

City Of Wilton Manors

Real Estate Activity Report Q3 2023



Real Estate Snapshot - Q3 2023

	Inventory (SF)	Availability (SF)	Vacancy Rate	Asking Rate/SF	Avg Sales Price/SF
Office	183 K	44.7 K	0.0%	\$36.46	\$211
Retail	622 K	8.3 K	0.5%	\$19.08	\$275
Multifamily*	943	NA	6.4%	\$2,137	\$277K

*Multifamily is measured in Units

Source: *Costar, Colliers*

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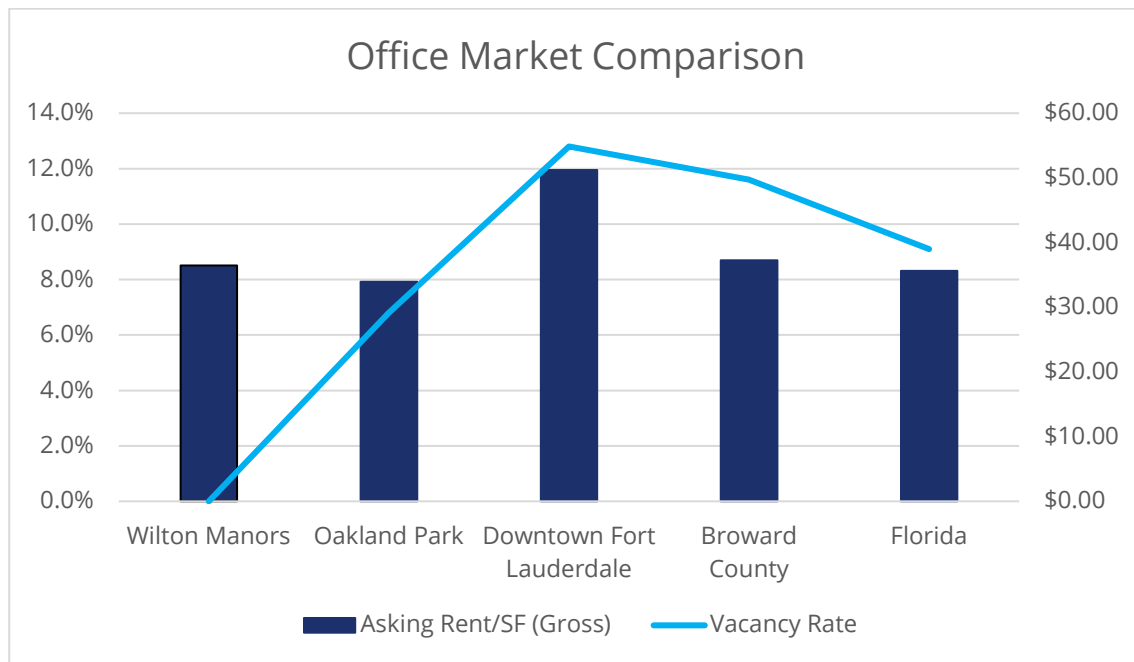
200 East Broward Boulevard, Suite 120 Fort Lauderdale FL 33301

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Office Comparison: Q3 2023

	Inventory (SF)	Availability (SF)	Vacancy Rate	Asking Rate/SF	Avg Sales Price/SF
Wilton Manors	183 K	44.7 K	0.0%	\$36.46 Gross	\$211
Oakland Park	2.3 M	252 K	6.8%	\$33.95 Gross	\$208
Downtown Fort Lauderdale	9.6 M	1.9 M	12.8%	\$51.20 Gross	\$316
Broward County	64.3 M	10.1 M	11.6%	\$37.28 Gross	\$243
Florida	602 M	74.6 M	9.1%	\$35.65 Gross	\$225

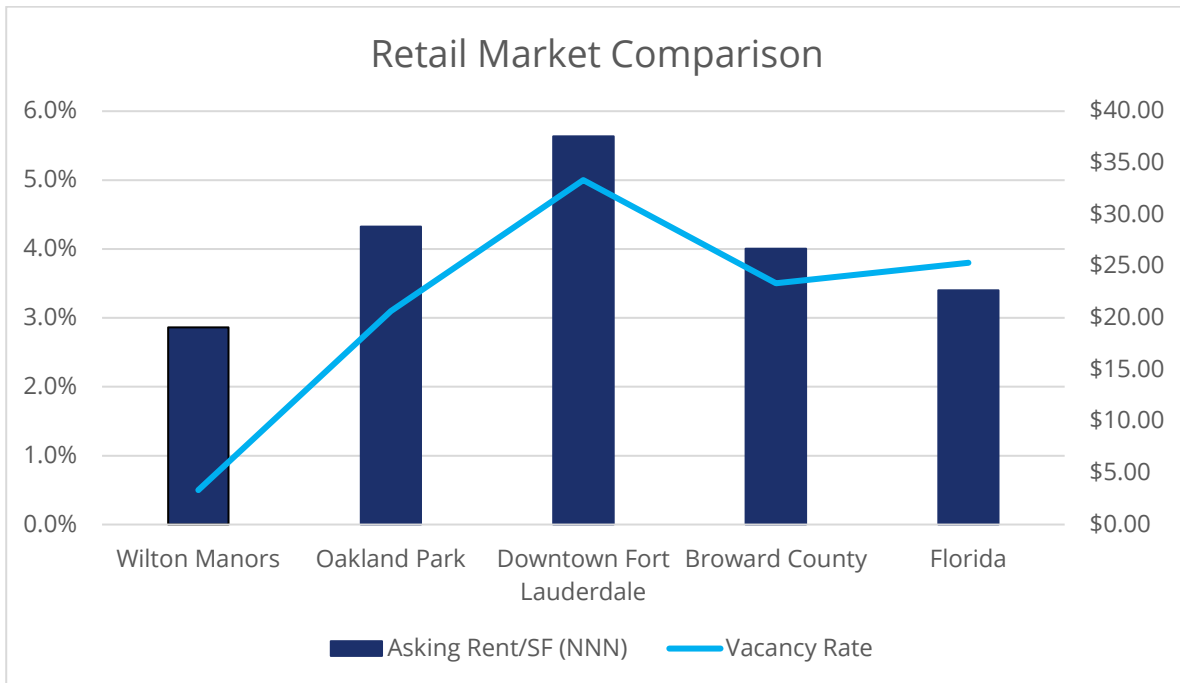
Source: Costar, Colliers



Retail Comparison: Q3 2023

	Inventory (SF)	Availability (SF)	Vacancy Rate	Asking Rate/SF	Avg Sales Price/SF
Wilton Manors	622 K	8.3 K	0.5%	\$19.08 NNN	\$275
Oakland Park	2.5 M	89.6 K	3.1%	\$28.84 NNN	\$241
Downtown Fort Lauderdale	4.2 M	129 K	5.0%	\$37.56 NNN	\$335
Broward County	90.7 M	4.0 M	3.5%	\$26.69 NNN	\$272
Florida	930 M	42.2 M	3.8%	\$22.68 NNN	\$233

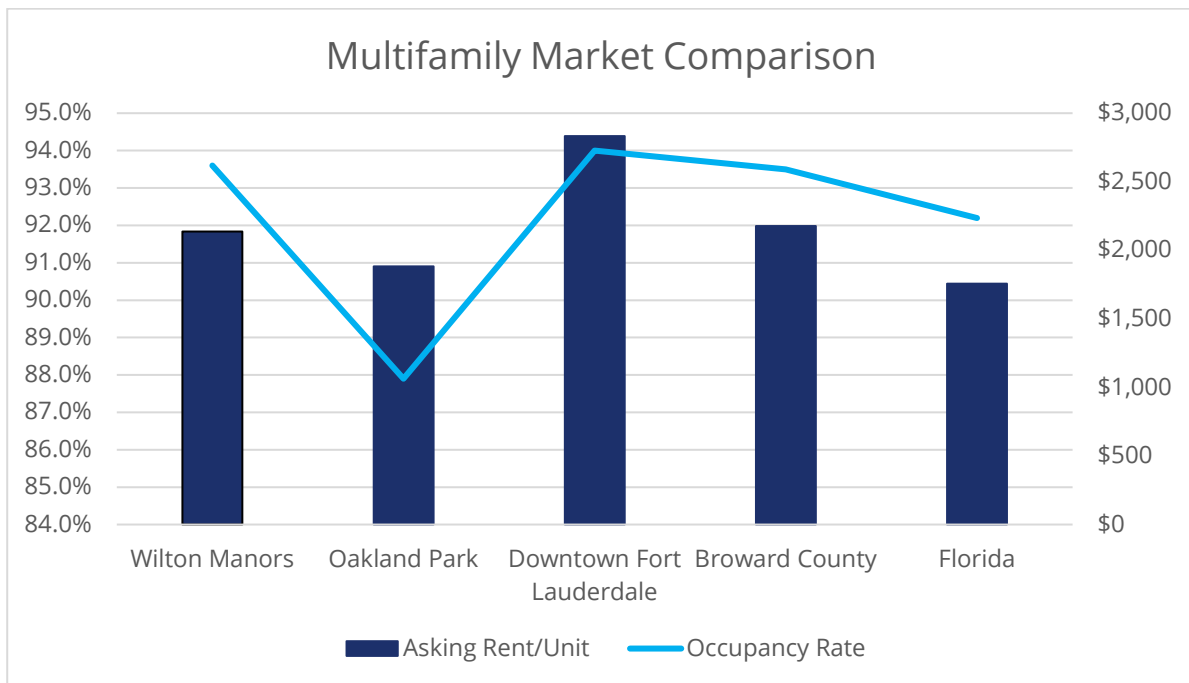
Source: Costar, Colliers



Multifamily Comparison: Q3 2023

	Inventory (Units)	Occupancy Rate	Asking Rent/Unit	Asking Rent/SF	Avg Sales Price/Unit
Wilton Manors	943	93.6%	\$2,137	\$2.41	\$277K
Oakland Park	2,665	87.9%	\$1,883	\$2.16	\$230K
Downtown Fort Lauderdale	12,161	94.0%	\$2,834	\$3.04	\$433K
Broward County	142 K	93.5%	\$2,177	\$2.24	\$276K
Florida	1.7 M	92.2%	\$1,757	\$1.85	\$213K

Source: Costar, Colliers



Executed Leases: Retail

Property Name / Property Address	Size (SF)	Rent/SF/Year	Type	Tenant	Month Signed
Quality Diner 1417 NE 26th St	3,571	Not Disclosed	Direct	Undisclosed	September
1015 NE 26th St	2,100	Not Disclosed	Direct	Bagels & Co.	September
Oakland Park Mall 300-320 E Oakland Park Blvd	1,700	\$20.00	Direct	Undisclosed	July
Gables Wilton Park 2150 Wilton Dr	848	\$37.00	Direct	Undisclosed	September
Sidelines Plaza 2412-2426 Wilton Dr	600	\$40.00	Direct	Undisclosed	August

Sales Activity: Multifamily

Property Name / Property Address	Size (Units)	Sales Price (Price/Unit)	Buyer	Month Sold
200 NW 25th St	8	\$2,500,000 (\$313K/Unit)	B & M FL 200, LLC	August



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