OFFERING MEMORANDUM

TARPON VILLAGE

1212-1222 S Andrews Ave & 12 SE 12th St, Fort Lauderdale, FL 33316
5 Buildings + Land | 17,489 Sq Ft | 1.19 AC

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.
Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

1 PROPERTY *INFORMATION*

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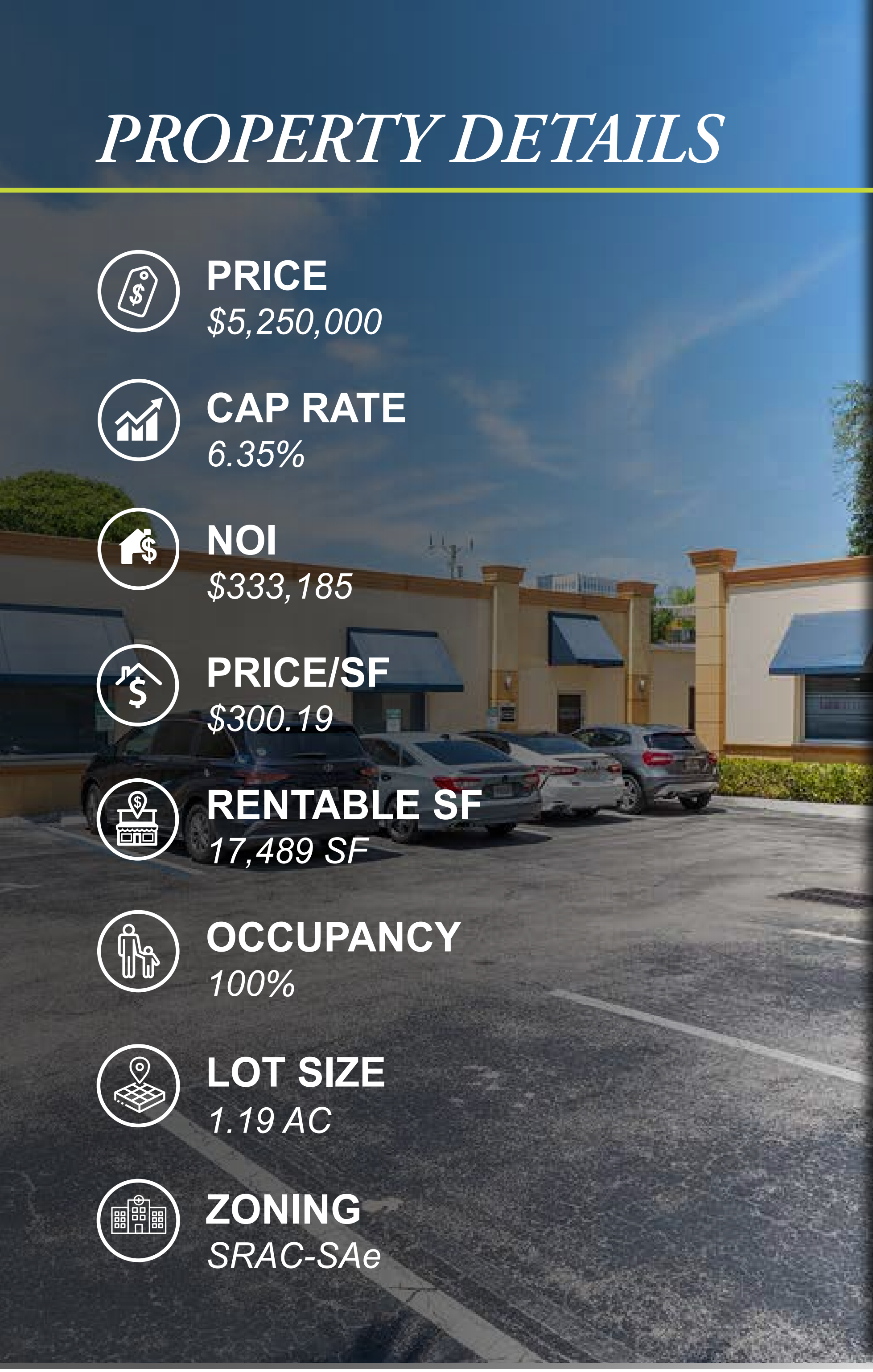

PROPERTY DETAILS

PRICE
$5,250,000

CAP RATE
6.35%

NOI
$333,185

PRICE/SF
$300.19

RENTABLE SF
17,489 SF

OCCUPANCY
100%

LOT SIZE
1.19 AC

ZONING
SRAC-SAe

1212-1222 S Andrews Ave & 12 SE 12th St,
Fort Lauderdale, FL 33316

Office + Land Property

Tarpon Village presents a rare opportunity to acquire a multi-parcel medical and professional office investment with significant covered land and future redevelopment potential in the heart of Fort Lauderdale. Located along Andrews Avenue, the property consists of seven parcels totaling approximately 1.19 acres with five buildings totaling 17,489 RSF.

The asset offers strong in-place cash flow with additional upside through lease rollover and mark-to-market rental growth, as several tenants are currently operating on short-term gross leases at below-market rents. The tenancy is anchored by Holy Cross, occupying approximately 3,200 SF, alongside Sharpe Project Developments, which has successfully operated out of the property for over 20 years and occupies 4,989 SF.

In addition to the current income stream, the property offers long-term redevelopment potential with a proposed 107-unit residential concept already studied across the site. While not currently entitled, substantial preliminary redevelopment work has been completed, positioning the asset as a strong future Live Local Act candidate.

Strategically located near Downtown Fort Lauderdale, Las Olas, and Flagler Village, Tarpon Village offers investors the rare ability to acquire a stabilized urban infill asset with immediate cash flow, below-market rents, and long-term redevelopment optionality in one of South Florida's strongest growth markets.

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PROPERTY HIGHLIGHTS

1212-1222 S Andrews Ave & 12 SE 12th St, Fort Lauderdale, FL 33316

Office + Land Property

STRONG IN-PLACE CASH FLOW WITH UPSIDE

- Immediate cash flow from established tenancy
- Average in-place rents approximately 10% below market
- Opportunity to increase NOI through expense recoveries and lease administration
- Additional upside through future lease rollover

ESTABLISHED TENANCY

- 17,489 SF multi-tenant medical/office property
- Holy Cross anchors approximately 3,200 SF
- Sharpe Project Developments has operated on-site for 20+ years
- Long history of stable occupancy

PRIME INFILL LOCATION

- Signalized hard corner of Andrews Ave & Davie Blvd
- Minutes to Broward Health, Downtown Fort Lauderdale, Las Olas, Flagler Village & Brightline
- Easy access to I-95, SR-84, US-1, FLL Airport & Port Everglades
- Surrounded by continued residential and mixed-use development

WELL-MAINTAINED PROPERTY

- Professionally maintained by current ownership for 20+ years
- No significant deferred maintenance
- Operational upside without major capital investment
- Pride of ownership throughout

FLEXIBLE INVESTMENT OPPORTUNITY

- Attractive opportunity for investors, family offices, and developers
- Multiple value-add and long-term hold strategies
- Strong cash flow with long-term appreciation potential

LONG-TERM REDEVELOPMENT POTENTIAL

- 1.19-acre assemblage across seven parcels
- Conceptual land use and feasibility study illustrates potential for approximately 107 residential units
- Potential future redevelopment under the Live Local Act
- Significant long-term land value beyond today’s cash flow

PARCEL OUTLINE

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EAST AERIAL

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NORTHEAST AERIAL

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WEST AERIAL


95
ExtraSpace Storage
Longbow Marine
FIRST HORIZON
PNC
Shell
S Andrews Ave: 18,000+ VPD
Davie Blvd: 30,000+ VPD
Rustic Manor
Recently Renovated 24-Unit
Multifamily Property

SOUTHEAST AERIAL

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EXTERIOR PHOTOS

INTERIOR PHOTOS

SHARPE PROJECT DEVELOPMENTS

INTERIOR PHOTOS

HOLY CROSS HEALTH

INTERIOR PHOTOS

Additional Tenants

2

FUTURE DEVELOPMENT *OPPORTUNITY*

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LIVE LOCAL ACT

The Live Local Act (SB 102), signed into law in 2023 and amended in 2024 and 2025, is a major Florida legislative initiative aimed at increasing the availability of affordable and workforce housing. It incentivizes the development of multi-family, mixed-use residential projects by providing significant land use, zoning, and tax benefits to developers who reserve at least 40% of their residential units for affordable housing for 30 years.

Development Pipeline & Impact

- **55,000+ rental units** have been proposed across 182 separate project applications statewide.
- **6,316+ units** spanning 14 projects are actively under construction.
- **3,171 dedicated affordable units** across 23 properties have already completed construction or been formally added to the state's inventory.
- **40% minimum** requirement of total units in any given project must be set aside for workforce or affordable housing for at least 30 years to secure the zoning preemptions.

Geographical Footprint

- **20 out of 67** Florida counties currently host active or proposed Live Local Act projects.
- **~50% of all proposals** are heavily concentrated within Miami-Dade County, making it the primary hub for the Act's land use mandate.
- **Top 5 most active counties** in order of project submissions are: Miami-Dade, Hillsborough, Broward, Palm Beach, and Orange

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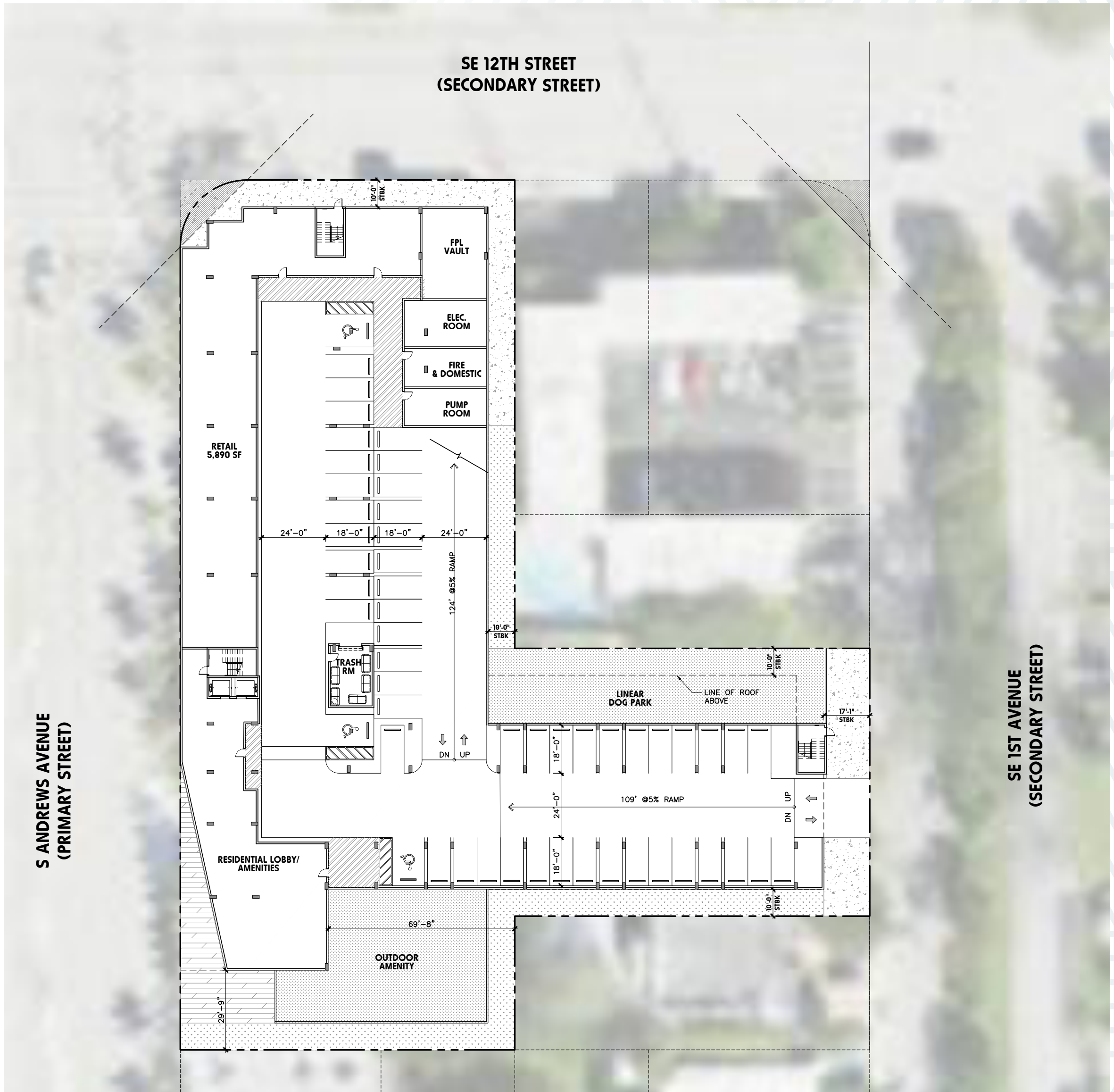
LAND STUDY

ZONING DATA				
Property Information				
Folio:	5042-15-10-0220; 5042-15-10-0230; 5042-15-10-0240; 5042-15-10-0250; 5042-15-10-0260; 5042-15-10-0270; 5042-15-10-0330			
Property Address:	1212 S ANDREWS AVE, 12 SE 12 STREET, 1214 S ANDREWS AVE, 1216 S ANDREWS AVE, 1222 S ANDREWS AVE, SE 1 AVENUE			
Site Area:	**Square Footage (sf)**		**Acres (ac)**	
Overall Gross Area	.00 sf		.00 ac	
Overall Net Area	53,750.87 sf		1.23 ac	
Existing Zoning:	SRAC-SAe			
Density	**Required**		**Proposed**	
Total Density	No limit per Live Local Act		**107 units**	
REGULATORY GUIDELINES				
Building Setbacks	**Required**		**Proposed**	
Build to Line	**Primary Street**	**Secondary Street**		
Primary Street (S Andrews Ave)	0'-0"	0'-0"	0'-0"	
Secondary Street (SE 12th St)	5 ft min - 10 ft max.	5 ft min - 10 ft max.	10'-0"	
Side & Rear yard Setback	**Side**	**Rear**	**Proposed**	
When abutting existing residential zone or use	10'-0" min.	10'-0" min.	10'-0"	
Shoulder Height	25 ft (2 stories) min. 75 ft (6 stories) max	25 ft (2 stories) min. 75 ft (6stories)max.	75 ft (6 stories)max.	
Min. Tower Stepback	0'-0" for structures along Andrews Ave.	0'-0" for structures along Andrews Ave. from front and corner	0'-0"	
Tower Floor plate-Residential	8,000 sf to 12,000 sf		11,519 sf	
Building Height	110 ft. (10 stories max)		8 stories	
PARKING				
	Required		**Proposed**	
Residential Uses	# DU or sf	# of spaces	Parking Garage	
Efficiency/1BD Units @ 1.75 sp/unit	67 units	117 sp	Level 1	52.0 sp
2BD Units @ 2 sp/unit	40 units	70 sp	Level 2	72.0 sp
Sub-Total	107 units	187 sp	Level 3	87.0 sp
Commercial Uses				
Retail (1sp/250sf)	5,940 sf	24 sp		
Total Required :		211 sp	**211 sp**	

UNIT BREAKDOWN							
Unit Type	**SF/Unit Provided**	**Level 4**	**Levels 5-6 (Per Level)**	**Levels 7-8 (Per Level)**	**Total Units**	**Leasable**	**% of Totals**
STUDIO							
ST1	649 sf	1 units	1 units	units	3 units	1,947 sf	32%
ST2	520 sf	5 units	8 units	5 units	31 units	16,120 sf	
Sub-Total		6 units	9 units	5 units	**34 units**	**18,067 sf**	
1BD							
A1	746 sf	4 units	4 units	3 units	18 units	13,428 sf	31%
A2	767 sf	3 units	3 units	units	9 units	6,903 sf	
A3	722 sf	2 units	2 units	units	6 units	4,332 sf	
Sub-Total		9 units	9 units	3 units	**33 units**	**24,663 sf**	
2BD							
B1	1,025 sf	9 units	10 units	3 units	35 units	35,875 sf	37%
B2	1,022 sf	1 units	1 units	1 units	5 units	5,110 sf	
B3	1,193 sf	1 units	1 units	units	3 units	3,579 sf	
Sub-Total		11 units	12 units	4 units	**40 units**	**44,564 sf**	
Grand Total		26 units	30 units	12 units	**107 units**	**71,174 sf**	**100%**
						665 avg sf/unit	



01 Conceptual Site Plan
SCALE 1"=20'-0"

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LAND STUDY

107
UNITS

8
STORIES

211
PARKING SPACES

71,174
RENTABLE SF

Disclaimer: The redevelopment concepts shown are based on a preliminary feasibility study and are for illustrative purposes only. No rezoning, entitlement, site plan approval, or other governmental approvals have been obtained. Buyers should independently verify all development potential.

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OFFICE SALE *COMPARABLES*

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OFFICE SALE COMPARABLES MAP

OFFICE SALE COMPARABLES

1

401 SE 12TH ST

Fort Lauderdale, FL 33316

Year Built:	2011
Building SF:	19,636 SF
Price Per SF:	$331.02
Sold For:	$6,500,000
Sold On:	2025-11-03
Lot Size:	0.42 Acres

2

201 E DAVIE BLVD

Fort Lauderdale, FL 33316

Year Built:	2018
Building SF:	7,541 SF
Price Per SF:	$649.78
Sold For:	$4,900,000
Sold On:	2025-07-02
Lot Size:	0.42 Acres

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OFFICE SALE COMPARABLES

3 100 SE 6TH ST

Fort Lauderdale, FL 33301

Year Built:	1959
Building SF:	3,690 SF
Price Per SF:	$293.77
Sold For:	$1,084,000
Sold On:	2024-12-13
Lot Size:	0.16 Acres

4 614 S FEDERAL HWY

Fort Lauderdale, FL 33301

Year Built:	1985
Building SF:	28,053 SF
Price Per SF:	$363.60
Sold For:	$10,200,000
Sold On:	2024-08-02
Lot Size:	1.59 Acres

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OFFICE SALE COMPARABLES

5

400 N ANDREWS AVE

Fort Lauderdale, FL 33301

Year Built:	1987
Building SF:	16,875 SF
Price Per SF:	$339.56
Sold For:	$5,730,000
Sold On:	2026-03-20
Lot Size:	0.65 Acres

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OFFICE SALE COMPARABLES SUMMARY

#		PROPERTY NAME	SALES PRICE	BLDG SF	PRICE/SF	SALE DATE
1		***401 SE 12TH ST*** Fort Lauderdale, FL 33316	$6,500,000	19,636 SF	$331.02	11/03/2025
2		***201 E DAVIE BLVD*** Fort Lauderdale, FL 33316	$4,900,000	7,541 SF	$649.78	07/02/2025
3		***100 SE 6TH ST*** Fort Lauderdale, FL 33301	$1,084,000	3,690 SF	$293.77	12/13/2024
4		***614 S FEDERAL HWY*** Fort Lauderdale, FL 33301	$10,200,000	28,053 SF	$363.60	08/02/2024
5		***400 N ANDREWS AVE*** Fort Lauderdale, FL 33301	$5,730,000	16,875 SF	$339.56	03/20/2026
		TOTALS/AVERAGES	**$5,682,800**	**15,159 SF**	**$374.88**	

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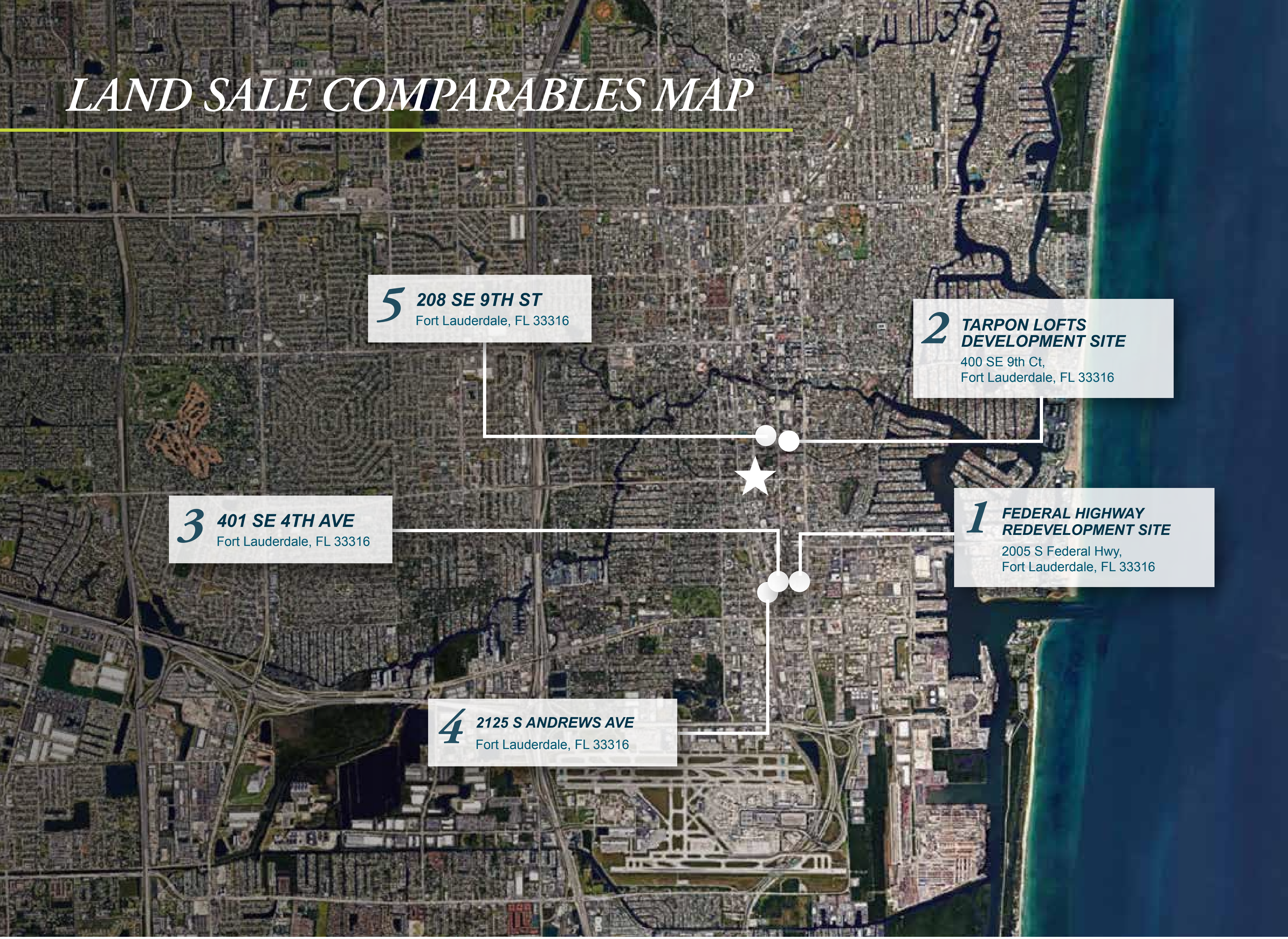
4 LAND SALE *COMPARABLES*

LAND SALE COMPARABLES MAP



LAND SALE COMPARABLES

1 FEDERAL HIGHWAY REDEVELOPMENT SITE

2005 S Federal Hwy, Fort Lauderdale, FL 33316

Price:	**$5,850,000**
Price/Acre:	**$6,093,750**
Lot Size:	**0.96 Acres**

2 TARPON LOFTS DEVELOPMENT SITE

400 SE 9th Ct, Fort Lauderdale, FL 33316

Price:	**$1,100,000**
Price/Acre:	**$3,793,103.45**
Lot Size:	**0.29 Acres**

3 401 SE 4TH AVE

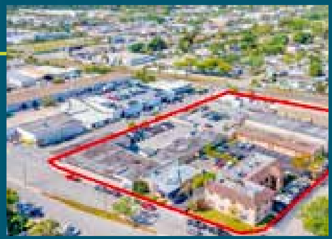
Fort Lauderdale, FL 33316

Price:	**$2,300,000**
Price/Acre:	**$7,419,354.84**
Lot Size:	**0.31 Acres**

4 2125 S ANDREWS AVE

Fort Lauderdale, FL 33316

Price:	**$15,200,000**
Price/Acre:	**$5,714,285.71**
Lot Size:	**2.66 Acres**



5 208 SE 9TH ST

Fort Lauderdale, FL 33316

Price:	**$2,425,000**
Price/Acre:	**$5,914,634.15**
Lot Size:	**0.41 Acres**

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LAND SALE COMPARABLES SUMMARY

		PROPERTY NAME	SALES PRICE	PRICE/ACRE	SALE DATE
1		**FEDERAL HIGHWAY REDEVELOPMENT SITE** 2005 S Federal Hwy, Fort Lauderdale, FL	$5,850,000	$6,093,750	01/13/2025
2		**TARPON LOFTS DEVELOPMENT SITE** 400 SE 9th CT, Fort Lauderdale, FL	$1,100,000	$3,793,103	09/26/2024
3		**401 SE 4TH AVE** Fort Lauderdale, FL	$2,300,000	$7,419,354	03/27/2024
4		**2125 S ANDREWS AVE** Fort Lauderdale, FL	$15,200,000	$5,714,285	02/15/2024
5		**208 SE 9TH ST** Fort Lauderdale, FL	$2,425,000	$5,914,634	08/17/2023
TOTALS/AVERAGES			**$5,375,000**	**$5,779,569**	

5 FINANCIAL *ANALYSIS*

RENT ROLL

Suite	Tenant	Square Feet	GLA %	Lease Term		Rent Rates					Recovery Type
				Lease Start	Lease Expires	Dates	Monthly	Annual	PSF	Incr	
101	Holy Cross	3,200 SF	18.30%	6/1/23	6/30/28	6/1/26	$9,616	$115,392	$36.06		MG
						6/1/27	$9,904	$118,854	$37.14	3.00%	
						6/1/28	$10,202	$122,419	$38.26	3.00%	
	Notes: - 1 x 5 yr option - Landlord pays; Tenant pays increases >4% over prior year baseline; Sec. 5.3										
201-203	Sharpe Project Developments	4,989 SF	28.53%	10/1/04	12/31/28	10/1/26	$15,446	$185,352	$37.15		Gross
						10/1/27	$15,909	$190,913	$38.27	3.00%	
						10/1/28	$16,387	$196,640	$39.41	3.00%	
301	Paradise Speech Therapy	1,834 SF	10.49%	6/1/24	10/31/27	6/1/26	$4,864	$58,371	$31.83		MG
						6/1/27	$5,010	$60,122	$32.78	3.00%	
	Notes: - Tenant pays 10% pro-rata share of RE tax increases >3% over prior calendar year										
302	The Weitz Company	2,355 SF	13.47%	7/17/12	7/31/28	7/17/26	$6,020	$72,234	$30.67		Gross
						7/17/27	$6,260	$75,123	$31.90	4.00%	
						7/17/28	$6,511	$78,128	$33.18	4.00%	
401-402	Lifestyle International Realty	1,540 SF	8.81%	6/1/22	7/31/28	6/1/26	$4,622	$55,465	$36.02		MG
						6/1/27	$4,761	$57,129	$37.10	3.00%	
						6/1/28	$4,904	$58,843	$38.21	3.00%	
	Notes: - Tenant pays increases in RE Tax Expenses >3% over prior calendar year. Base year: 2021 RE Tax = $12,136.57										
501	Tartack Chiropractic & Wellness Center	1,770 SF	10.12%	12/15/14	11/30/28	12/15/25	$4,051	$48,610	$27.46		Gross
						12/15/26	$4,172	$50,068	$28.29	3.00%	
						12/15/27	$4,298	$51,570	$29.14	3.00%	
502	UNCF	948 SF	5.42%	6/19/07	6/30/27	6/19/26	$3,043	$36,519	$38.52		Gross
						6/19/27	$3,135	$37,615	$39.68	3.00%	
503	Tuttle Family Companies	853 SF	4.88%	10/15/25	4/30/27	10/15/25	$1,900	$22,800	$26.73		MG
						10/15/26	$1,900	$22,800	$26.73	-	
	Notes: - RE Tax & Insurance Expense in excess of (105%) of the expense for the calendar year prior to the year of the commencement date										
	Totals / Avgs	17,489 SF	100%				$49,562	$594,743	$34.01		

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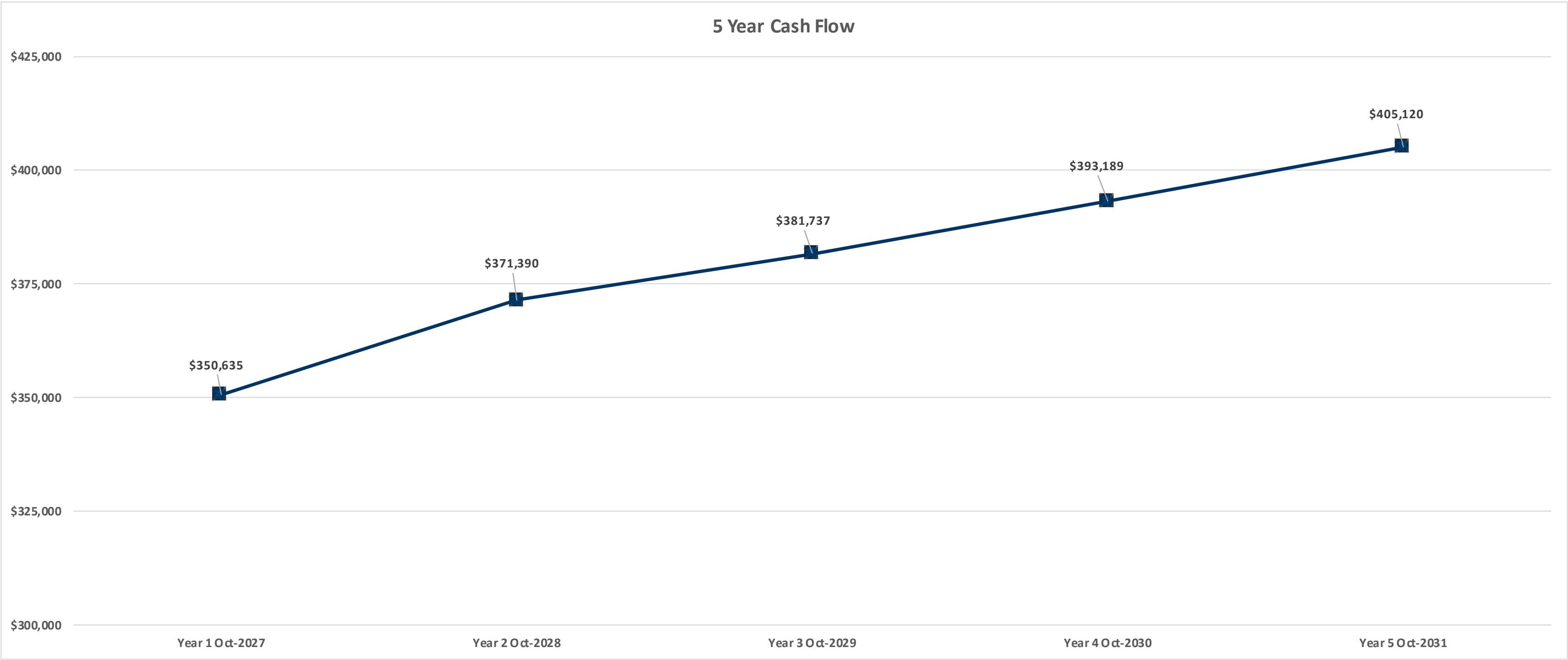
5-YEAR CASH FLOW ANALYSIS

5 YEAR CASH FLOW **ANALYSIS**

For the Years Starting		Current Oct-2026	PSF	Year 1 Oct-2027	PSF	Year 2 Oct-2028	PSF	Year 3 Oct-2029	PSF	Year 4 Oct-2030	PSF	Year 5 Oct-2031	PSF	Totals
Rental Income														
Total Office Rents		$594,743	$34.01	$636,902	$36.42	$666,901	$38.13	$686,071	$39.23	$706,653	$40.41	$727,853	$41.62	$3,424,380
CAM Recoveries		$16,100	$0.92	$113	$0.01	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$113
Potential Gross Revenue		$610,843	$34.93	$637,015	$36.42	$666,901	$38.13	$686,071	$39.23	$706,653	$40.41	$727,853	$41.62	$3,424,493
Vacancy Allowance	5.00%	$30,542	$1.75	$31,851	$1.82	$33,345	$1.91	$34,304	$1.96	$35,333	$2.02	$36,393	$2.08	$171,225
Effective Gross Income		$580,301	$33.18	$605,164	$34.60	$633,556	$36.23	$651,767	$37.27	$671,321	$38.39	$691,460	$39.54	$3,253,268
Operating Expenses														
RE Taxes		$80,000	$4.57	$82,400	$4.71	$84,872	$4.85	$87,418	$5.00	$90,041	$5.15	$92,742	$5.30	$437,473
Insurance		$53,599	$3.06	$55,207	$3.16	$56,863	$3.25	$58,569	$3.35	$60,326	$3.45	$62,136	$3.55	$293,101
Utilities		$21,600	$1.24	$22,248	$1.27	$22,915	$1.31	$23,603	$1.35	$24,311	$1.39	$25,040	$1.43	$118,118
Repairs & Maintenance		$32,517	$1.86	$33,493	$1.92	$34,497	$1.97	$35,532	$2.03	$36,598	$2.09	$37,696	$2.16	$177,816
Management Fee		$24,000	$1.37	$24,720	$1.41	$25,462	$1.46	$26,225	$1.50	$27,012	$1.54	$27,688	$1.58	$28,518
Trash		$13,200	$0.75	$13,596	$0.78	$14,004	$0.80	$14,424	$0.82	$14,857	$0.85	$15,302	$0.87	$72,183
Pest Control		$12,000	$0.69	$12,360	$0.71	$12,731	$0.73	$13,113	$0.75	$13,506	$0.77	$13,911	$0.80	$65,621
Landscaping		$10,200	$0.58	$10,506	$0.60	$10,821	$0.62	$11,146	$0.64	$11,480	$0.66	$11,825	$0.68	$55,778
Total Operating Expenses		$247,116	$14.13	$254,529	$14.55	$262,165	$14.99	$270,030	$15.44	$278,131	$15.90	$286,340	$16.37	$1,351,197
Net Operating Income		$333,185	$19.05	$350,635	$20.05	$371,390	$21.24	$381,737	$21.83	$393,189	$22.48	$405,120	$23.16	$1,902,072

Notes
Analysis start date is 10/1/2026 assuming a 3 month close date
Expenses are based on owner's current 2026 P&L
RE Taxes have been reassessed based on Broward County property appraiser site
Expense inflation rate is based on 3% increases.
New Tenant MLA is based on Gross Market Rents $37.50/SF
Tenant recovery structures are based on lease structures from Holy Cross, Paradise Speech, Tatack Chiropractic, and Tuttle Family Companies

ASSUMPTIONS



Market Lease Assumptions			
	Lease Rate	Term	% Inc
Office Unit	$37.50/SF	15	3.00%

Time & Inflation	
Expense Growth	3%
Vacancy Allowance	5%

WALT	
WALT AREA	1.98 Years

Notes:

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FSCA QUOTE MATRIX

Tarpon Village Office	Quote 1	Quote 2
Execution Type:	**Bank**	**Credit Union**
Loan Amount:	$3,341,000 - $3,437,000	$3,325,000 - $3,388,000
Rate:	5.90% - 6.20%	6.05% - 6.25%
Term (years):	5 or 10 years	3 or 5 years
Amortization (years):	25 years	25 years
DSCR	1.25x	1.25x
Interest Only Periods:	Up to 12 months	Up to 12 months
Recourse:	Full Recourse	Full Recourse
Prepayment Penalty:	3-2-1 Stepdown	Waived
Lender Origination Fee:	0.50%	0.50% - 1.00%
Est. Monthly Debt Service:	$21,940	$21,940
Est. Annual Debt Service:	$263,280	$263,280
Comments:	N/A	May be able to waive windstorm insurance

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6 MARKET *OVERVIEW*

ABOUT FORT LAUDERDALE

Positioned within the urban core of Fort Lauderdale, the area surrounding South Andrews Avenue continues to emerge as one of South Florida's most dynamic live-work-play environments. Long recognized for its yachting industry, beaches, and tourism economy, Fort Lauderdale has evolved into a diversified economic center anchored by finance, healthcare, technology, professional services, and international trade. Downtown Fort Lauderdale alone now generates an estimated $43 billion in annual economic impact, underscoring the city's rapid transformation into a major business and investment hub within the broader South Florida region.

The neighborhood benefits from immediate connectivity to many of Broward County's most important employment and transportation nodes, including Port Everglades, Fort Lauderdale-Hollywood International Airport, and the expanding downtown business district. Nearby destinations such as Las Olas Boulevard, Brightline Fort Lauderdale Station, and Broward Health Medical Center provide a strong foundation of employment, entertainment, healthcare, and regional accessibility. The area's proximity to major corridors including I-95, Federal Highway, and US-1 further enhances connectivity throughout Miami-Dade, Broward, and Palm Beach Counties.

Fort Lauderdale continues to experience strong demographic and population growth driven by in-migration, corporate relocations, and continued residential development. The city's population has increased to approximately 190,000 residents, reflecting steady long-term growth and rising demand for housing, office, and mixed-use development. Median household income now exceeds $83,000, while Downtown Fort Lauderdale commands household incomes surpassing $100,000, illustrating the area's growing affluence and professional workforce base.

As one of South Florida's most supply-constrained coastal markets, Fort Lauderdale continues to attract institutional capital and large-scale redevelopment activity. Significant public and private investment throughout the downtown core has fueled new multifamily towers, hospitality projects, office developments, and infrastructure improvements that continue reshaping the city skyline. The combination of a highly educated workforce, expanding healthcare and professional service sectors, international tourism drivers, and continued urbanization positions Fort Lauderdale as one of the premier long-term growth markets in the Southeast United States.

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DEMOGRAPHICS

Total Population In 5 Mile Radius

299,790

Radius	1 MILE	3 MILE	5 MILE
Population	*24,226*	*129,857*	*299,790*
Estimated Households	*11,885*	*59,694*	*128,671*
Avg. Household Income	*$135,057*	*$119,648*	*$107,329*
Median Age	*43.50*	*42.60*	*42.80*
Owner-Occupied Households	*5,597*	*28,542*	*69,070*
Renter-Occupied Households	*7,219*	*35,461*	*68,961*
Avg. Household Size	*1.90*	*2.10*	*2.20*

$107,329
AVG HOUSEHOLD
INCOME
In 5 Mile Radius

$74,998
MEDIAN HOUSEHOLD
INCOME
In 5 Mile Radius

$532,509
MEDIAN HOME
VALUE
In 5 Mile Radius

128,671
TOTAL HOUSEHOLDS
In 5 Mile Radius

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5-10-15 MIN DRIVETIME DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Total Pop (2026)	58,316	136,549	287,611
Proj. Pop (2031)	63,579	142,312	292,722
Census Pop (2020)	43,680	114,379	254,277
HOUSEHOLDS			
Total HHs (2026)	28,992	62,405	124,722
Proj. HHs (2031)	31,477	64,765	126,105
Census HHs (2020)	21,957	51,232	107,610
HOUSEHOLD INCOMES			
Avg. HH Income (2026)	$160,462	$147,884	$135,117
Median HH Income (2026)	$108,545	$100,937	$135,690
Avg. HH Net Worth (2031)	$1.31M	$1.21M	$1.15M

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MIAMI-FORT LAUDERDALE - WEST PALM BEACH MSA

The Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area (MSA) stands as one of the most significant and dynamic real estate markets in the United States, with a population exceeding 6.45 million residents spread across the three major southeast Florida counties. It ranks among the top 10 largest metro areas in the country, offering a broad and diverse consumer and labor base for multifamily housing demand. The region's population density of approximately 1,274 persons per square mile reflects concentrated urban and suburban growth across Miami-Dade, Broward, and Palm Beach counties.

Demographically, the MSA is culturally diverse and economically vibrant. The median age hovers around 42 years, while median household income sits near $80,000, in line with national averages, and per capita income approximates $44,000. The region's broad socioeconomic spectrum—from high-income professionals to service and tourism workers—fuels demand across multifamily product types, from Class A urban towers to more affordable suburban garden units. Population and household growth are projected to continue, supported by ongoing domestic and international migration trends and a strong job market. Multifamily construction activity in the region has been among the most intense in the nation, with tens of thousands of units underway and additional projects in the pipeline, underscoring sustained investor confidence and tenant demand.

Economically, the MSA benefits from a robust and diversified base. Employment totals well over 3.2 million workers, with ongoing expansions in finance, logistics, healthcare, technology, and tourism contributing to labor demand. The area's strategic position as a gateway to Latin America fuels international business activity, while a favorable tax environment (no state income tax) attracts companies and high-income households. The broad employment base and continued business relocations help sustain strong multifamily occupancy fundamentals, even as development activity accelerates across the corridor.

Lifestyle, infrastructure, and quality-of-life factors further enhance the market's appeal. With world-class airports, seaports, major universities, cultural institutions, and a climate that draws year-round residents and seasonal visitors alike, the region remains a magnet for new residents. While housing affordability challenges persist—contributing to continued multifamily demand—the region's rental market fundamentals remain healthy, with new deliveries absorbing quickly and rents maintaining upward momentum in most segments. This combination of demographic depth, economic diversity, and strong rental dynamics positions the Miami-Fort Lauderdale-West Palm Beach MSA as a compelling multifamily investment destination with both short-term cash flow potential and long-term value appreciation.

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