



SECOND GENERATION RESTAURANT/BAR
2,912 SQUARE FEET + PATIO

NATIVE
REALTY[®]

OVERVIEW



Address	500 N Andrews Avenue, #106, Fort Lauderdale, Florida 33301
Size	2,912 Square Feet
Price	\$38.24/SF NNN (est. \$13/SF)
Zoning	RAC-UV
Parking	Ample, Shared Retail Parking in Garage

SOUGHT AFTER FLAGLER VILLAGE LOCATION



Flagler Village - Fort Lauderdale's fastest-growing urban neighborhood, anchored by a dense concentration of new luxury apartments, creative office space, and destination retail. The area continues to attract residents, professionals, and visitors drawn to its walkable streets, curated tenant mix, and proximity to downtown. Located just minutes from Las Olas Boulevard, Brightline, and Fort Lauderdale Beach, Flagler Village offers unmatched connectivity in a true live-work-play environment.



DIRECTLY ACROSS FROM FAT VILLAGE



FAT Village - A new, walkable four-block campus in Flagler Village, featuring a 180,000 square foot T3 mass-timber office tower, residential high-rises with 850 units, boutique lodging, artist studios, and 83,600 square feet of commercial space. Pedestrian paseos link vibrant streetscapes with restaurants, galleries, and boutique retail, while lush landscaping, textured paving, ambient lighting, and curated murals create a human-centered environment for community, creativity, and convenience.



MINUTES TO THRIVE ARTS & WELLNESS DISTRICT



Thrive Art District is a dynamic cultural and entrepreneurial hub situated in Fort Lauderdale's Progresso Village neighborhood. This 5.3-acre development has transformed a once-industrial area into a vibrant community space that celebrates art, innovation, and local business.

Offering over 80,000 Sq. Feet of adaptive re-use retail bays with custom art work throughout, Thrive is home to Pulse Pilates, Alma Matcha, Sweet Leaf, Greek Sugar, YogiThot, Steamy Lit, Casa De Kava, C-ALMA, Connect Records, and many more.



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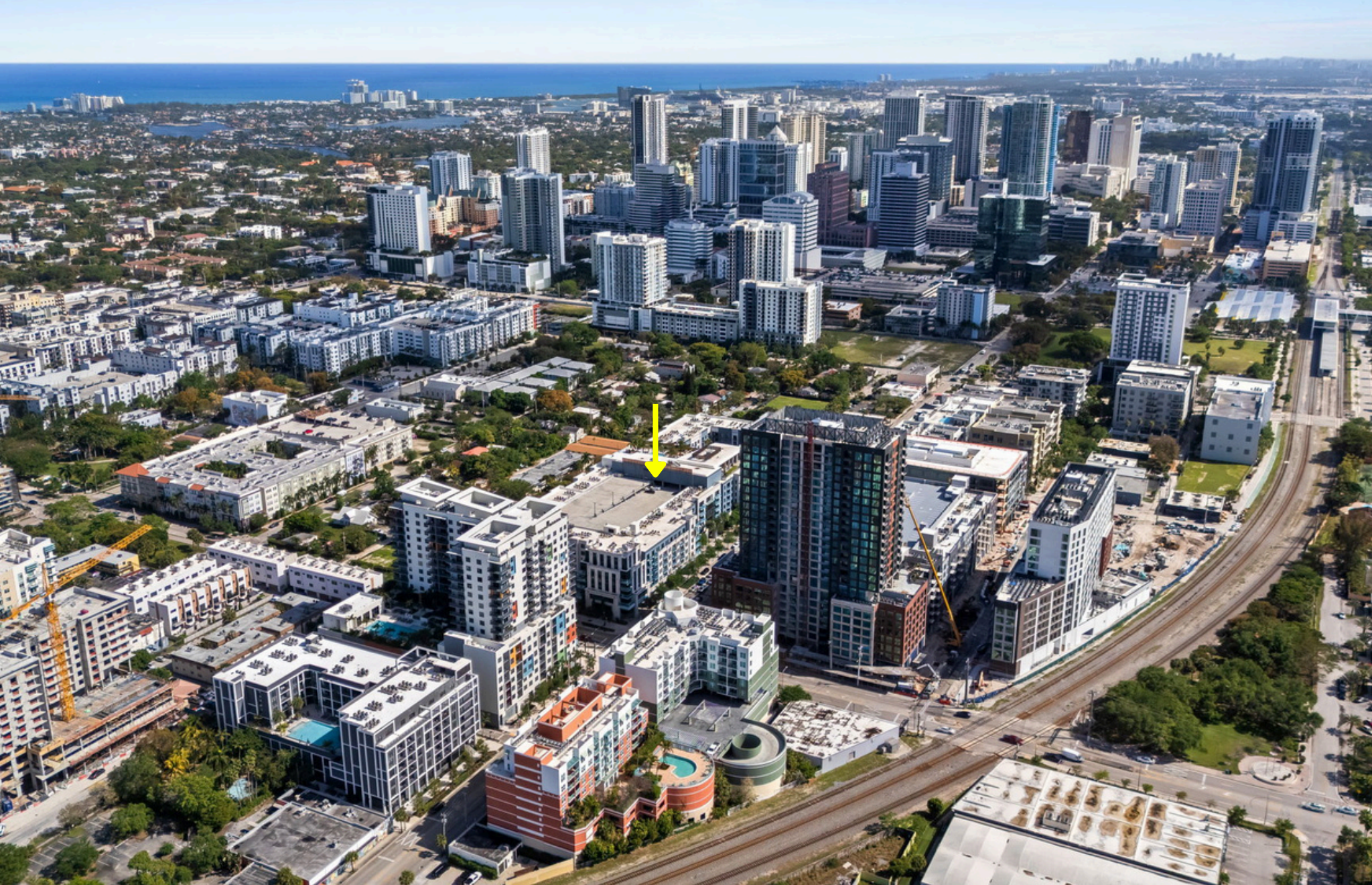
BUILT IN CUSTOMER BASE
WITH 385-RESIDENTIAL UNITS + OVER 20K SF RETAIL



OUTDOOR ACTIVATION



OUTDOOR ACTIVATION



WALKABLE + STEPS TO THOUSANDS OF APARTMENTS



INDOOR/OUTDOOR BAR



RHYTHM + VINE



EQUINOX



YOGA JOINT

HATCH



HERITAGE

by CERBONE
>>>>



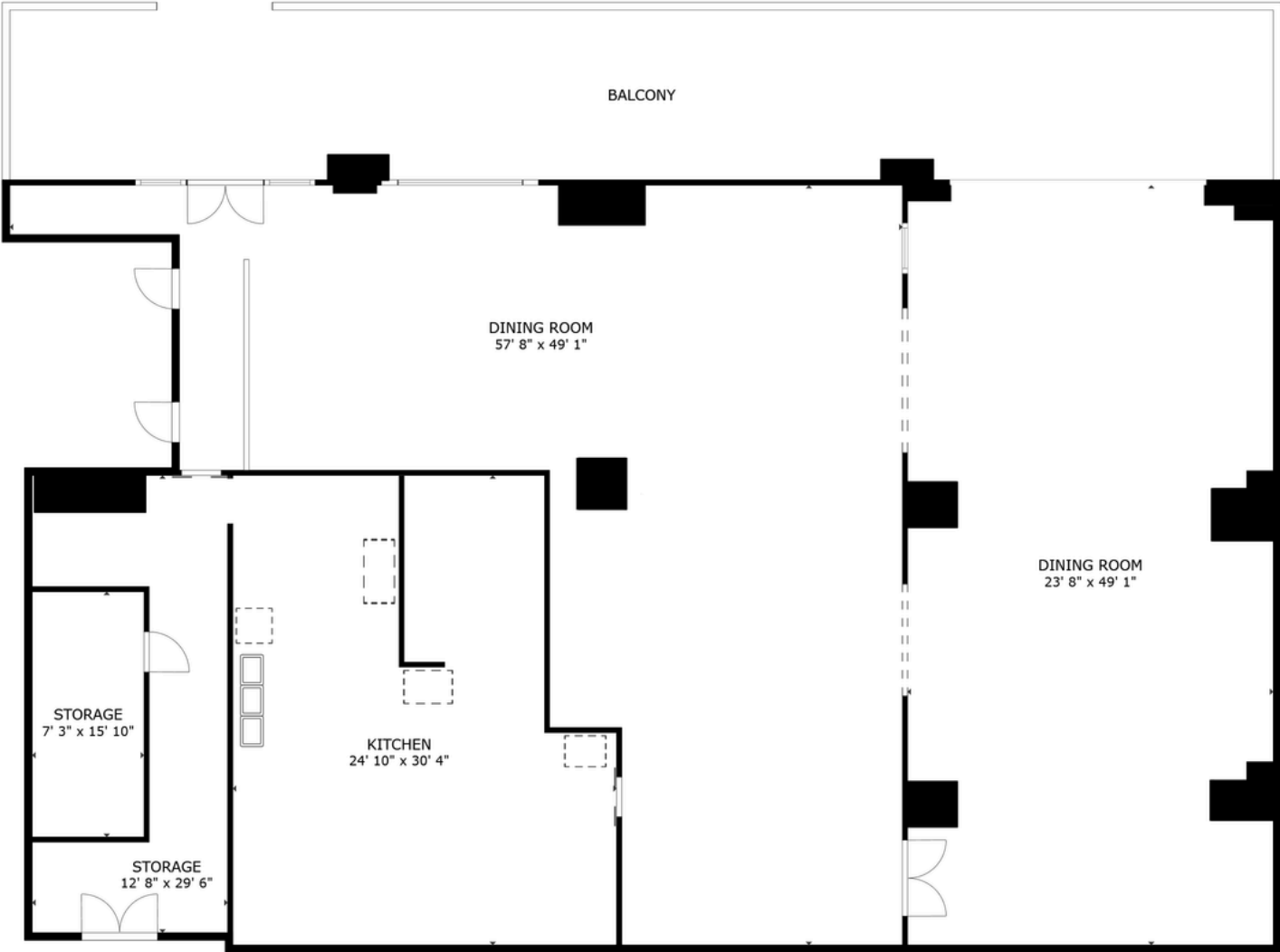
SURROUND YOUR BUSINESS WITH SOME OF FLAGLER VILLAGE'S MOST EXCITING LIST OF CURATED TENANTS AND PLUG INTO ONE OF FORT LAUDERDALE'S MOST DYNAMIC NEIGHBORHOODS.



SITE MAP



FLOOR PLAN



FLOOR PLAN

MATTERPORT



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[TO VIEW](#)

This offering is strictly confidential and subject to customary non-disclosure requirements. The business currently remains fully operational. Under no circumstances should the existing tenant, their employees, or management be contacted or disturbed. All inquiries, tours, and communications must be coordinated exclusively through the listing broker.

CONTACT



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