



MULTI-TENANT 4-BAY RETAIL FOR SALE



3,357 SF Value Add

2420-2426 N Dixie Highway, Wilton Manors, FL 33305

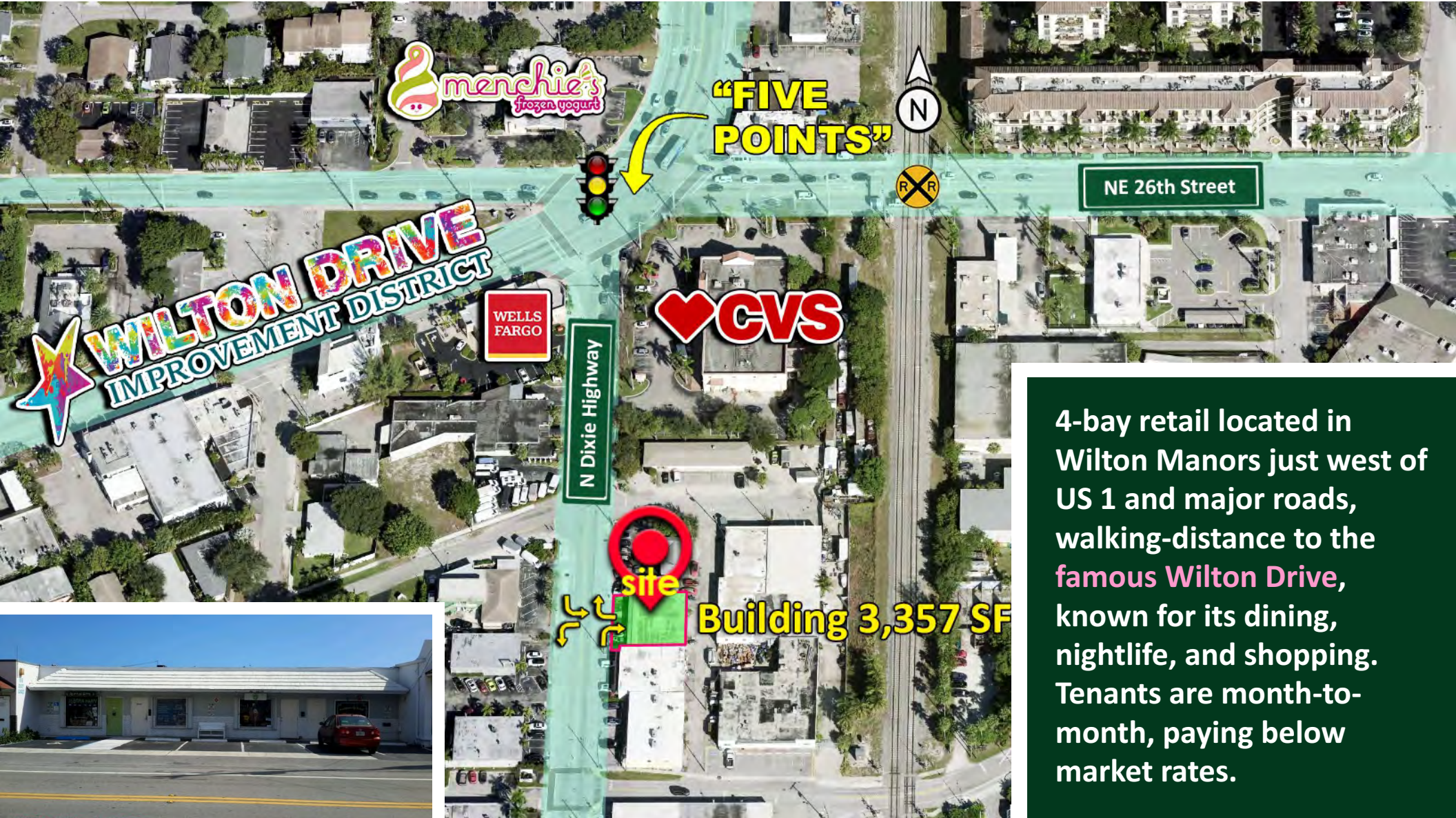
Clinton Casey | 954-684-2686 | clint@rotellagroup.com
Michael Rotella | 954-802-3203 | mjr@rotellagroup.com
Office | 954-568-9015 | rotellagroup.com

 **The Rotella Group Inc.**
COMMERCIAL REAL ESTATE Est. 1995



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4-bay retail located in Wilton Manors just west of US 1 and major roads, walking-distance to the famous Wilton Drive, known for its dining, nightlife, and shopping. Tenants are month-to-month, paying below market rates.

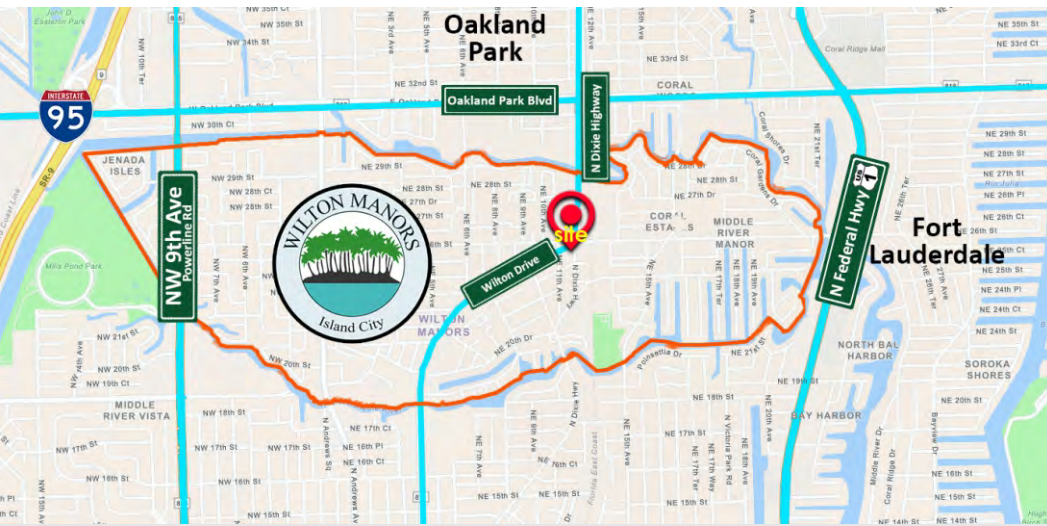
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- 4 Bays
- Zone TOC-S
- Value Add
- All tenants below market
- Month-to-month
- Good visibility
- **Asking price: \$650,000**

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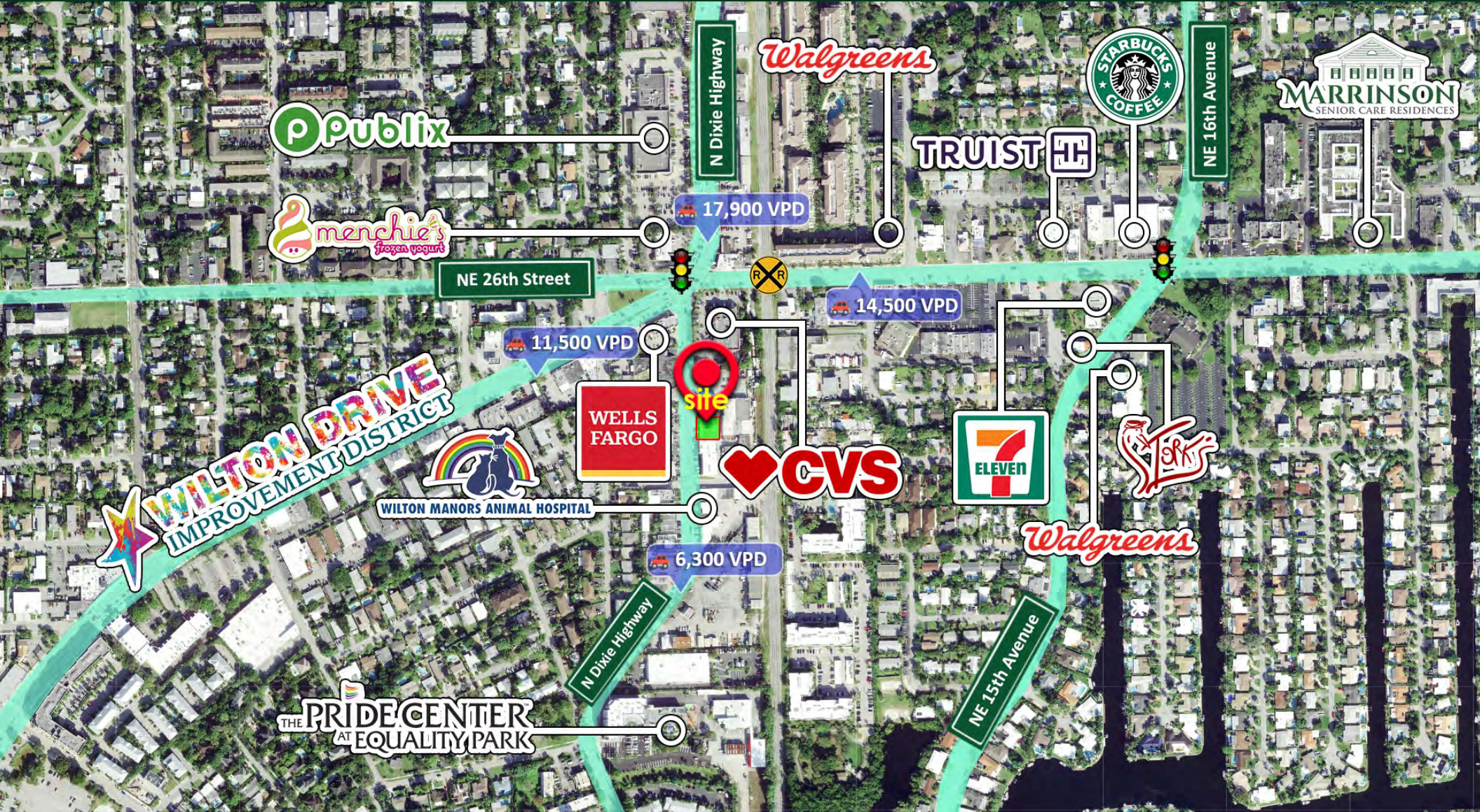
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Closest businesses in the area, traffic counts



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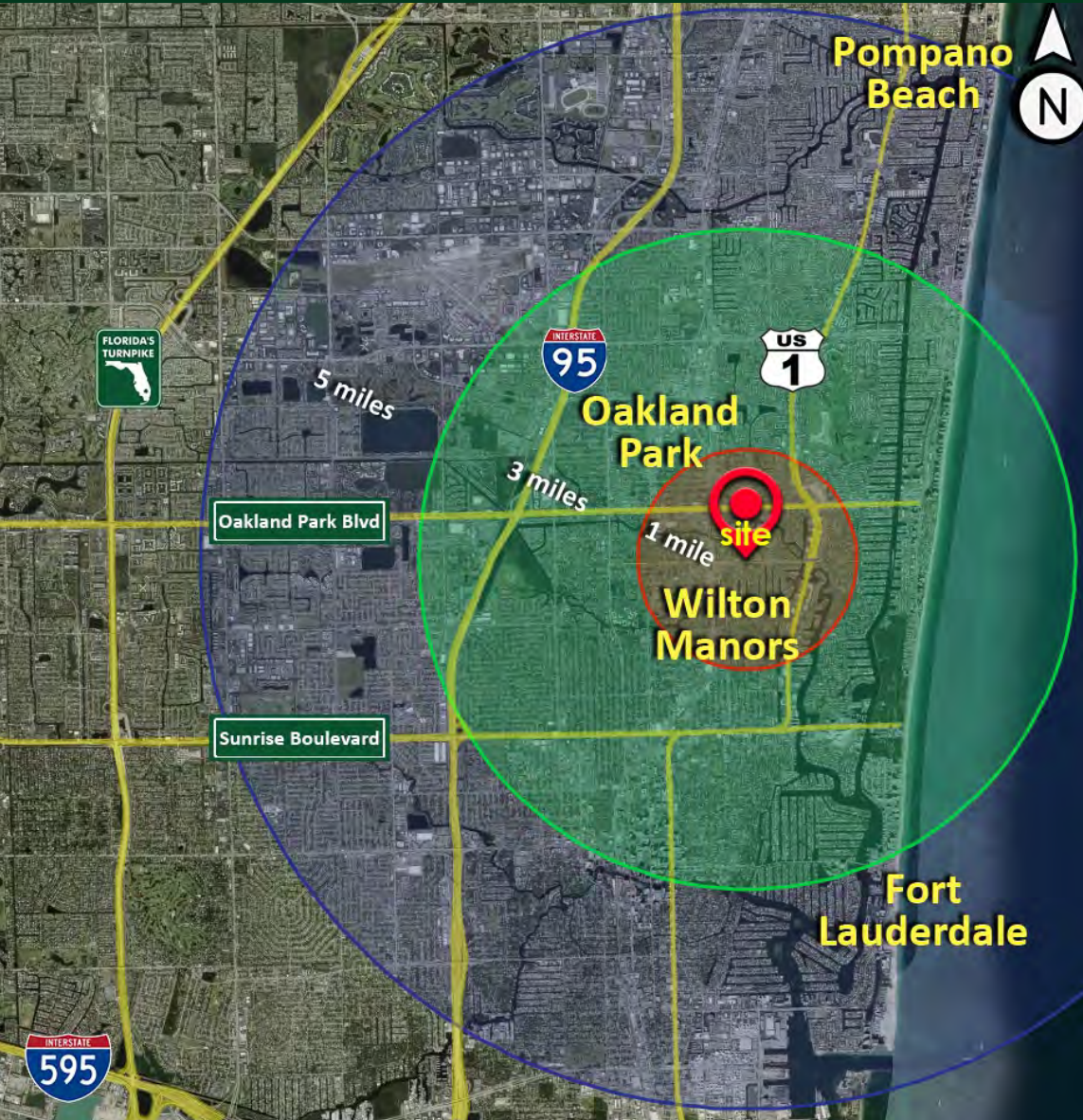
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Statistics 2022 - 2027



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	
N Dixie Highway	Wilton Drive
6,300 VPD	11,500 VPD

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Commercial Real Estate Brokers

SOUTH FLORIDA

3300 North Federal Highway, Suite 200
Fort Lauderdale, FL 33306
Phone 954-568-9015

NORTH & CENTRAL FLORIDA

12200 West Colonial Drive, Suite 300-H
Winter Garden, FL 34787
Phone 407-718-1849

www.rotellagroup.com
info@rotellagroup.com

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