



**FREE-STANDING
BUILDING FOR SALE**



7,018 SF 2-Story Single User Office Building

1601 NE 26th Street, Wilton Manors, FL 33305

Clinton Casey | 954-684-2686 | clint@rotellagroup.com
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The Rotella Group Inc.
COMMERCIAL REAL ESTATE Est. 1995



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Free-standing building situated in the heart of Wilton Manors, Broward County, right next to Marrinson Senior Care, with prime location in an upscale area 1 block from busy Wilton Drive.

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Highlights

- 2 stories
- 7,018 SF building
- 12,785 SF land
- 1st floor: 4 offices
+ 1 large CEO office
- 2nd floor: 10 offices
+ 1 large conference room
- Single user building
- 2 eat-in kitchens
- 4 restrooms
- 16 parking spaces
- single metered water
and electric
- Zone B-2
- 1 elevator (1,500 lbs)
- 4 split HVAC units + IT unit
- Folio # 4942-26-17-0150
- Generator switch
- Built 1974



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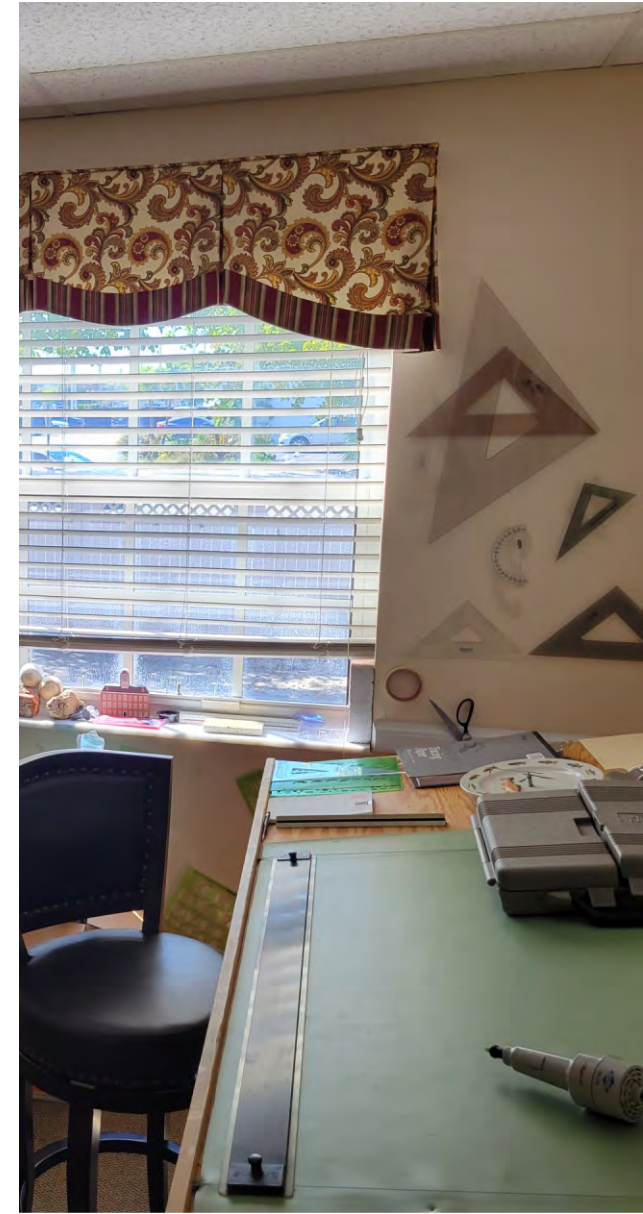
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Interior Photos - Offices



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Interior Photos - Wet Areas and Elevator



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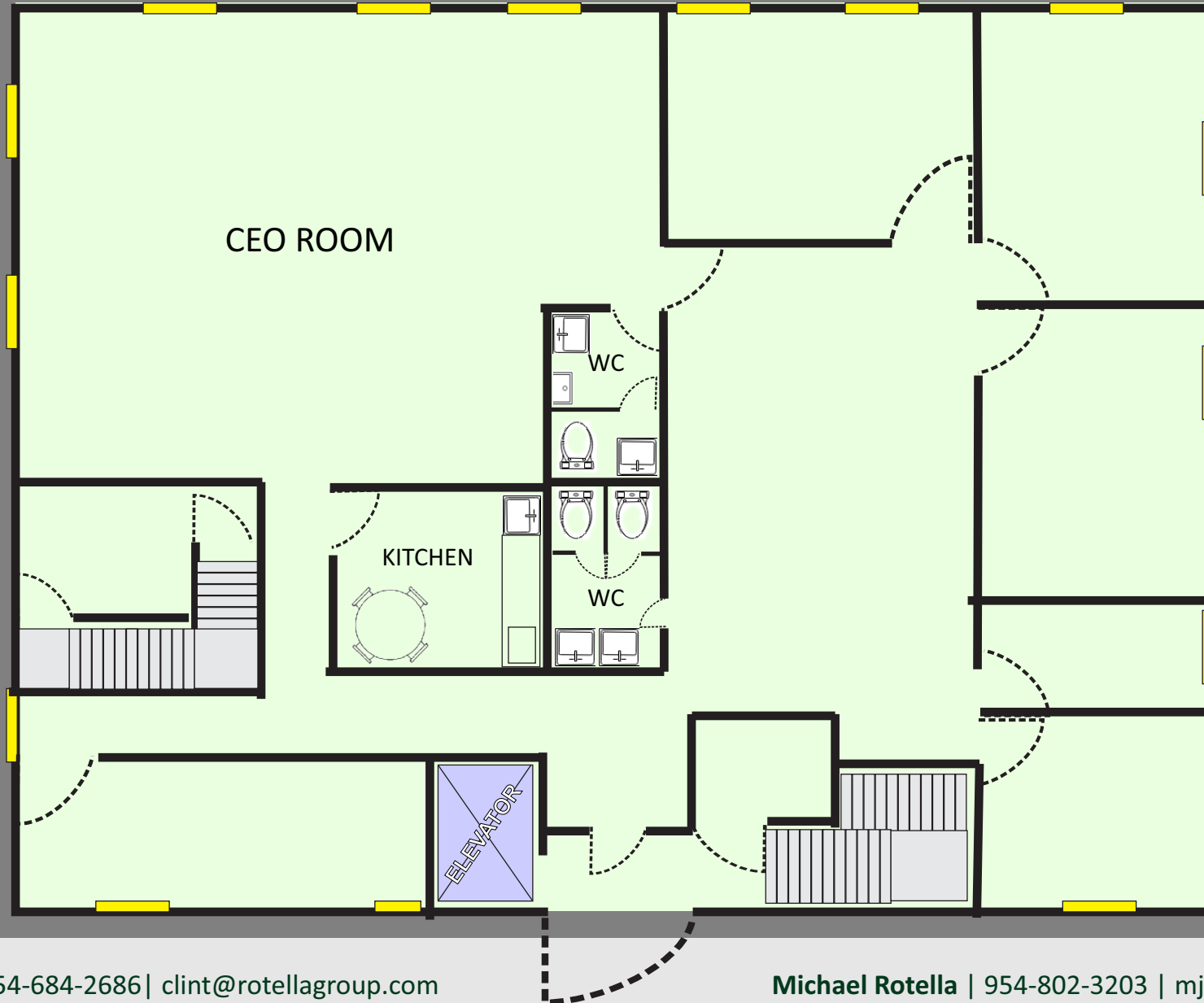
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Floor Plan - 1st Floor



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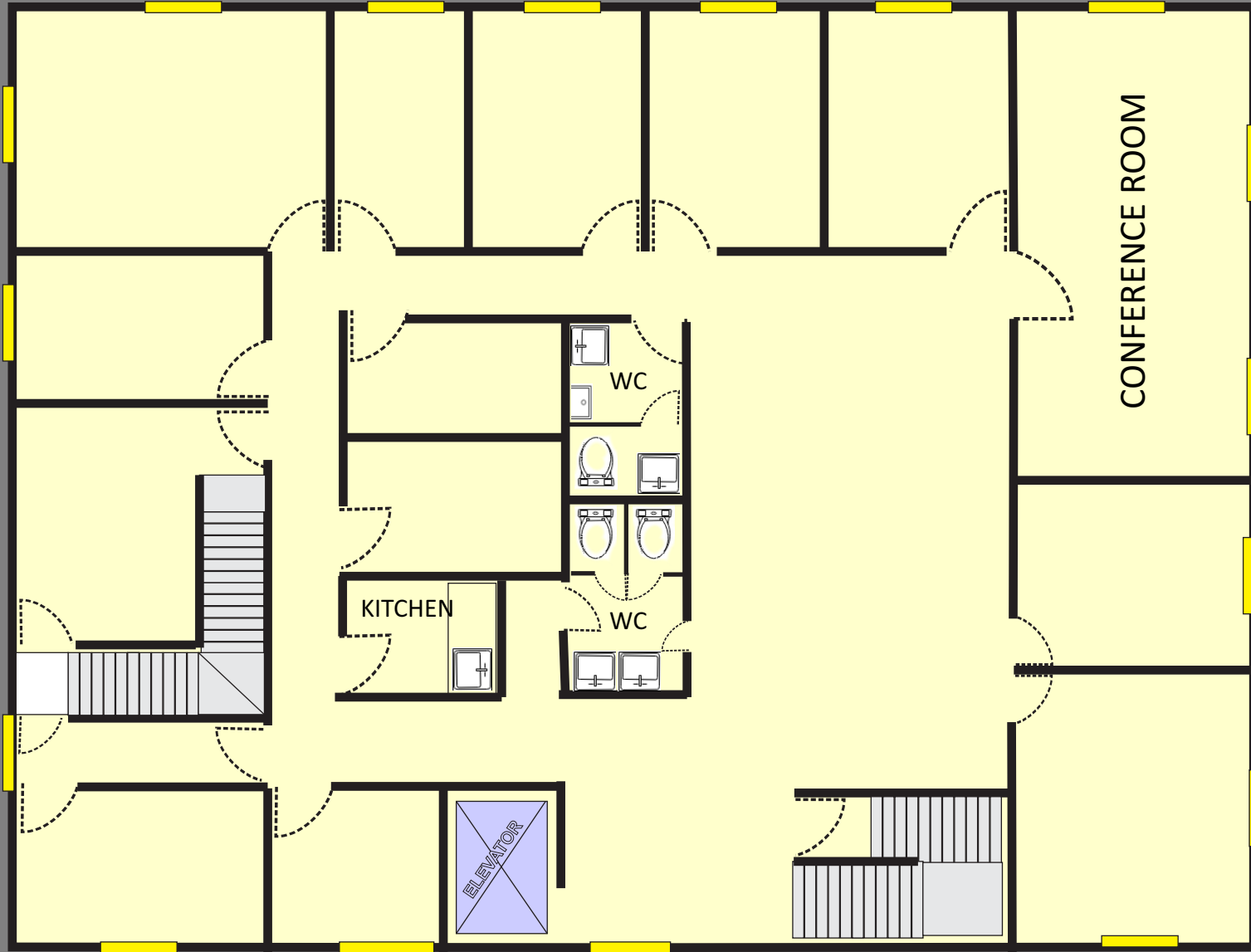
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Floor Plan - 2nd Floor



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Closest businesses in the area



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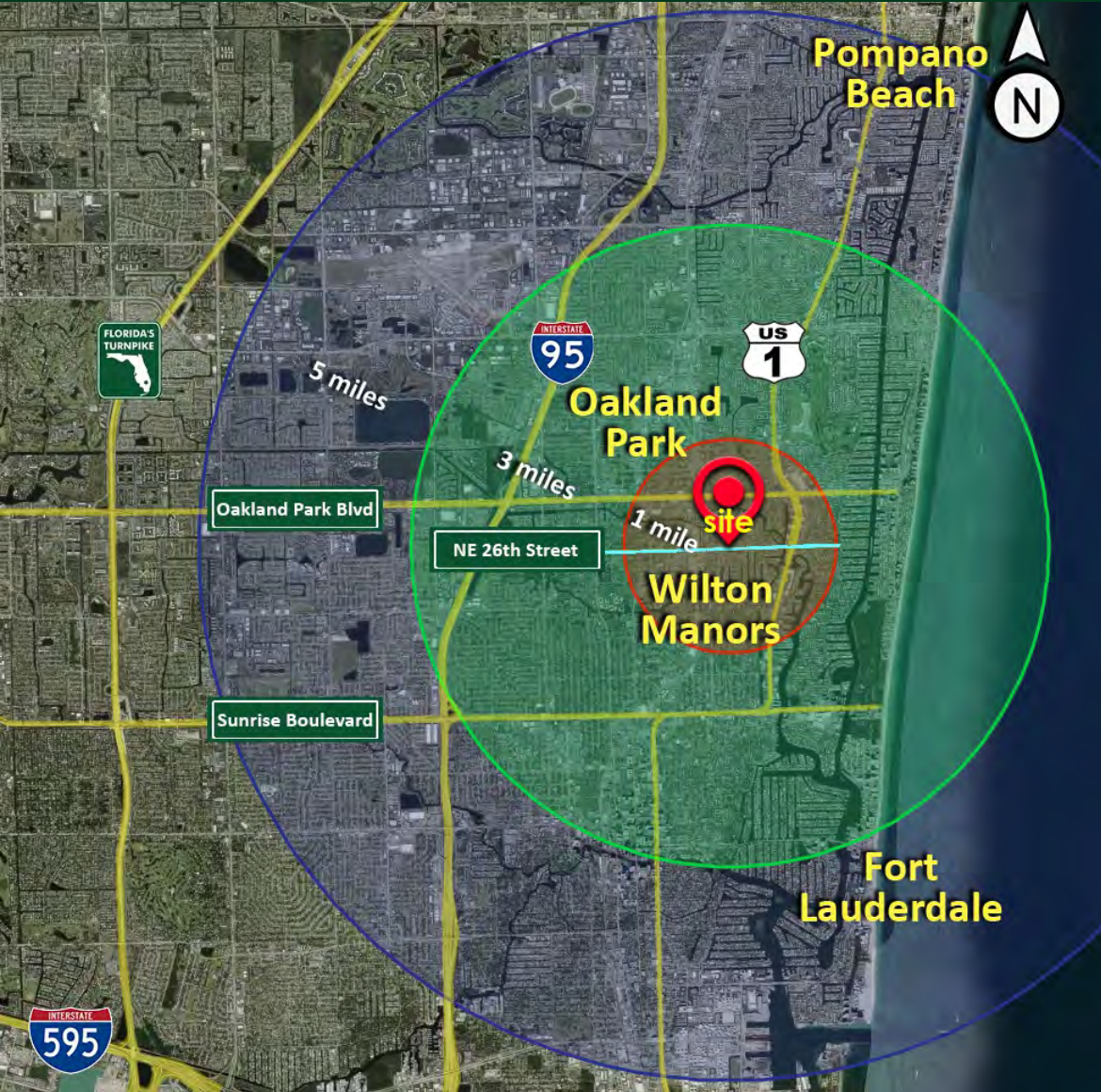
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Statistics 2022 - 2027



2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	16,555	141,346	309,173
Total Daytime Population	21,056	183,909	394,689
Average Household Income	\$121,533	\$117,969	\$107,642
Median Age	48.7	45.6	44.0
Total Businesses	2,226	16,617	32,916
Total Employees	15,001	125,574	263,674

2027 Forecast	1 Mile	3 Miles	5 Miles
Total Population	16,925	143,411	315,353
Average Household Income	\$142,702	\$139,866	\$128,467
Median Age	49.4	45.6	44.2

Sources: ESRE and FDOT 2023

Traffic Counts
NE 26th Street
12,200 VPD

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