

FAT VILLAGE



RETAIL LEASING OPPORTUNITY

501 N Andrews Avenue, Fort Lauderdale, FL 33301



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A Place Where Brands Are Making Their Mark

Vertical Real Estate is proud to present FAT Village, a standout opportunity to carve out space in Fort Lauderdale's most dynamic cultural district. Set against an emerging metropolitan backdrop, the Food, Art and Technology (FAT) Village caters to originality with a focus on experiential design and social entertainment.

This 5.6-acre mixed-use destination is a vibrant urban hub where design, community, and commerce converge. Defined by striking mass timber architecture, warm interiors, and expansive warehouse-style floorplates within a 900,000 SF district, it's ideal for flagship stores, pop-ups, and immersive brand experiences.

Surrounded by new residences and creative offices, 83,600 SF of commercial space is dedicated to upscale dining and entertainment along lively streets and pedestrian paseos. Wellness lounges, greenery, and natural wood finishes create an inviting atmosphere that encourages longer visits.

Steps from Fort Lauderdale's premier lifestyle and arts scene, with Brightline nearby, FAT Village offers high visibility, strong foot traffic, and future-ready infrastructure for innovative retail concepts.

PROPERTY INFORMATION

Lease Rate:	Upon Request
Address:	501 N Andrews Avenue
Neighborhood:	Fort Lauderdale, FL 33301
Property Type:	Mixed Use / Retail
Building Class:	A
Total Residential:	858 Units
Office Space:	176,700
Total Rentable Area:	+/- 83,600 SF
Parking Ratio:	3.0 / 1,000 SF
Suggested Uses:	Food & Beverage, Dry Retail Showroom, Spa & Wellness Gallery

PROPERTY DESCRIPTION

FAT Village is a walkable, four-block campus in Flagler Village, featuring a 180,000 SF T3 mass-timber office tower, residential high-rises with 850 units, boutique lodging, artist studios, and 83,600 SF 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.





Numerous surrounding developments



Bustling art driven neighborhood



Minutes from Downtown CBD



Las Olas just a few blocks away



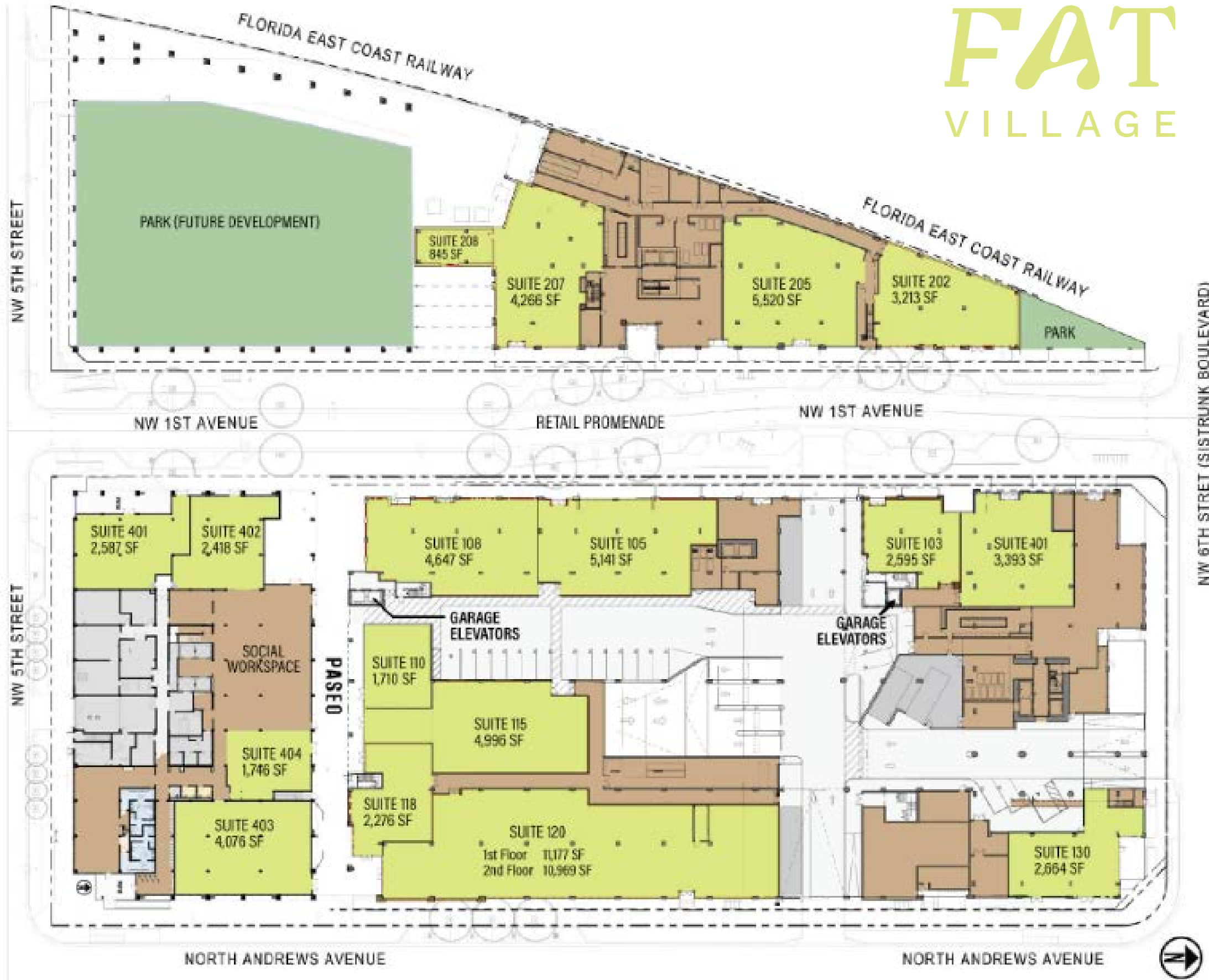
Vibrant entertainment and hospitality scene



International airport within 10 min drive



FAT VILLAGE





NEIGHBORHOOD OVERVIEW

FAT Village is a vibrant four-block creative district located in Fort Lauderdale's Flagler Village neighborhood. Once a gritty industrial warehouse zone, it has evolved into a dynamic hub for the arts, technology, and entrepreneurship.

T3 FAT Village offers a unique opportunity within this flourishing enclave, blending an adaptive reuse design with modern efficiencies. The area has attracted significant investor interest, driven by strong demographics and ongoing development activity across multiple mixed-use projects in Flagler Village. Developers are increasingly drawn to urban-core submarkets like this one, which benefit from a dense population of high-income residents. Fort Lauderdale remains one of South Florida's most robust retail trade areas, fueled by a steady influx of tourists, seasonal visitors, and year-round residents.

AT THE NUCLEUS OF EXPLOSIVE GROWTH

DOWNTOWN IS BOOMING

Fort Lauderdale's downtown has grown by over 80% since 2010

STRONG RETAIL SALES

Retail growth has increased by 75% over the past five years.

2X MORE PEOPLE

South Florida's growth is 2x the national average

OVER 6.1 MILLION RESIDENTS

South Florida is the 7th largest metro area in the US

YOUNG & TECH SAVVY

A tech-driven population with largest age range 25-34

ABOVE AVERAGE INCOME

33.56% earn over \$100k

DIVERSE DEMOGRAPHICS

With 8% greater diversity than national average

1 901 North AMICO

- 202,495 SQFT
- 797 Units
- 188 Hotel Keys

2 Searstown RK Associates

- 2 Towers
- 147 Units
- 192 Hotel Keys

3 Flagler Creative Bachow Ventures

- 30 Stories
- 379 Units
- 8k Retail

4 Flagler Sixth Barron Real Estate

- 2 Towers
- 561 Units
- 77k Retail

5 Advantis Station TAIG

- 12 Stories
- 240 Units
- 1.2k Retail

6 Flagler 626 BRYL Development

- 12 Stories
- 99 Units

7 650 N Andrews Bam Property

- 14 Stories
- 257 Units
- 11.4k Retail

8 Gallery FAT Village Related Group

- 16 Stories
- 263 Units
- 2.4k Retail

9 URBN Third Ave Dev LLC

- 16 Stories
- 217 Units
- 3.2k Retail

10 Ombelle Dependable Equities

- 43 Stories
- 959 Units
- 11.4k Retail

11 317 N Fed Hwy Dev Motwani

- 2 Towers
- 716 Units
- 2.6k Retail

12 201 N Fed Hwy Naftali Group

- 2 Towers
- 824 Units
- 10.3k Retail

13 200 NE 3rd NRIA

- 43 Stories
- 388 Units
- 2.6k Retail

14 DNA BH3

- 2 Towers
- 612 Units
- 74k Retail

T3 FAT Village Hines & Urban Street Development

- 858 Units
- 170k Office
- 86k Retail

19 Station Village Uniland

- 36 Stories
- 400 Units
- 4.7k Retail

18 The Link Ocean Land Investments

- 40 Stories
- 392 Units
- 8.7k Retail

17 11 N Andrews Bachow Ventures

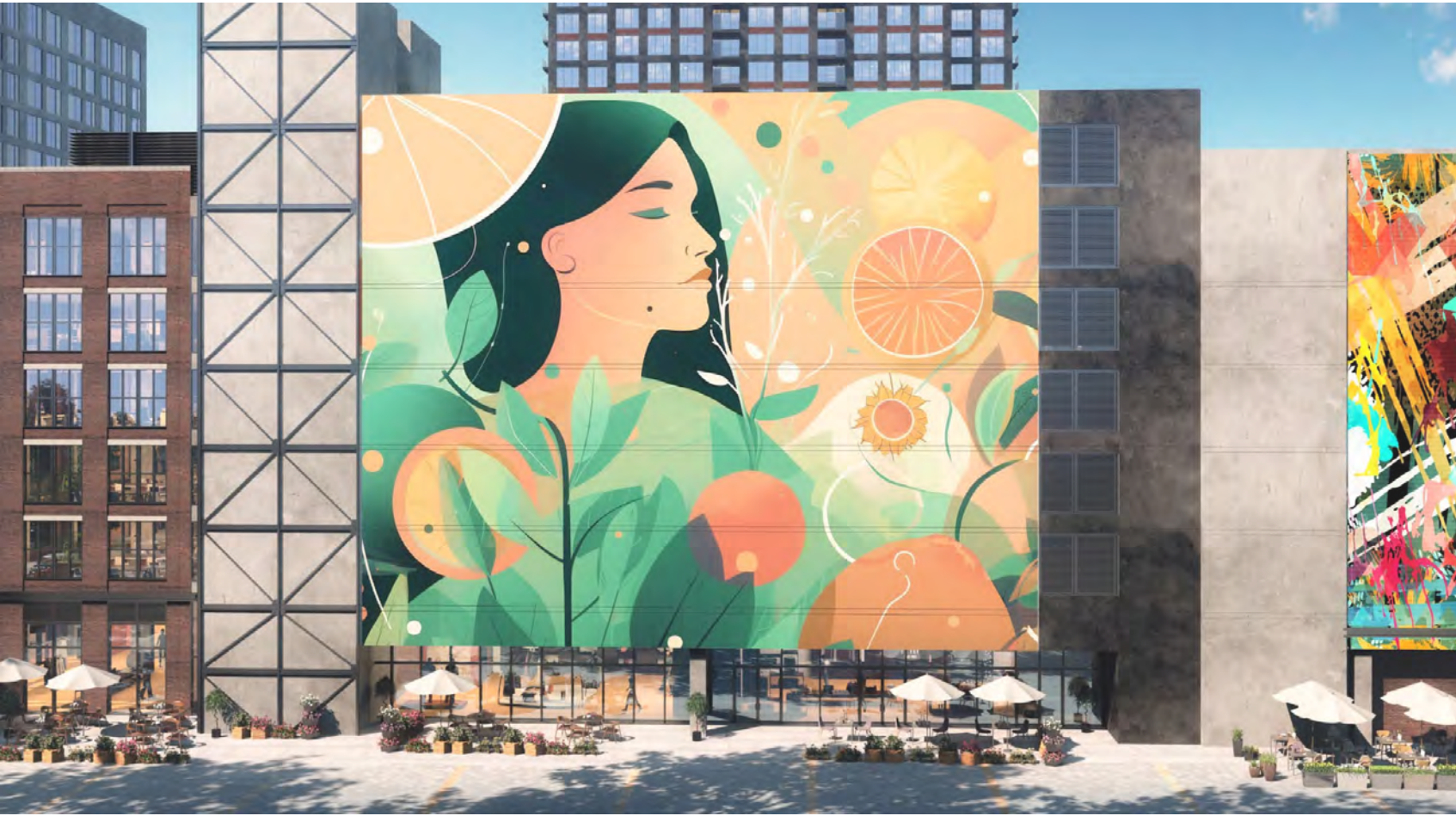
- 47 Stories
- 425 Units
- 7.4k Retail

16 Filfield Filfield Companies

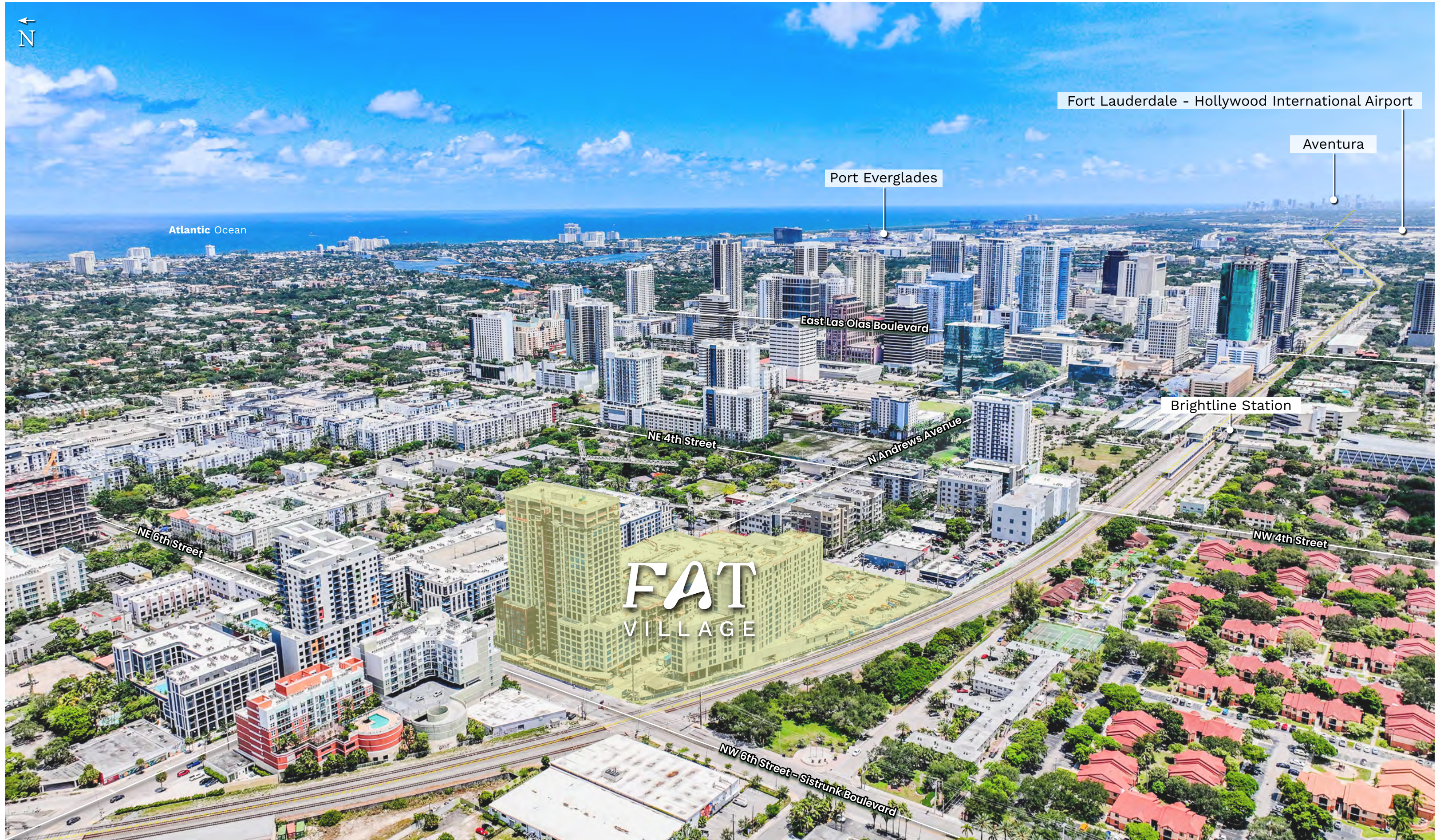
- 48 Stories
- 400 Units
- 4k Retail

15 Flagler Sky View Mainstreet Capital

- 30 Stories
- 270 Units
- 2.6k Retail







Hines

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Hines is a leading global real estate investment manager. We own and operate \$90.1 billion¹ of assets across property types and on behalf of a diverse group of institutional and private wealth clients. Every day, our 5,000 employees in 30 countries draw on our 68-year history to build the world forward by investing in, developing, and managing some of the world's best real estate.

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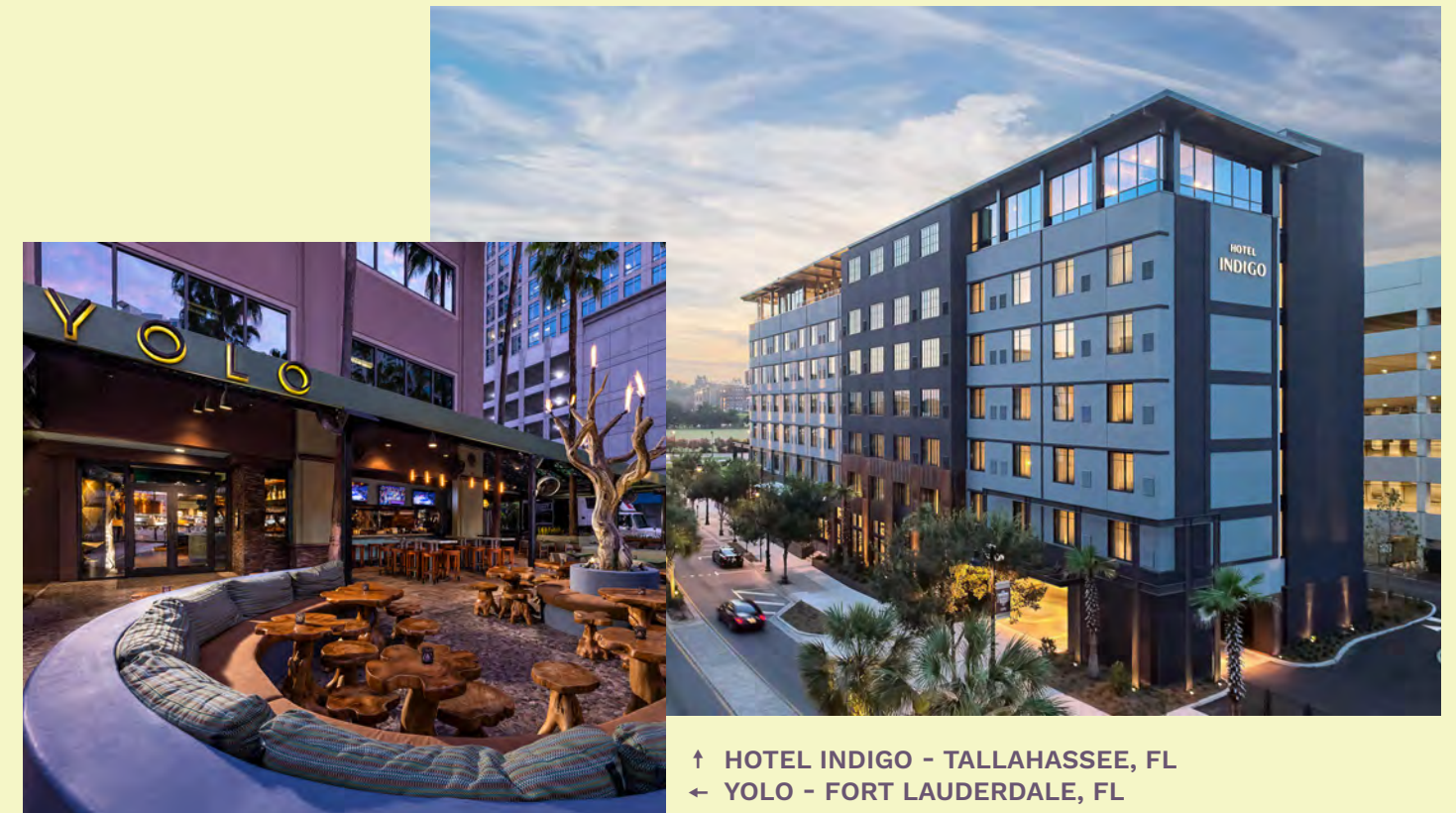
FENTON – CARY, NC ↑
CITYCENTERDC – WASHINGTON, D.C. →



CREATING UNIQUE, INSPIRING NICHE URBAN NEIGHBORHOODS

Urban Street Development (USD) is a visionary Fort Lauderdale-based development group founded in 2008 with a mission to redevelop and revitalize neighborhoods that possess potential for growth and renewed lifestyle. Founders Alan Hooper, a real estate developer/ contractor, and Tim Petrillo, a South Florida restaurateur, make a unique real estate development team not commonly found in the industry. The duo strives to create locally inspired, niche urban neighborhoods by combining best practices of (i) responsible development, (ii) purpose-built construction, and (iii) ground-level programming led by local food and beverage operations—which has been a proven recipe for success. The end results are interesting and inspiring places that people in the community love to call home.

urbanstreetdevelopment.com



↑ HOTEL INDIGO - TALLAHASSEE, FL
← YOLO - FORT LAUDERDALE, FL



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VERTICAL
REAL ESTATE

We are a boutique real estate company based in Miami, FL, focused on cutting edge food & beverage brands and aspirational retail.