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FOR SALE

RETAIL PROPERTY

RE/MAX 5 STAR REALTY

1901 Harrison Street,
Hollywood, FL 33020
954.361.0000
REMAX.COM

NEW CONSTRUCTION RETAIL - RESTAURANT - WILTON DRIVE

2010 WILTON DRIVE, WILTON MANORS, FL 33305



PRESENTED BY:

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PROPERTY INFORMATION

IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

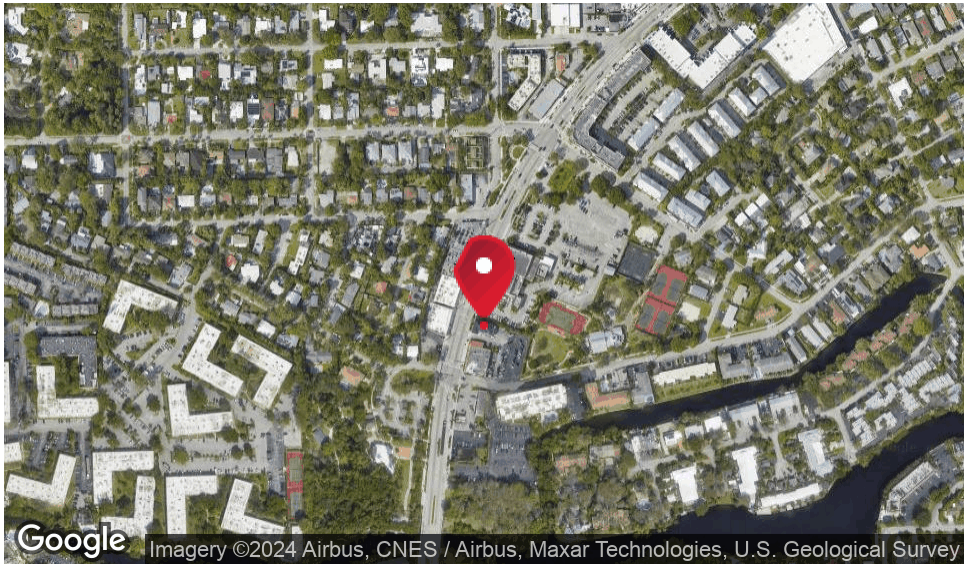
ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,500,000
Building Size:	4,460 SF
Available SF:	4,460 SF
Lot Size:	7,960 SF
Number of Units:	1
Price / SF:	\$784.75
Year Built:	2022
Zoning:	A & E DISTRICT
Market:	Wilton Manors
Submarket:	Wilton Drive
Traffic Count:	11,500

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PROPERTY OVERVIEW

Nicholas Saavedra with Re/Max 5 Star Realty is pleased to present a rare opportunity to purchase a turn-key New Construction Retail building currently built out as a restaurant directly on Wilton Drive in the heart of Wilton Manors. This property presents a unique chance to establish a thriving retail or dining establishment. First floor features the main seating area, bar, sushi bar & beer taps, 2 bathrooms, and full kitchen in back. Kitchen has everything you need to prepare your best dishes including walk in cooler and freezer, dish washing station, fryers, oven, stove, cook-top, ice machines, and large hood.

Upstairs can be reached via stairway or ADA Elevator leading into the bar area. The bar area sets a unique mood with the 4-pane, floor-to-ceiling, sliding glass door system allowing the interior area to open and flow through to the covered balcony area while overlooking Wilton Drive. Upstairs has exposed beam ceilings, 2 bathrooms, office, and bar area.

PROPERTY HIGHLIGHTS

- New Construction directly on Wilton Drive
- Includes Real Estate, Furniture, Equipment, SRX Liquor License transferrable*
- Private Parking Lot with 9 Spaces and in close proximity to large Public Parking lot

PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

Prime location for this new construction property in the heart of Wilton Manors Arts & Entertainment District. Wilton Drive is home to numerous restaurants, bars, shops, and developments which attracts and keeps both visitors and locals coming to this area. This restaurant/retail opportunity is a chance for someone to create a neighborhood staple for years to come. Conveniently located within close proximity to the large City Hall and Hagen Park Public Parking lot. The building is situated in a way that stands out to maximize exposure to the 11,500 daily vehicle traffic as well as the great volume of foot traffic the area has to offer.

Building has approximately 4,460 square feet of space. Approximately 64 linear feet of frontage directly on Wilton Drive. Building sits on a 7,960 SF lot which includes 9 Parking spaces (8 + 1 Designated Accessible Parking Space).

LOCATION DESCRIPTION

Located in the heart of Wilton Manors directly on Wilton Drive approximately 3 miles distance to both Downtown and the Beach.

PARKING DESCRIPTION

9 Parking spaces including 1 Designated Accessible Parking Space

UTILITIES DESCRIPTION

Water, Gas, and Electric

CONSTRUCTION DESCRIPTION

New Construction

POWER DESCRIPTION

Electric

GAS DESCRIPTION

4 Propane Tanks

ADDITIONAL PHOTOS



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LOCATION INFORMATION

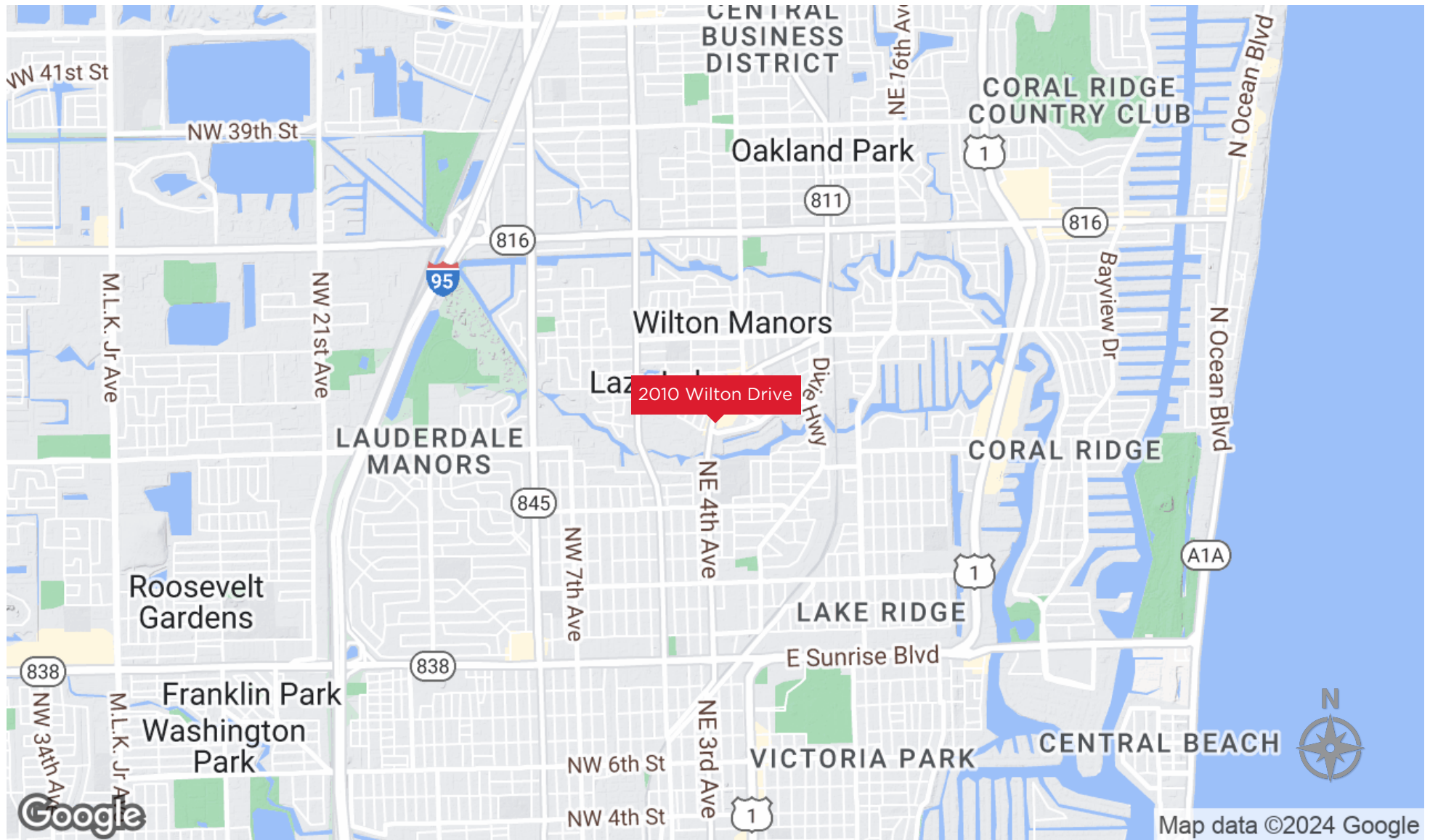
IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

REGIONAL MAP



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LOCATION MAP



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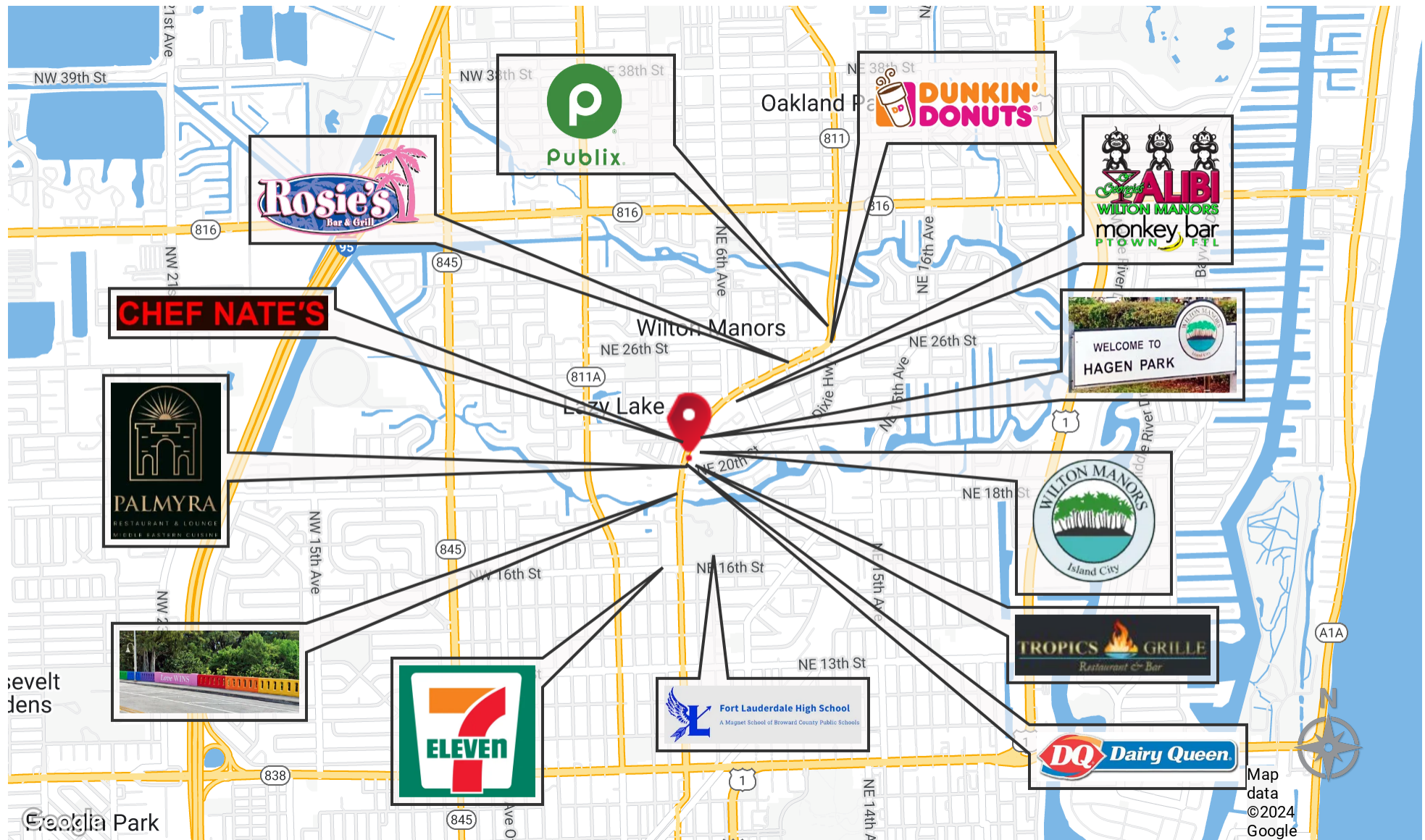
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//AERIAL MAP



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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	5,880	22,775	78,670
Average Age	44.8	42.4	40.7
Average Age (Male)	48.0	44.0	41.3
Average Age (Female)	37.4	40.4	40.2

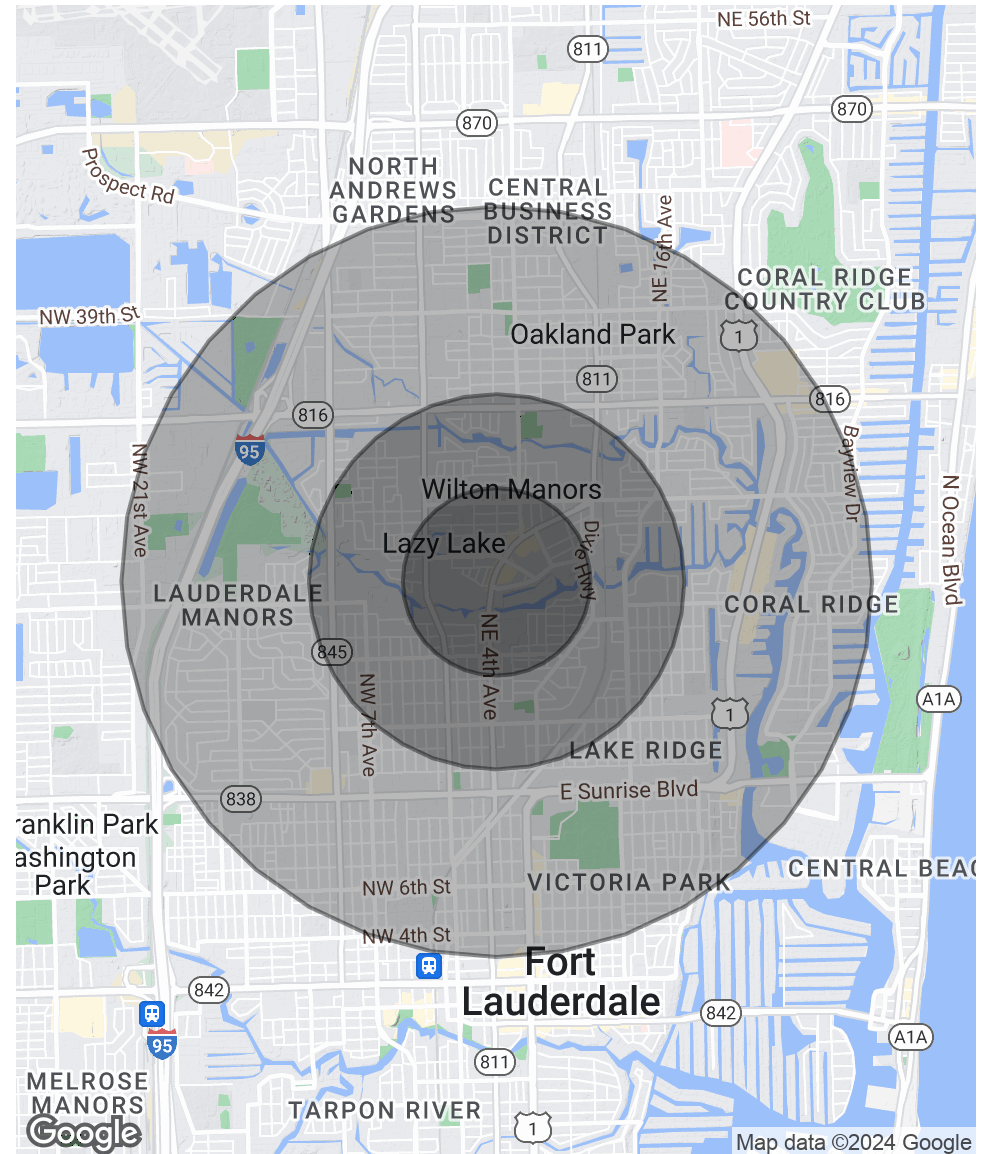
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	3,617	12,445	38,880
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$72,226	\$72,662	\$73,251
Average House Value	\$327,125	\$338,942	\$339,944

RACE	0.5 MILES	1 MILE	2 MILES
% White	68.0%	60.0%	53.8%
% Black	20.5%	30.4%	37.2%
% Asian	1.2%	1.7%	1.6%
% Hawaiian	0.2%	0.2%	0.1%
% American Indian	0.0%	0.1%	0.2%
% Other	2.4%	2.3%	2.5%

TRAFFIC COUNTS

Wilton Drive	11,500/day
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* Demographic data derived from 2020 ACS - US Census



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