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626 NE 1ST AVENUE  
FT. LAUDERDALE, FL 33304

NEW CONSTRUCTION  
RETAIL/RESTAURANT SPACE  
FOR LEASE

RIPCO  
REAL ESTATE



# FLAGLER VILLAGE

Flagler Village is located in **downtown Fort Lauderdale, Florida**. What was once a neglected warehouse and residential district, has been reborn into what is **rapidly becoming Fort Lauderdale's trendiest spot**.

Since its rebirth began in the early 2000's, the area has been undergoing **significant urban renewal**. Developers, artists and residents have transformed the neighborhood, city blocks at a time. It is now noted for its budding **art districts, residential developments** and most recently its **restaurants**.

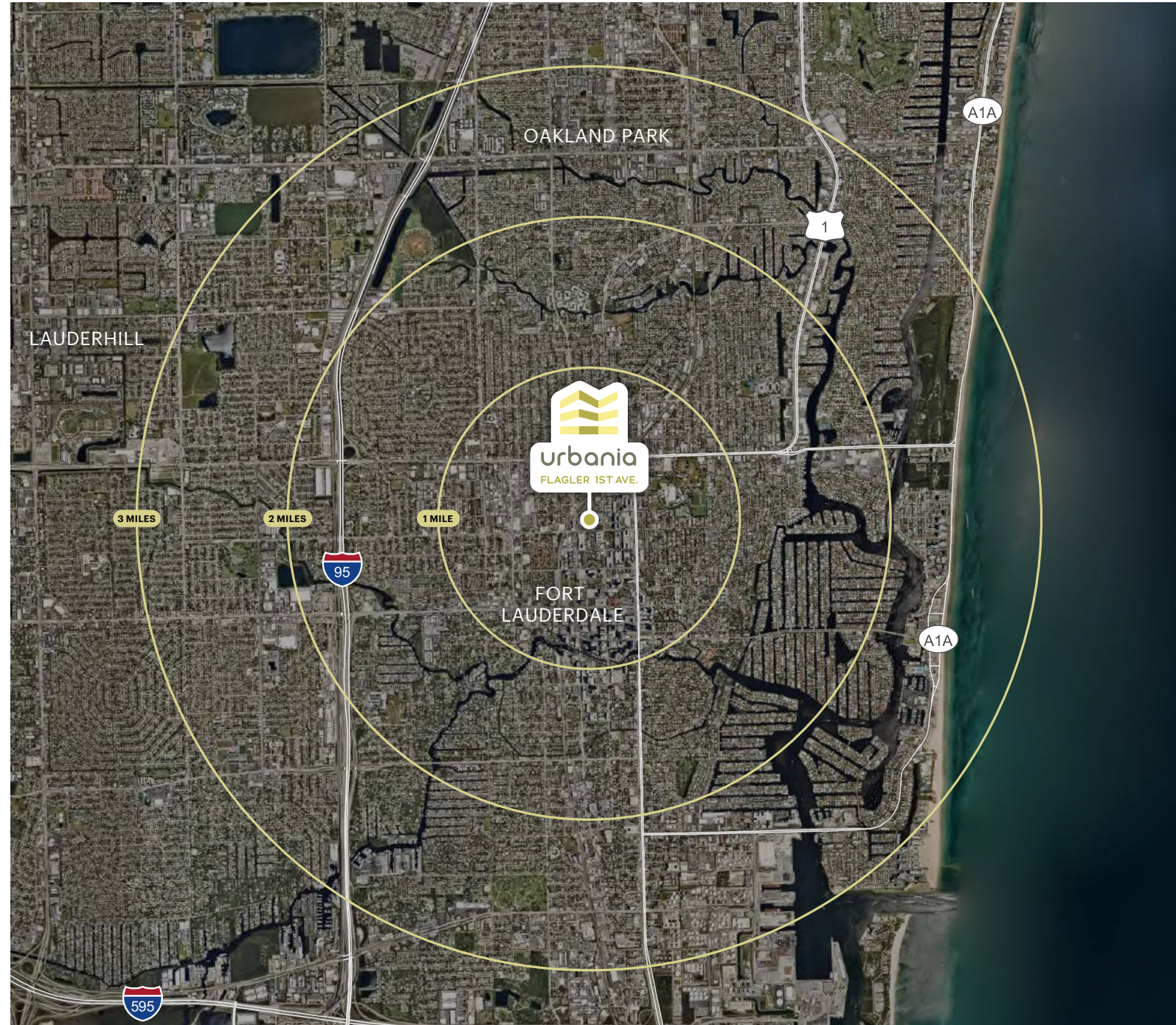
Located just north of **Las Olas Boulevard** and **downtown Fort Lauderdale**, Flagler Village is an ideal place to live, work, and play. It is home to **numerous new luxury rental buildings** and **several residential condominiums**, and townhomes. Within minutes you can get to the beach, the **Fort Lauderdale International airport**, and **I-95**. The **Flagler Arts and Technology District, (F.A.T. Village)** and **Music & Arts South of Sunrise (MASS District)** is the where artists, advertising agencies and web developers can be found. Pocket parks and urban gardens are "sprouting" throughout the neighborhood and the fabric of the community continues to develop and grow.

Flagler Village is also home to the **All Aboard Florida's Brightline train station**. Brightline offers a faster way to travel to and from **Miami, West Palm Beach** and **Orlando**.



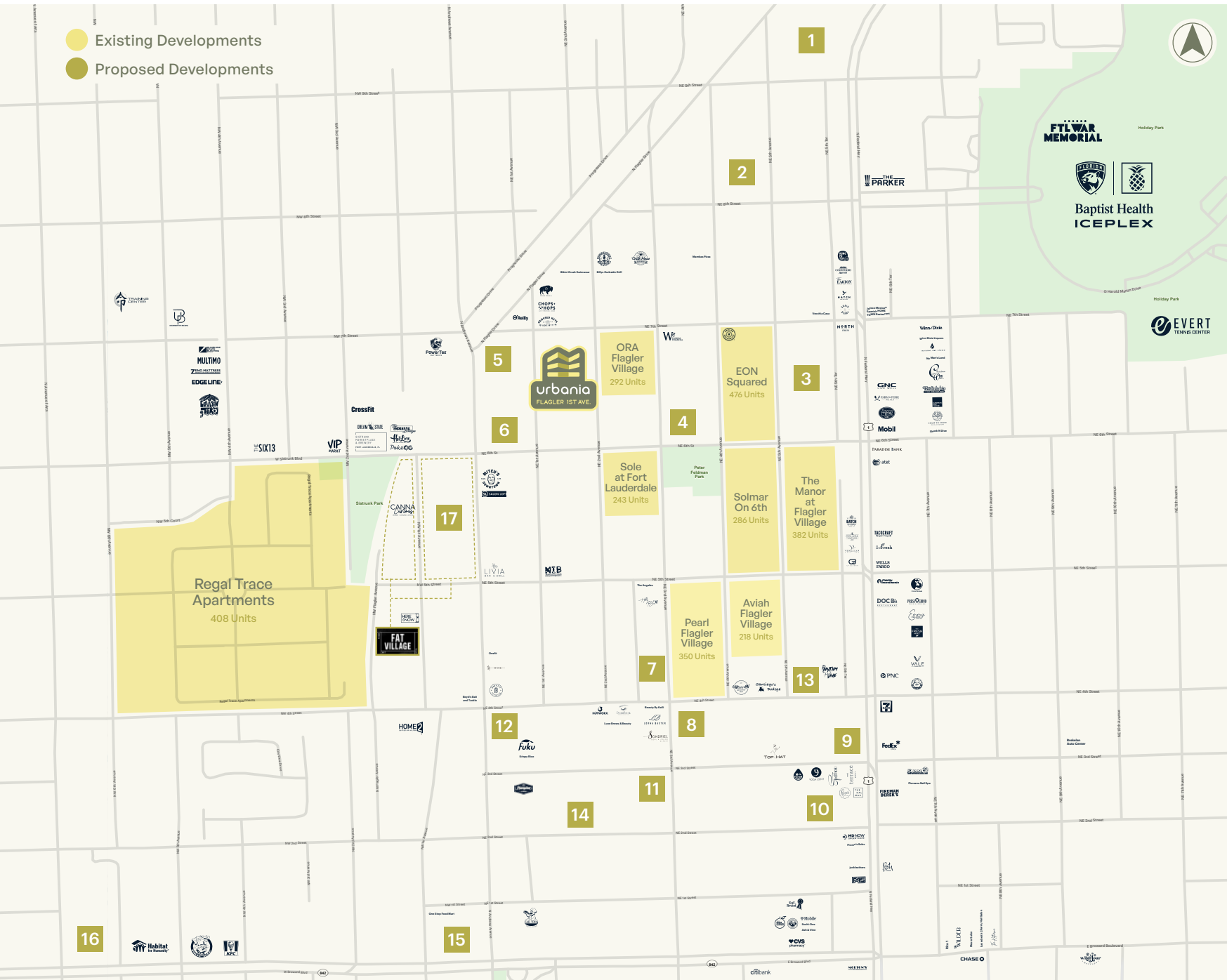
# DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Households	19,152	46,996	75,409
Households Growth Rate (2024 - 2029)	4.29%	2.11%	1.69%
Total Housing Units	22,894	54,281	87,515
Total Population	35,050	93,690	159,266
Population Density (Per Square Mile)	11,235.5	7,638.5	6,193.0
Average Household Income	\$137,180	\$136,821	\$134,414
Median Household Income	\$101,028	\$90,934	\$85,398
Per Capita Income	\$75,527	\$68,703	\$63,854
Per Capita Income Growth Rate (2024 - 2029)	1.77%	2.19%	2.38%
Average Home Value	\$749,960	\$793,215	\$775,365
Daytime Population	70,549	136,542	216,135
Daytime Population Density (Per Square Mile)	22,615.0	11,132.3	8,404.3
Population Growth Rate (2024 - 2029)	4.29%	2.11%	1.69%
Food Away From Home (Consumer Spending)	\$100.1 MM	\$238.7 MM	\$371.4 MM
Apparel & Services (Consumer Spending)	\$60.3 MM	\$144.7 MM	\$224.8 MM
Total Retail Goods (Consumer Spending)	\$691.0 MM	\$1.73 B	\$2.75 B



# URBANIA Flagler 1st

- Existing Developments
- Proposed Developments



# 626 NE 1st Avenue

	<b>Flagler 626</b> 12 Stories 99 Units		<b>201 N Federal Hwy</b> 2 Towers 824 Units 10.3k SF Retail
	<b>901 North</b> 202,495 SF 797 Units 188 Hotel Keys		<b>200 NE 3rd</b> 43 Stories 388 Units 2.6k SF Retail
	<b>Flagler Creative</b> 30 Stories 379 Units 8k SF Retail		<b>DNA Towers</b> 2 Towers 612 Units 74k SF Retail
	<b>Flagler Sixth</b> 561 Units 77k SF Retail <i>Grocery store coming soon</i>		<b>Flagler Sky View</b> 30 Stories 270 Units 2.6k SF Retail
	<b>Astor Park</b> 12 Stories 252 Units 1.2k SF Retail		<b>Fifield</b> 48 Stories 400 Units 4k SF Retail
	<b>650 N Andrews</b> 14 Stories 257 Units 11.4k SF Retail		<b>11 N Andrews</b> 47 Stories 425 Units 7.4k SF Retail
	<b>Gallery FAT Village</b> 16 Stories 263 Units 2.4k SF Retail		<b>Station Village</b> 36 Stories 400 Units 4.7k SF Retail
	<b>URBN</b> 16 Stories 217 Units 3.2k SF Retail		<b>T3 FAT Village</b> 858 Units 170k SF Class AA Office 86k SF Retail
	<b>Ombelle</b> 43 Stories 959 Units 11.4k SF Retail + Equinox		<b>317 N Federal Hwy</b> 2 Towers 716 Units 2.6k SF Retail



## PROPERTY DETAILS

### SPACE AVAILABILITY

#### *Proposed Divisions*

Retail A:	447 SF
Retail B:	1,101 SF*
Retail C:	1,332 SF*
Retail D:	801 SF
Total:	3,681 SF

\*B & C can be combined

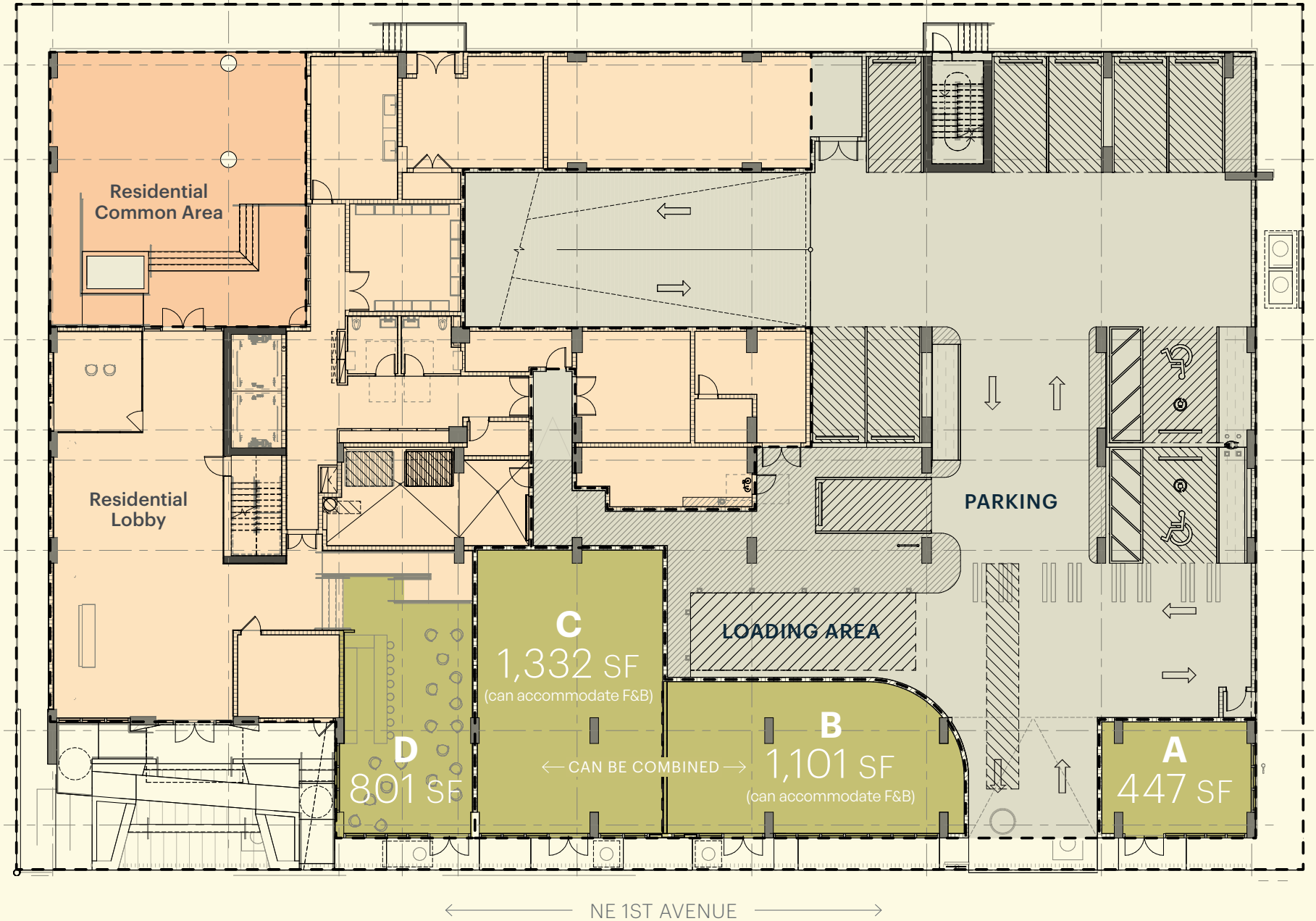
### COMMENTS

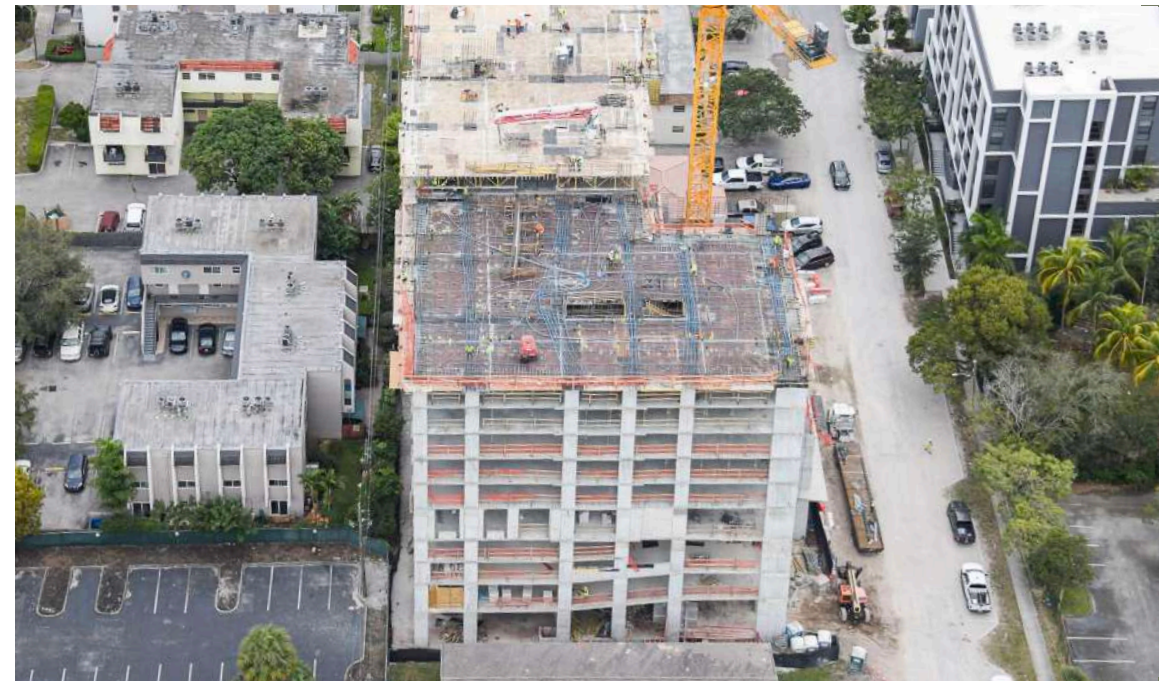
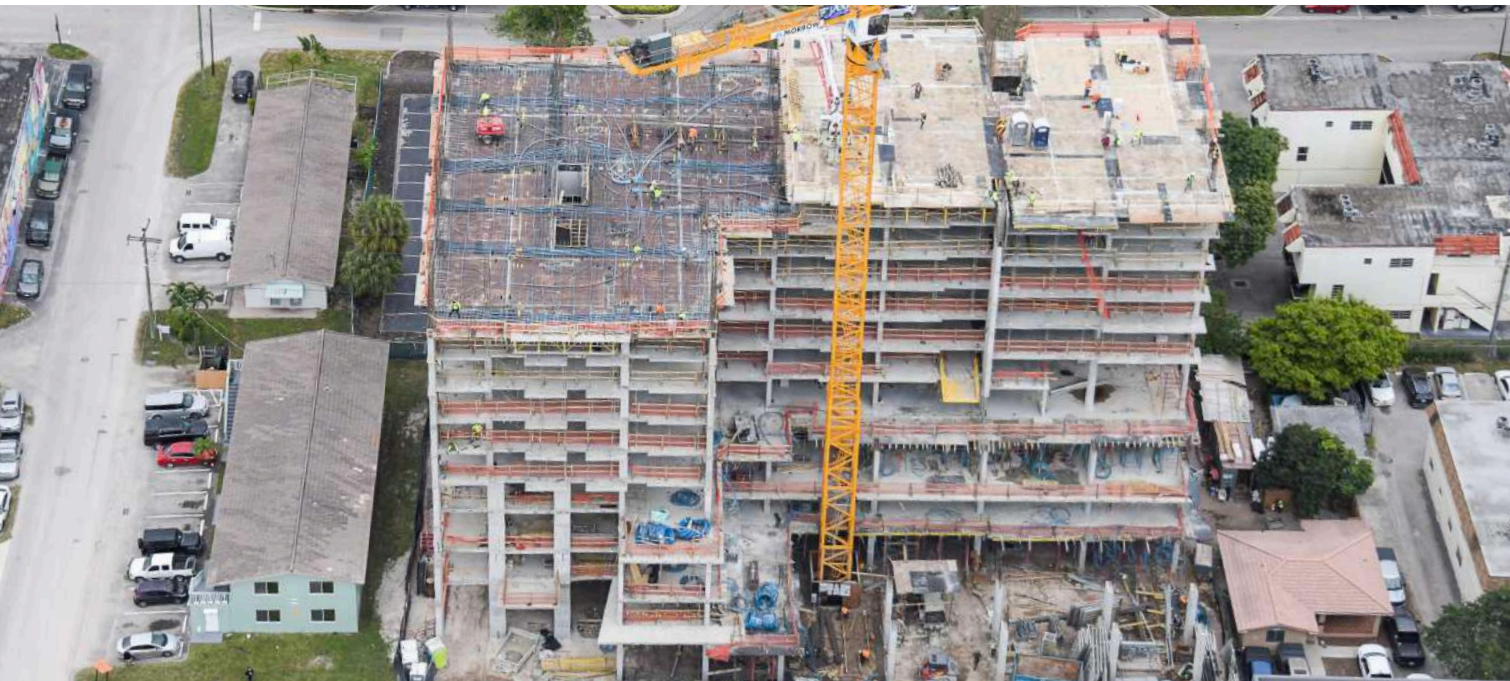
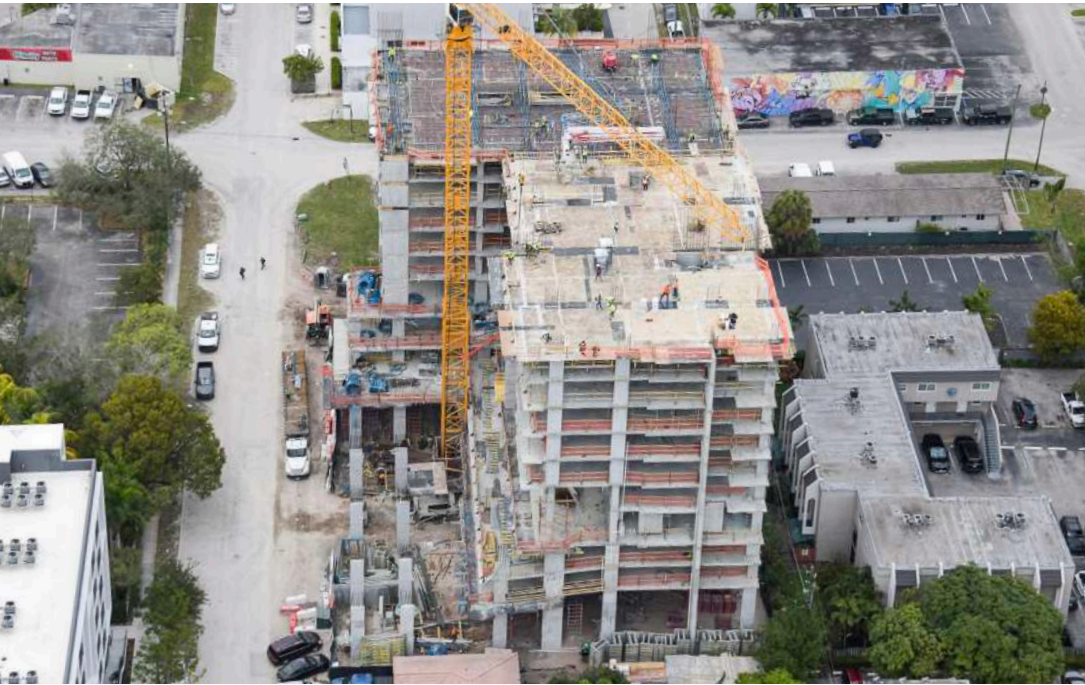
- Ground floor spaces feature 18+ FT ceilings
- Delivery approximately Q1 2027

### DEVELOPMENT HIGHLIGHTS

- 110 total apartment units
- 131 proposed parking spaces  
(15 dedicated to retail)

# FLOOR PLAN





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REAL ESTATE

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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