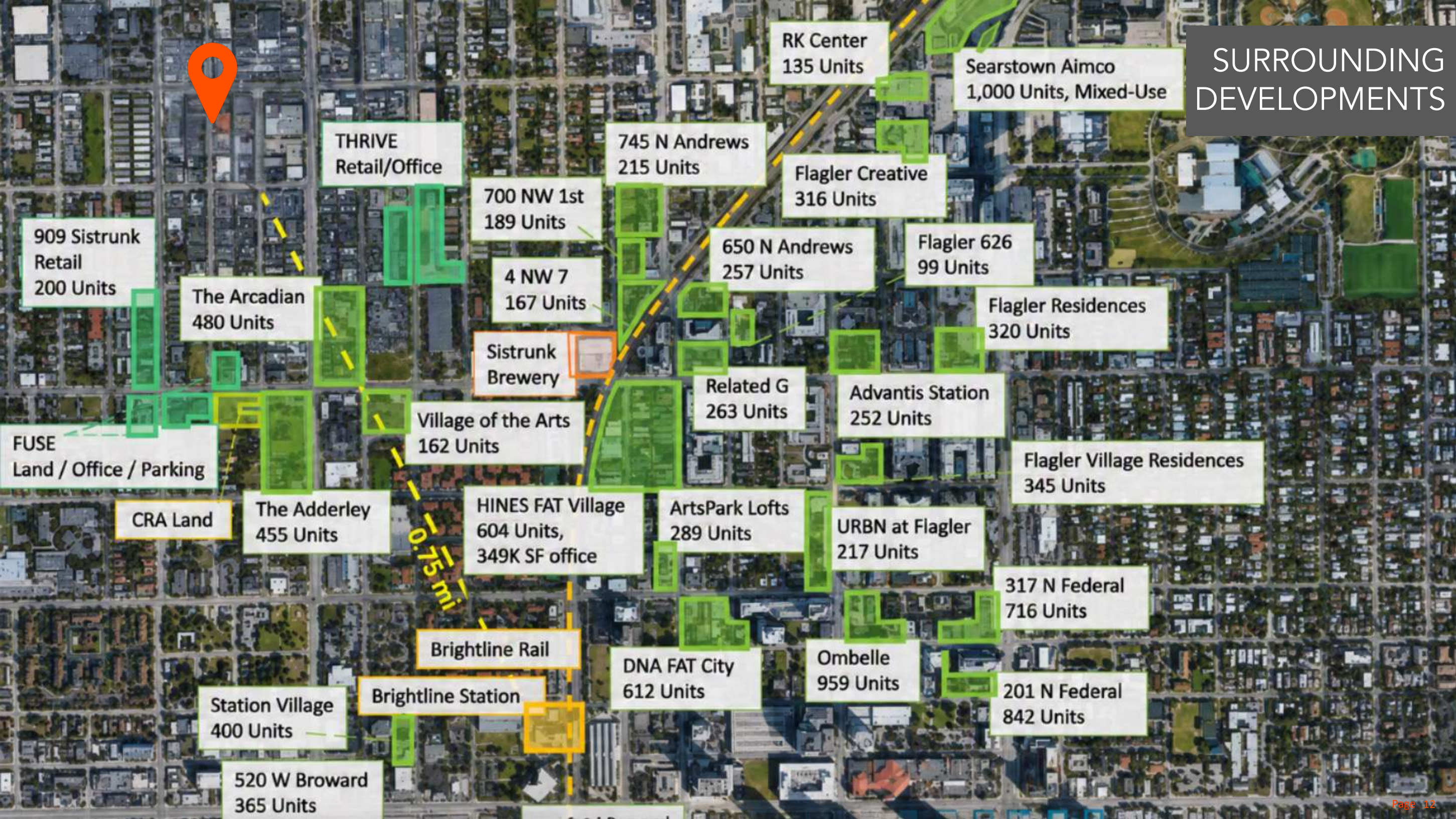


DATE OF ORIGINAL FIELD WORK:  
09/07/2023  
JOB NUMBER: 23090931  
DRAWN BY: ADRIEL  
CAD FILE: SISTRUNK\_OZB\_LLC  
SHEET 1 OF 1

# CONTEXT MAP



# SURROUNDING DEVELOPMENTS



## LOCATION DESCRIPTION



The subject property is located in Fort Lauderdale's Sistrunk District, an emerging commercial and redevelopment corridor within the broader Central Broward industrial submarket. The area has become a focus of public and private investment as the City of Fort Lauderdale continues to encourage redevelopment, business growth, and mixed-use activity along the Sistrunk Boulevard corridor. This momentum has increased demand for nearby warehouse, service, and light industrial properties that support the surrounding residential and commercial expansion.

The Sistrunk District benefits from its central Broward location and strong regional connectivity. The area provides convenient access to Interstate 95, Sunrise Boulevard, and Broward Boulevard, allowing efficient transportation throughout Broward County as well as direct connectivity to Miami Dade and Palm Beach counties. The location also offers close proximity to Downtown Fort Lauderdale, Port Everglades, and Fort Lauderdale Hollywood International Airport, key economic drivers for the South Florida region.

The surrounding area continues to see new residential development, retail growth, and commercial reinvestment, particularly in nearby Flagler Village and the greater Downtown Fort Lauderdale market. This growth has increased demand for small to mid sized industrial buildings that can support local service providers, contractors, distribution users, and creative industrial tenants seeking proximity to the urban core.

Limited developable land and strong demand for industrial space throughout Central Broward have contributed to consistently low vacancy and steady rental growth across the submarket. The subject property's location within the Sistrunk District positions it to benefit from these market fundamentals while offering direct access to one of Broward County's most active redevelopment corridors.

## FAT VILLAGE CONTEXT

FAT Village sits at the center of Flagler Village, Fort Lauderdale's fastest-growing urban submarket and one of South Florida's most active development corridors. Positioned just north of the CBD, the neighborhood has evolved into a high-density, mixed-use environment driven by residential growth, institutional-quality office development, and experiential retail.

The district continues to attract a young, educated workforce and a growing tenant base seeking walkability, connectivity, and a dynamic live-work-play setting. With over 10,000 residential units, 5M+ square feet of office, and 3M+ square feet of retail in the immediate area, Flagler Village offers the scale and infrastructure of a true urban core while still benefiting from ongoing development activity.

FAT Village stands out as the neighborhood's defining destination, anchored by a curated mix of creative office, food and beverage, entertainment, and gallery space. Its proximity to Brightline, Las Olas, and major transportation corridors positions it as a highly accessible and talent-driven location for forward-thinking tenants.



# THRIVE

## DISTRICT

- FOOD AND BEVERAGE
- WELLNESS AND BEAUTY
- PROFESSIONAL SERVICES
- ART SPACE
- SHOPS
- BAR

## TENANT LIST

### DIRECTORY

2026



UNIT 1000 · WELLNESS AND BEAUTY

1

### BLUE DIAMOND FITNESS 2.0

[VIEW PROFILE →](#)



|                                                                         |                                                                               |                                                               |                                                                       |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------|
| 1<br><b>Blue Diamond Fitness 2.0</b><br>Unit 1000 · Wellness and Beauty | 2<br><b>Glass &amp; Pen Studios</b><br>Unit 1011-1012 · Professional Services | 3<br><b>Connect Records</b><br>Unit 1021 · Shops              | 4<br><b>Dyer Design Glasswork</b><br>Unit 1022 · Art Space            |
| 5<br><b>HerHaus Studio</b><br>Unit 1031 · Professional Services         | 6<br><b>Laurie Duncan Art &amp; Design</b><br>Unit 1032 · Art Space           | 7<br><b>Greek Sugar</b><br>Unit 1041-1042 · Food and Beverage | 8<br><b>Papille</b><br>Unit 1051-1052 · Food and Beverage             |
| 9<br><b>Obsidian Coffee</b><br>Unit 1060 · Food and Beverage            | 10<br><b>Uncommon Path Brewing</b><br>Unit 1071 · Bar                         | 11<br><b>Pulse Pilates</b><br>Unit 1081 · Wellness and Beauty | 12<br><b>Calma Wellness Lounge</b><br>Unit 1091 · Wellness and Beauty |
| 13<br><b>Yogithot Studio</b>                                            | 14<br><b>Capybara Cafe</b>                                                    | 15<br><b>Available</b>                                        | 16<br><b>Leasing Office</b>                                           |

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