



MULTI-TENANT 2-BAY BUILDING FOR SALE



±5,050 SF Value Add

1160 NE 24th Ct, Wilton Manors, FL 33305

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The Rotella Group Inc.
COMMERCIAL REAL ESTATE Est. 1995



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2-bay building located in Wilton Manors just west of US 1. Walking-distance to the famous Wilton Drive, known for its dining, nightlife, and shopping.

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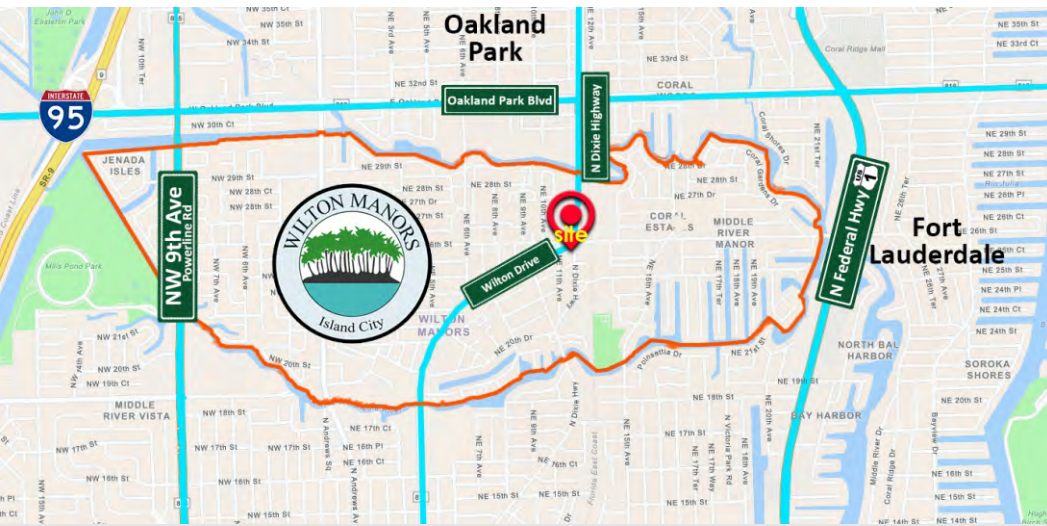


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- Size: 5,050 Square Feet +/-
- Land: 6,821 SF +/-
- 2 Bays
- Clear: 11' clear/12' to deck
- Windows: Impact
- Roof: Twin T
- Building: CBS
- HVAC: 100% HVAC
- Roll up doors:
 - > North Space – 1 @ 12' X 8.10'
 - > South Space – 2 @ 10' X 9.75'
- Folio: # 4942 26 26 0050
- Zone: TOC- South, Wilton Manors
- Built: 1958



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Interior Photos



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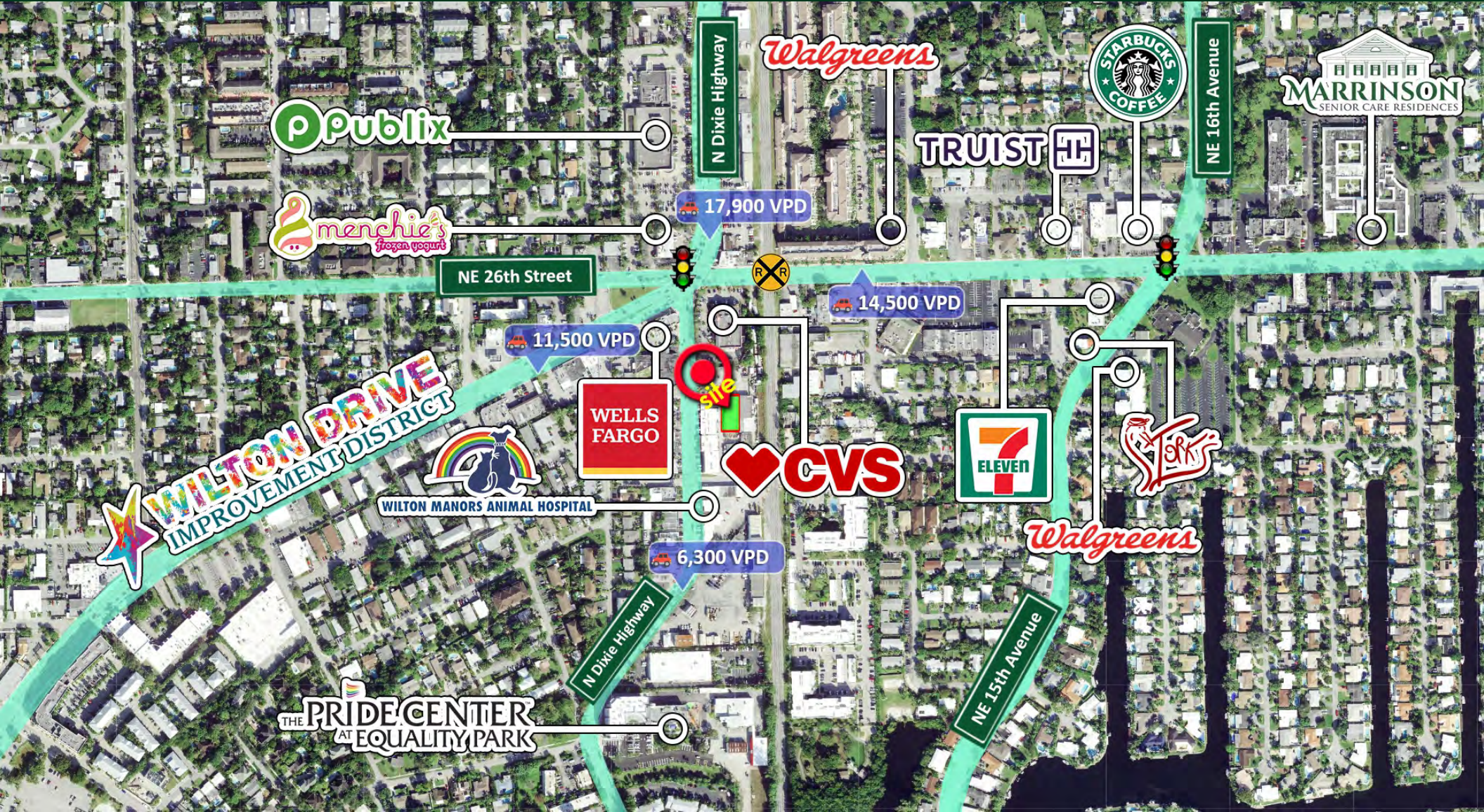
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Closest businesses in the area, traffic counts



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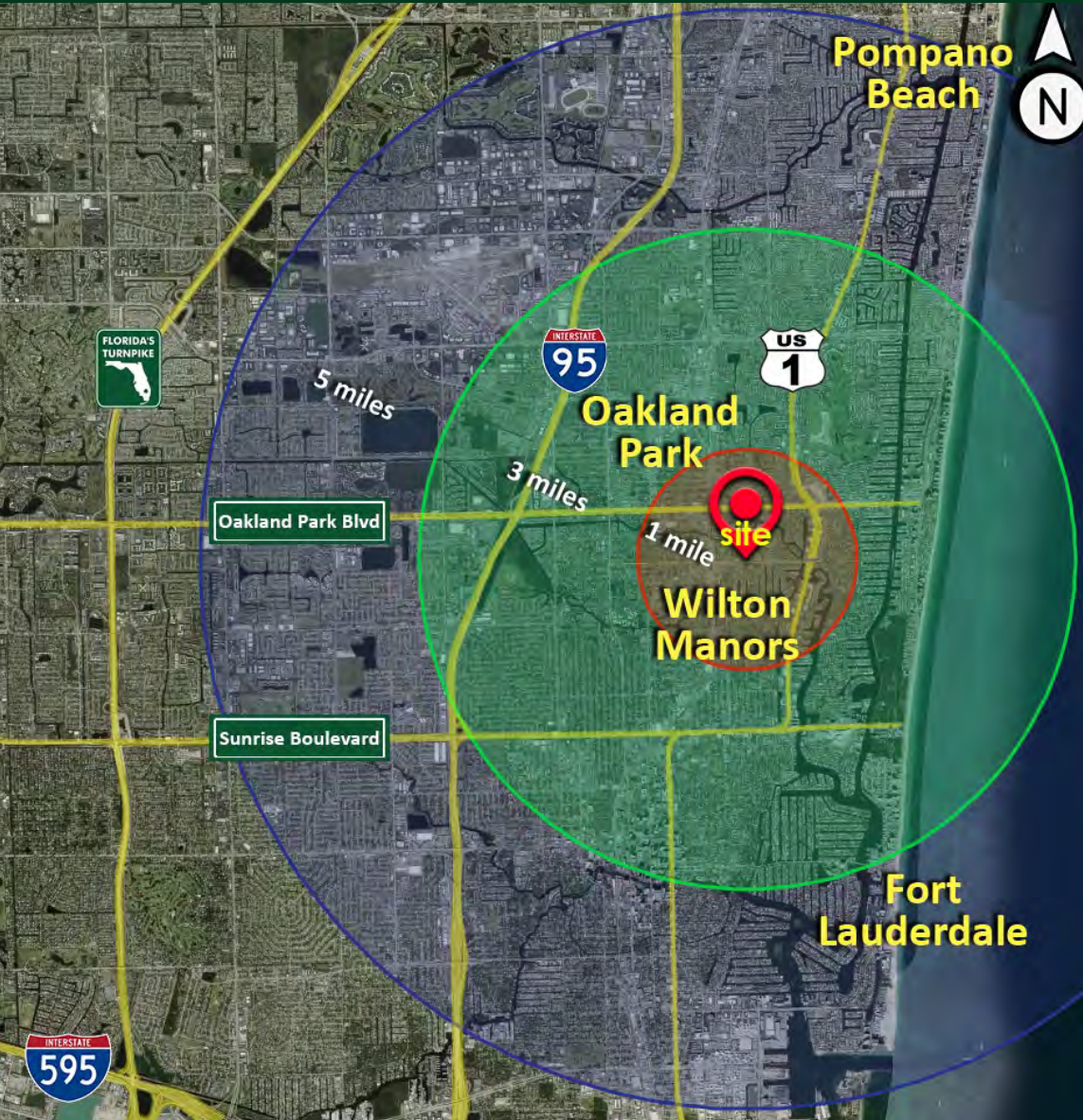
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Statistics 2022 - 2027



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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