

flow FORT LAUDERDALE



VERTICAL
REAL ESTATE

RIVERFRONT RETAIL FOR LEASE

221 SW 1st Avenue, Fort Lauderdale, FL, 33301



PROPERTY DESCRIPTION

Flow Fort Lauderdale is a mixed-use project that unites residences, retail, and community space. Its modern architecture of glass, steel, and natural textures reflects openness and light. Interiors prioritize wellness with terraces, lounges, and spaces for renewal. The retail design features expansive frontages, high ceilings, and pedestrian connections that create vibrancy at the street level.

ADDRESS:	221 SW 1st Ave, Fort Lauderdale, FL 33301
NEIGHBORHOOD:	Fort Lauderdale / Riverwalk
PROPERTY TYPE:	Mixed-Use / Waterfront
TOTAL RESIDENTIAL:	639 Units (Phase 1)
COMMERCIAL SPACE:	+/- 15,441 SF (Total)
SUGGESTED USES:	Food & Beverage, Dry Retail Showroom, Spa & Wellness



SPACE A
538 SF

SPACE B
9,263 SF
+ Terrace 3,500 SF

Fully built out 2nd generation restaurant with ventilation and grease traps in place



NEIGHBORING TENANTS



MOXIES



FOGO DE CHÃO

THE WHARF
 FORT LAUDERDALE

YOLO

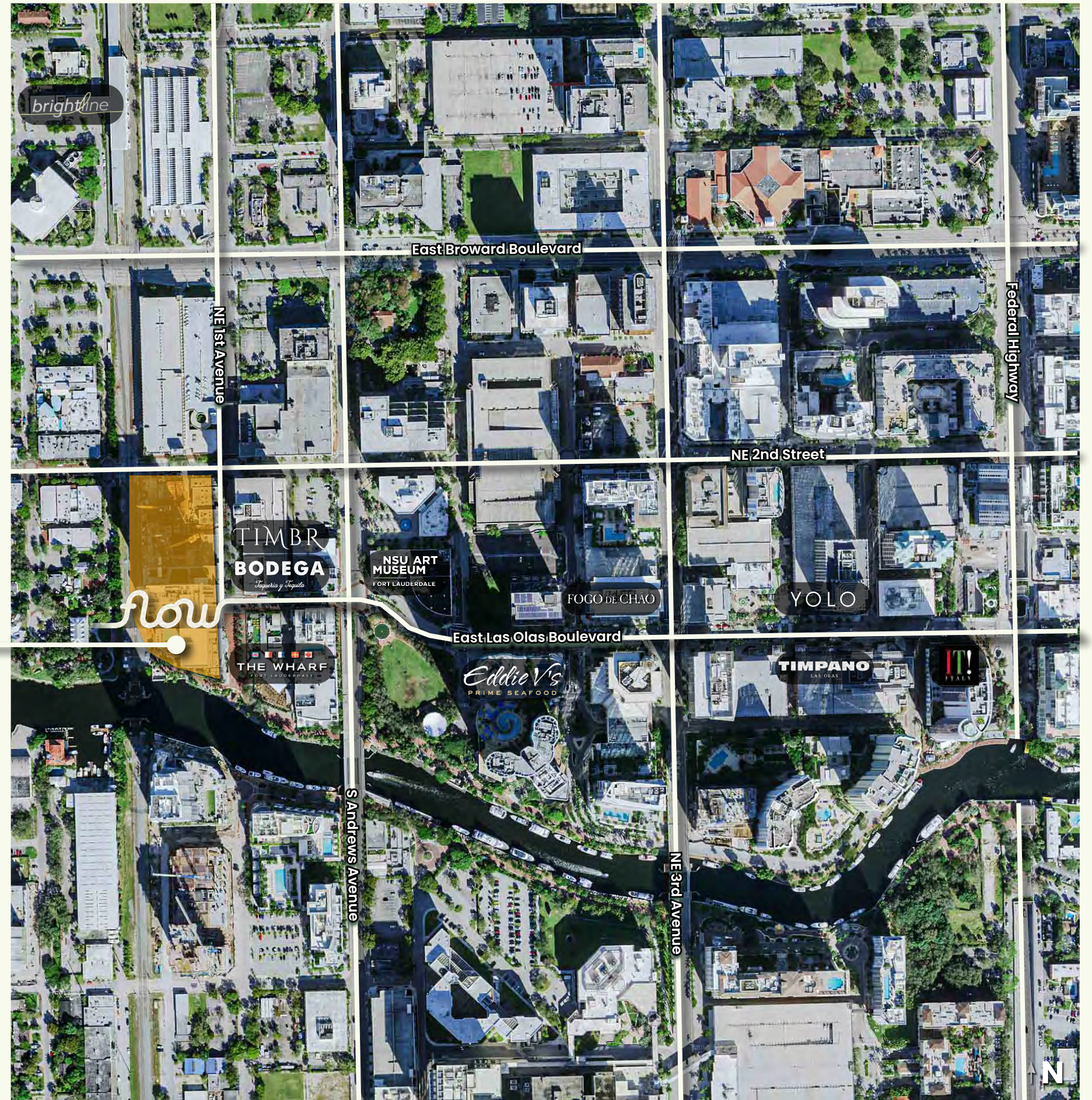
LOUIE BOSSI'S
 RISTORANTE • BAR • PIZZERIA



LOBSTER BAR
 SEA GRILLE
 Ft. Lauderdale

BODEGA
 Taqueria y Tequila

Mykonos



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
- 270 Units
- 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 FAT Village East FAT Village Properties

- 24 Stories
- 355 Units
- 180k Retail

10 FAT Village West FAT Village Properties

- 13 Stories
- 217 Units
- 26k Retail

11 URBN Third Ave Dev LLC

- 16 Stories
- 217 Units
- 3.2k Retail

12 Ombelle Dependable Equities

- 43 Stories
- 959 Units
- 11.4k Retail

13 317 N Fed Hwy Dev Matwani

- 2 Towers
- 716 Units
- 2.6k Retail

14 201 N Fed Hwy Naftali Group

- 2 Towers
- 824 Units
- 10.3k Retail

15 200 NE 3rd NRRA

- 43 Stories
- 388 Units
- 2.6k Retail

16 DNA BH3

- 2 Towers
- 612 Units
- 74k Retail

17 Flagler Sky View Mainstreet Capital

- 30 Stories
- 270 Units
- 2.6k Retail

18 Fifield Fifield Companies

- 48 Stories
- 400 Units
- 4k Retail

19 11 N Andrews Bachow Ventures

- 47 Stories
- 425 Units
- 7.4k Retail

20 The Link Ocean Land Investments

- 40 Stories
- 392 Units
- 8.7k Retail

21 Station Village Uniland

- 36 Stories
- 400 Units
- 4.7k Retail

22 Andare Residences Related Group

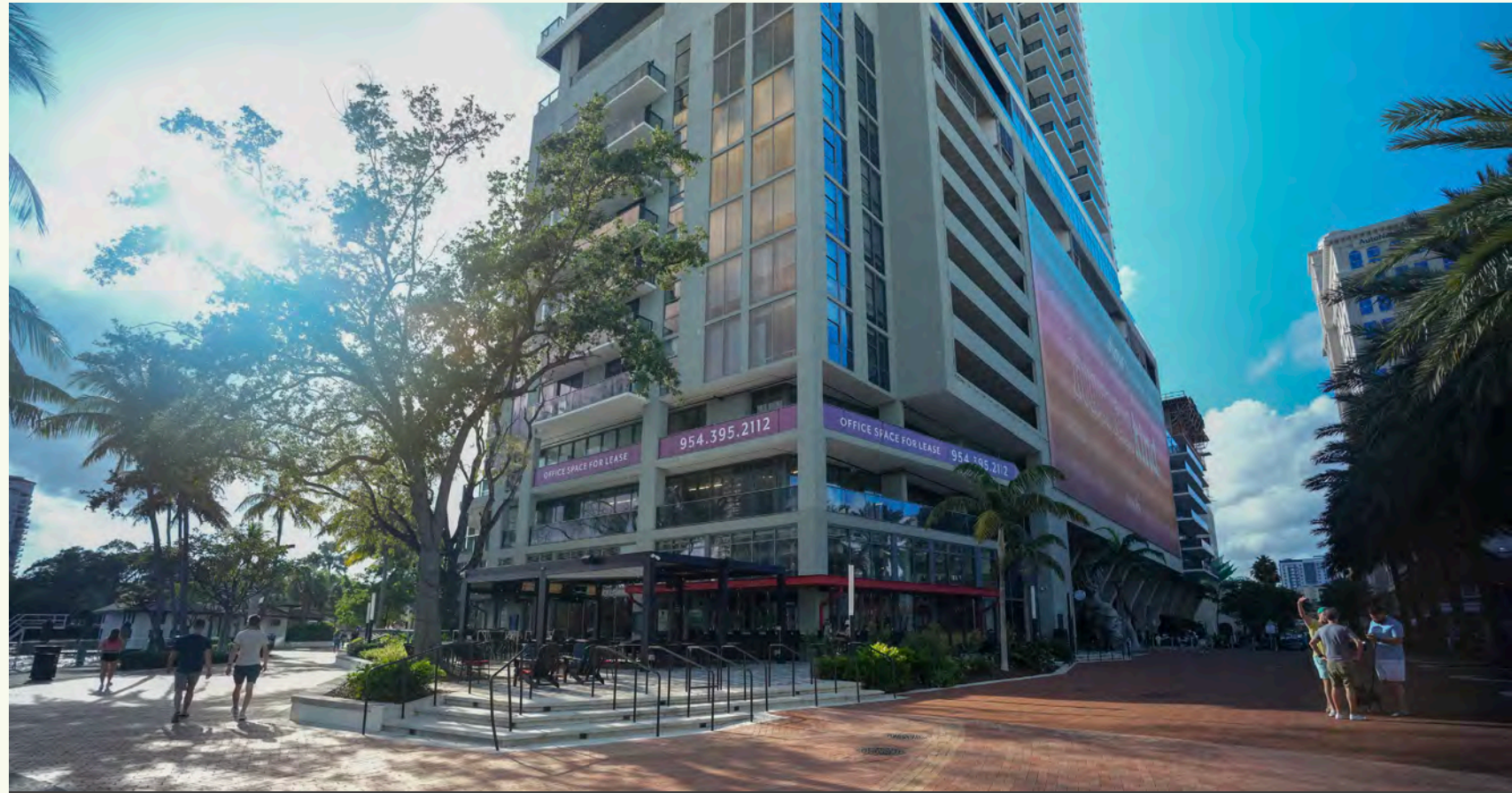
- 46 Stories
- 163 Units
- 6k Retail

23 New River Yacht Club II Related Group

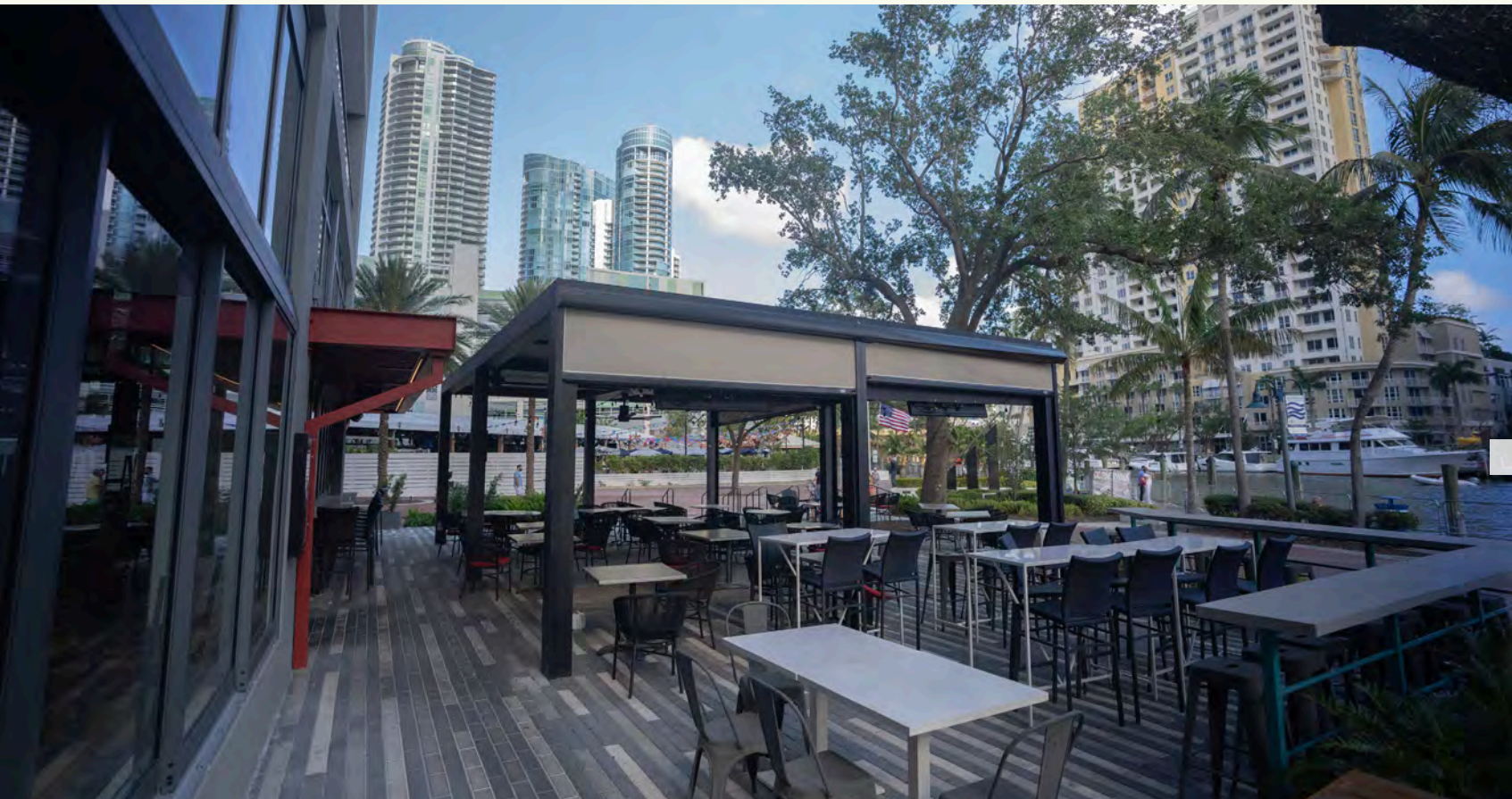
- 36 Stories
- 349 Units
- 2.4k Retail



Front Facade



Exterior View



Riverfront Resturant Terrace



flow
Waterfront Resturant

Aerial View



Space B Interior



Space B Exterior



Numerous surrounding developments



Situated along the Riverwalk



Walking distance to Downtown CBD



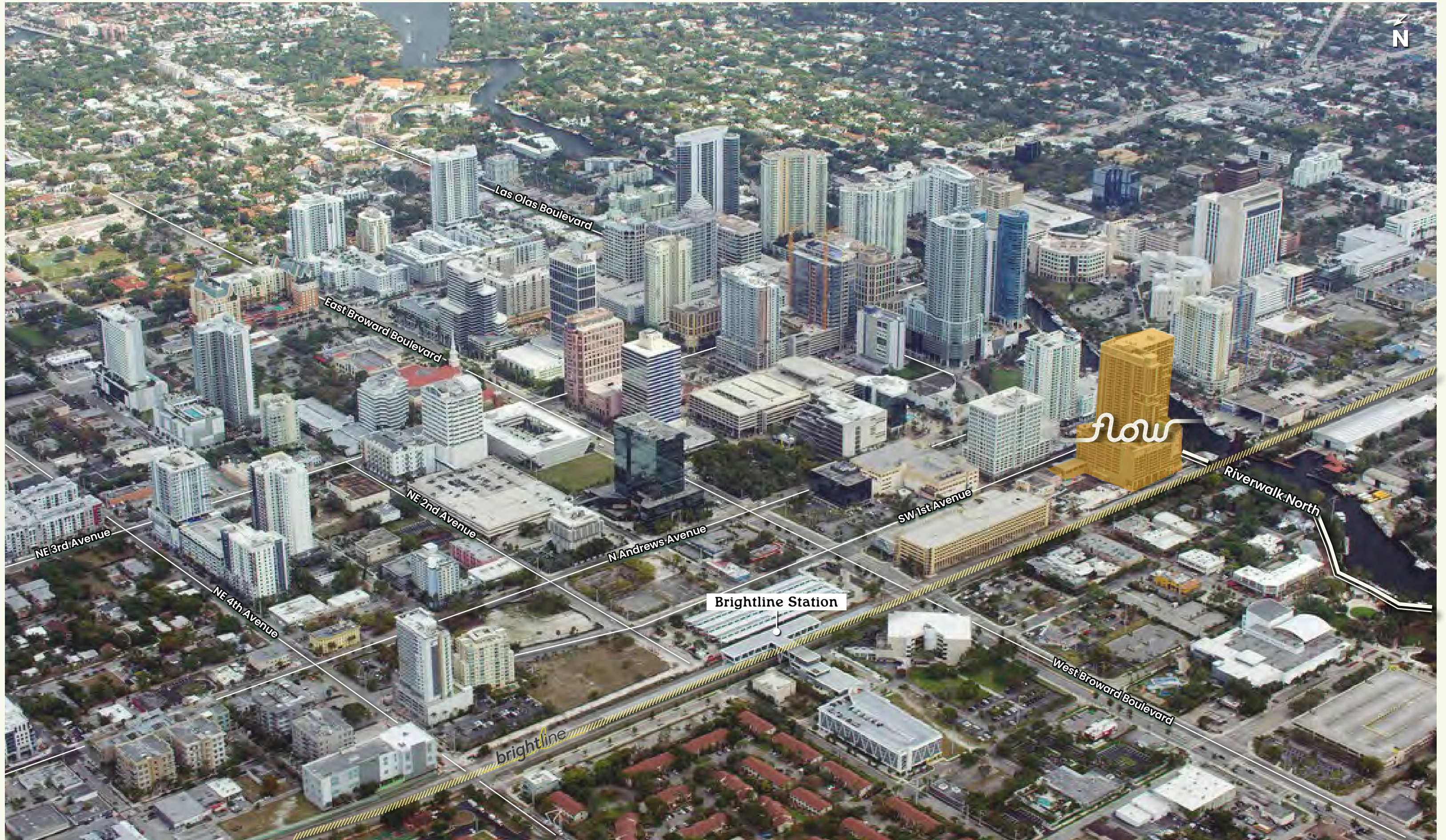
Nearby Brightline Station



Vibrant entertainment and hospitality scene



Located on Las Olas Boulevard



DANIEL CARDENAS | PRINCIPAL

305-793-8982 | Daniel@verticalremia.com

MICHAEL SULLIVAN | PRINCIPAL

305-606-3070 | Michael@verticalremia.com



VERTICAL
REAL ESTATE

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



flow

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