

REDEVELOPMENT OPPORTUNITY | 1.23 ACRES | IN-PLACE INCOME & MID-RISE ZONING

LAUDERDALE-BY-THE-SEA BEACH

ANGLIN'S FISHING PIER

COMMERCIAL BLVD 41,500 VPD

EL MAR DR 2,130 VPD

N OCEAN DR 24,000 VPD

4319 N OCEAN DR
Walgreens

BOUGAINVILLE DR 3,518 VPD

4319
N OCEAN DR
LAUDERDALE-BY-THE-SEA

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS

4319
N OCEAN DR
LAUDERDALE-BY-THE-SEA

SOUTH EAST AERIAL

4319 N OCEAN DR LAUDERDALE-BY-THE-SEA, FL

2

WATCH DRONE VIDEO HERE



N OCEAN DR 24,000 VPD

BOUGAINVILLE DR 3,518 VPD

4319
N OCEAN DRIVE
Walgreens



4319

N OCEAN DR
LAUDERDALE-BY-THE-SEA

NORTH AERIAL

4319 N OCEAN DR LAUDERDALE-BY-THE-SEA, FL

3

BROWARD
HEALTH
IMPERIAL
POINT

SEA RANCH CENTRE
Publix
DUNKIN'
FIRST WATCH

TRUIST 

ACE
Hardware

VILLAS
BY THE SEA

ATLANTIC
OCEAN

LAUDERDALE-BY-THE-SEA BEACH

ANGLIN'S
FISHING PIER

COMMERCIAL BLVD 41,500 VPD

 **BURGERFI**

TACOCRAFT
PIER 14
PLAYA BOWLS 

4319
N OCEAN DRIVE
Walgreens

N OCEAN DR 24,000 VPD

SEAGLASS BEACH PLACE
TRADEMARK
COLLECTION BY WYNHAM

BOUGAINVILLE DR 3,518 VPD

EL MAR DR 2,130 VPD



4319

N OCEAN DR
LAUDERDALE-BY-THE-SEA

SOUTH AERIAL

4319 N OCEAN DR LAUDERDALE-BY-THE-SEA, FL

4

ATLANTIC
OCEAN

SEA LORD
HOTEL

COSTA DEL SOL
RSEORT

EL MAR DR 2,130 VPD

N OCEAN DR 24,000 VPD

Winn/Dixie



SEAGLASS BEACH PLACE
TRADEMARK
COLLECTION BY WYNDHAM

BOUGAINVILLE DR 3,518 VPD

4319
N OCEAN DRIVE
Walgreens

FORT LAUDERDALE
5 MILES



4319


N OCEAN DR

LAUDERDALE-BY-THE-SEA

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 4319 N Ocean Dr. in Lauderdale-By-The-Sea, FL. This location has been anchored by Walgreens since the late 80s and offers an investor the opportunity to redevelop a large tract of land along South Florida's coastline. All leases are set to expire in the next two years with no remaining renewal options and the property will continue to provide cash flow while redevelopment plans are underway.

 **87,175** PEOPLE
IN 3 MILE RADIUS

 **\$129,189** AHHI
IN 3 MILE RADIUS

 **24,000** VPD
ON N OCEAN DRIVE

1.23
ACRES

**REDEVELOPMENT
OPPORTUNITY**
IN-PLACE INCOME &
MID-RISE ZONING

| | |
|-------------------------------|--------------------------|
| In Place NOI | \$233,624 |
| Pro Forma NOI (Retail) | \$656,305 |
| Listing Price | Call Broker For Guidance |

ASSET SNAPSHOT

| | |
|-------------------------------|---|
| Address | 4319 N Ocean Drive, Lauderdale-By-The-Sea, FL |
| Building Size (GLA) | 20,137 SF |
| Land Size | 1.23 AC |
| Zoning | B-1 & RM-25 (25 apartments / AC, 50 hotel rooms / AC) |
| Year Built | 1988 (New Roof 2024) |
| Occupancy | 94% |
| In Place NOI | \$233,624 |
| Pro Forma NOI (Retail) | \$656,305 |
| Pricing | Call Broker For Guidance |





TROPHY ASSET

Walgreens anchored retail center steps from Lauderdale-By-The-Sea beach, bars, restaurants and fishing pier

1.23
ACRES

RARE COVERED LAND PLAY

Unique opportunity to own 1.23 Acres of prime real estate with in-place income and mid-rise zoning



RM-25 ZONING

RM-25 Zoning allows for 25 dwelling units per acre and 50 hotel rooms per acre



MIXED-USE

Potential for mix of uses including retail, office, hotel, apartments, and condos



PARKING CONSTRAINED MARKET

Large parcel with surface parking that may have the potential to be monetized through valet and/or metered parking (not currently approved)



FORT LAUDERDALE

Fort Lauderdale is known for its white sandy beaches which see 13 million visitors annually and for being the Yachting Capital of the World



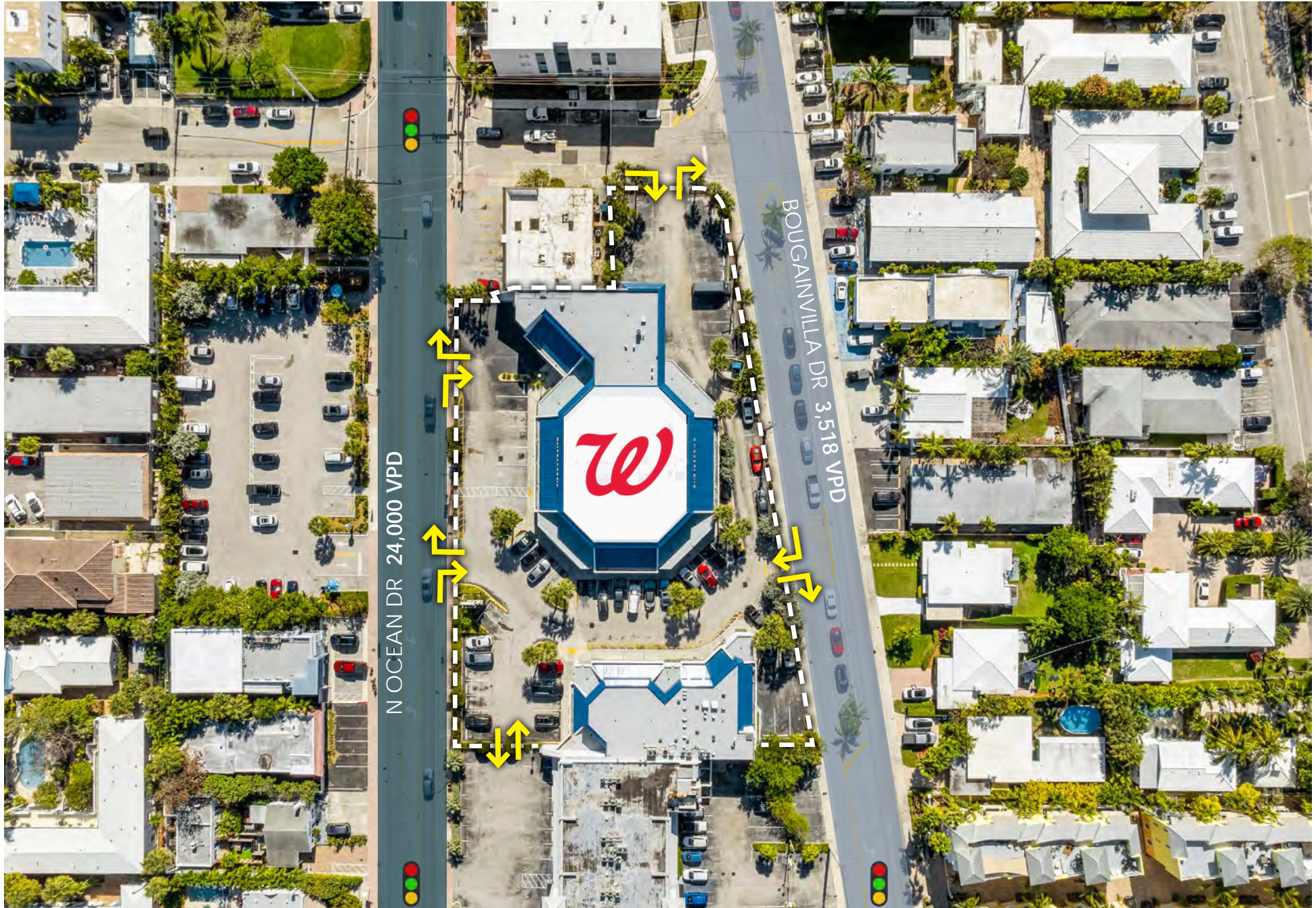
| TENANT | GUARANTEE | SF | % OF SF | RENT COMMENCEMENT | LEASE EXPIRATION | ANNUAL RENT | MONTHLY RENT | RENT PSF | RENT INCREASES | EXPENSE REIMBURSEMENTS | RENEWAL OPTIONS |
|------------------------|----------------|--------|---------|-------------------|------------------|-------------|--------------|----------|---|--|-----------------|
| Walgreens | Walgreens, Co. | 16,199 | 80.4% | 10/16/85 | 01/31/27 | \$237,767 | \$19,814 | \$14.68 | N/A | CAM: 70% Of Actual (\$31,500) RE Taxes: 70% above base year (\$33,704) Insurance: 70% above base year (\$64,526) | N/A |
| By The Sea Laundry | Personal | 2,000 | 9.9% | 07/01/22 | 01/31/27 | \$47,231 | \$3,936 | \$23.62 | N/A | NONE | N/A |
| Fisherman's Pier, Inc. | Personal | 750 | 3.7% | 02/05/25 | 01/31/27 | \$36,000 | \$3,000 | \$48.00 | Rent Increases To \$5,000 Per Month If Valet Parking Approved | NONE | N/A |
| Vacant | -- | 1,188 | 5.9% | -- | -- | -- | -- | -- | -- | -- | -- |
| CENTER TOTAL | | 20,137 | 100% | | | \$320,998 | \$26,750 | \$28.76 | | | |

UNDERWRITING ASSUMPTIONS

- 1) Analysis shows a one-year snapshot of NOI with an Analysis Period from February 1, 2025 - January 31, 2026.
2) CAM, Insurance, and Taxes are based on figures provided by the Owner.

| IN PLACE CASH FLOW | | |
|---|------------------|----------------|
| INCOME | ANNUAL | PSF |
| Base Rent | \$320,998 | \$15.94 |
| Expense Recovery | \$129,730 | \$6.44 |
| EFFECTIVE GROSS REVENUE | \$450,728 | \$22.38 |
| EXPENSES | | |
| CAM | \$45,000 | \$2.23 |
| Insurance (Property, Wind, & Liability) | \$100,000 | \$4.97 |
| Real Estate Taxes (2024) | \$72,104 | \$3.58 |
| TOTAL OPERATING EXPENSES | \$217,104 | \$10.78 |
| NET OPERATING INCOME | \$233,624 | \$11.60 |

| PRO FORMA CASH FLOW (RETAIL) | | |
|---|------------------|----------------|
| INCOME | ANNUAL | PSF |
| Base Rent | \$704,795 | \$35.00 |
| Expense Recovery | \$265,000 | \$13.16 |
| Vacancy Factor (5%) | -\$48,490 | (\$2.41) |
| EFFECTIVE GROSS REVENUE | \$921,305 | \$45.75 |
| EXPENSES | | |
| CAM | \$45,000 | \$2.23 |
| Insurance (Property, Wind, & Liability) | \$100,000 | \$4.97 |
| Real Estate Taxes | \$120,000 | \$5.96 |
| TOTAL OPERATING EXPENSES | \$265,000 | \$13.16 |
| NET OPERATING INCOME | \$656,305 | \$32.59 |



Nestled along the stunning Atlantic coastline, **LAUDERDALE-BY-THE-SEA** is a picturesque seaside village in Broward County, Florida. Known for its quaint charm and welcoming atmosphere, this small-town community is a hidden gem that offers the perfect blend of relaxed beach living and vibrant local culture.

With its unbeatable location just minutes from Fort Lauderdale and its international airport, Lauderdale-by-the-Sea offers the perfect balance of tranquility and convenience, making it an exceptional choice for those looking to enjoy Florida's coastal lifestyle.

BLUE MOON
FISH CO.

TRUIST 

ACE
Hardware

TACOCRAFT
PIER 14
PLAYA BOWLS

LAUDERDALE-BY-THE-SEA BEACH

COMMERCIAL BLVD 41,500 VPD

BENIHANA

BURGERFI

ANGLIN'S FISHING PIER

4319
N OCEAN DRIVE
Walgreens

SEAGLASS BEACH PLACE
TRADEMARK
COLLECTION BY WYNDHAM

ATLANTIC
OCEAN

INTRACOASTAL WATERWAY





1 MILE
10,726
PEOPLE
\$147,138
AHHI

3 MILES
87,175
PEOPLE
\$129,189
AHHI

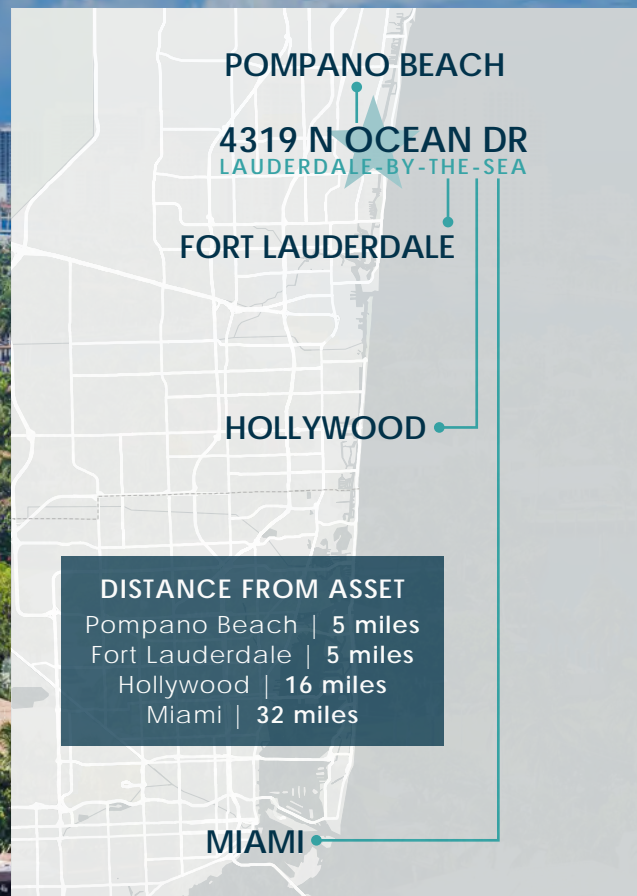
5 MILES
208,632
PEOPLE
\$117,980
AHHI

4319
N OCEAN DRIVE
Walgreens

Fort Lauderdale, located on Florida's southeastern coast, is a vibrant city known for its picturesque beaches, thriving cultural scene, and strong economic growth. As part of the dynamic Miami Metropolitan Area, the largest Metro Area in Florida, Fort Lauderdale offers an attractive environment for both businesses and residents including convenient access to Downtown Miami, Miami Beach and West Palm Beach.

Fort Lauderdale's economy is diverse, driven by key sectors such as tourism, maritime, technology, healthcare, trade, and professional services. Fort Lauderdale is home to a major trade and cruise port, international airport, and the largest boat show in the world, the Fort Lauderdale International Boat Show which significantly boosts the local economy. The city's proximity to international markets including South America and the Caribbean also fosters a strong trade and logistics sector.

Over the last decade, Fort Lauderdale has experienced tremendous population growth driven by migration due to Covid, political factors and a trend of young professionals and retirees seeking a vibrant, coastal lifestyle. In response to this growth, the city has seen more than 30,000 new apartments and condominiums constructed over the last 10 years. The construction boom reflects Fort Lauderdale's transition into a bustling urban center, with mixed-use developments offering modern amenities and proximity to key business districts.



REDEVELOPMENT
OPPORTUNITY

4319

N OCEAN DR

LAUDERDALE-BY-THE-SEA

1.23 ACRES
IN-PLACE INCOME &
MID-RISE ZONING

Exclusively Offered By



PRIMARY DEAL CONTACTS

PATRICK WAGOR

Partner
561.427.6151
pwagor@atlanticretail.com

ZACK HILGENDORF

Senior Vice President
847.722.0865
zhilgendorf@atlanticretail.com

NATIONAL TEAM

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

NICK HILGENDORF

Associate
847.414.4749
nhilgendorf@atlanticretail.com

BEN OLMSTEAD

Associate
704.651.5953
bolmstead@atlanticretail.com

MATT AUSTIN

Analyst
508.686.0437
maustin@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of 4319 Ocean Ave., Lauderdale-By-The-Sea, FL (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.