

# VU NEW RIVER FACT SHEET

## LOCATION

510 SE 5th Avenue  
Ft. Lauderdale, FL 33301

## VU NEW RIVER HOUSING

### APARTMENTS

Units - 209  
Occupancy - 99%  
Pre-Leased - 99%

### RENT AVERAGES

1 bed - \$2,190  
2 bed - \$2,860  
3 bed - \$3,850

## HIGHLIGHTS

- 4 minute walk to Las Olas Blvd
- Available boat docking
- Minutes from Riverfront shopping
- Located across from the Ft. Lauderdale Court House
- New River water Taxi & Trolley Stop

## DEMOGRAPHICS\*

### POPULATION

2022 Estimate:  
1 Mile - 27,825  
3 Mile - 128,093  
5 Mile - 275,869

### 2027 Projection

1 Mile - 31,584  
3 Mile - 133,182  
5 Mile - 281,118

### 2022 MEDIAN AGE

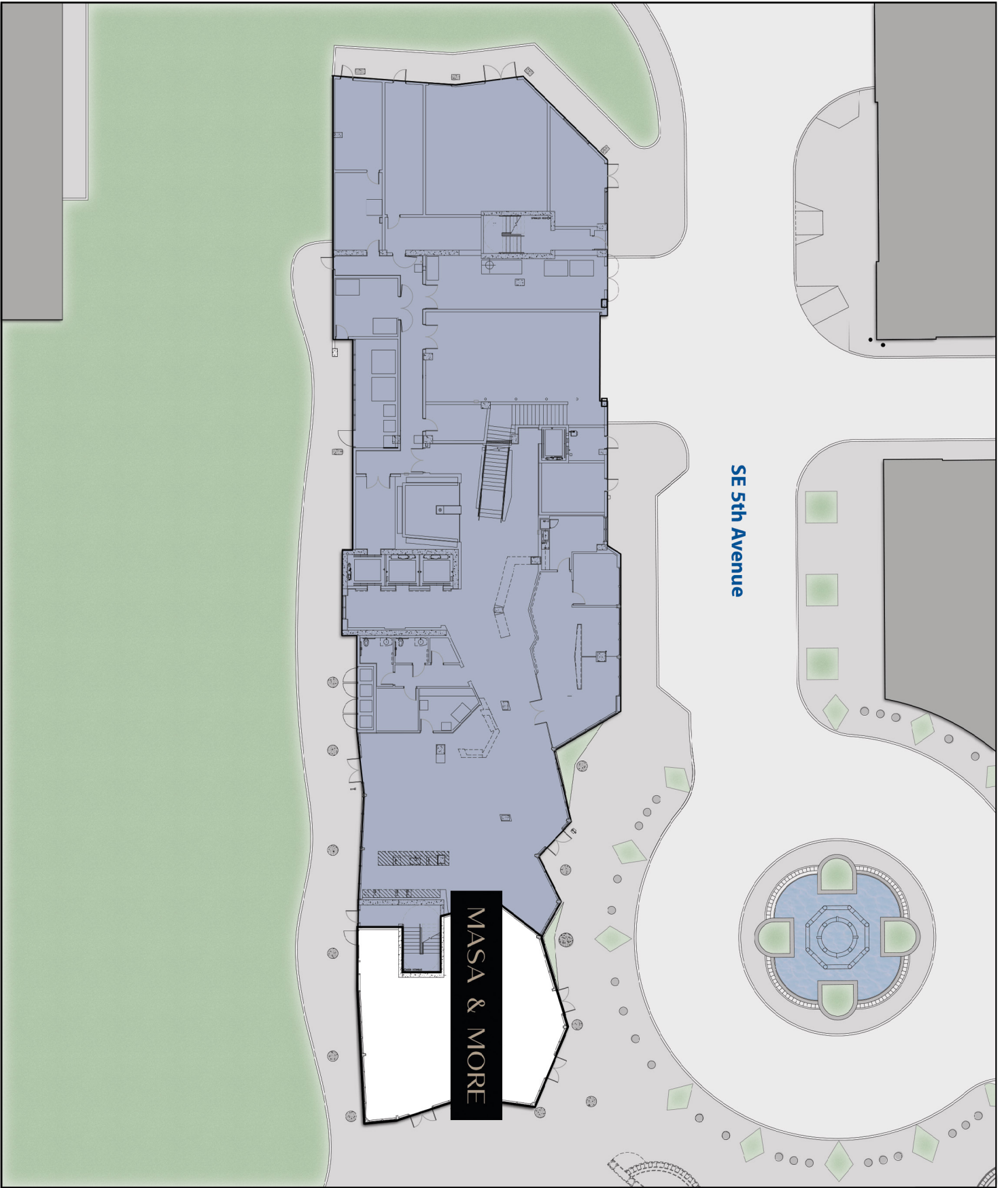
1 Mile - 43  
3 Mile - 44  
5 Mile - 43

### 2022 AVERAGE HH INCOME

1 Mile - \$141,708  
3 Mile - \$109,316  
5 Mile - \$95,540

Source: Urban Retail Properties, LLC Market Research  
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SE 5th Avenue

MASA & MORE

# VU NEW RIVER

## FT. LAUDERDALE, FL 33301

Mall and Transit Building  
(Cross Leaseable Area)

TOTAL G/A 2,200 SF

### LEASE PLAN

LEASING & MANAGEMENT AGENTS:



RETAIL PROPERTIES, LLC

925 S. Federal Highway  
Suite 700  
Boca Raton, FL 33432  
561-394-6453

MAY 2023