



City Of Wilton Manors

Real Estate Activity Report Q4 2023



Real Estate Snapshot - Q4 2023

	Inventory (SF)	Availability (SF)	Vacancy Rate	Asking Rate/SF	Avg Sales Price/SF
Office	183 K	44.7 K	2.6%	\$36.46	\$221
Retail	622 K	6.1 K	0.8%	\$25.93	\$269
Multifamily*	944	NA	5.1%	\$2,169	\$267K

*Multifamily is measured in Units

Source: *Costar, Colliers*

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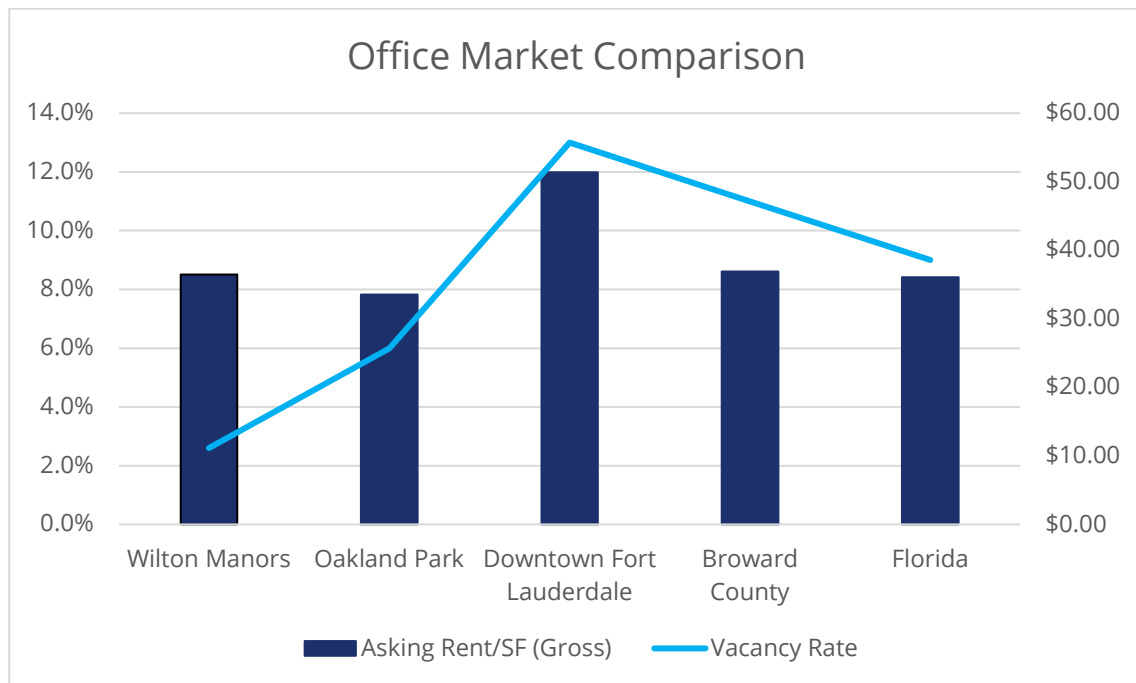
200 East Broward Boulevard, Suite 120 Fort Lauderdale FL 33301

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Office Comparison: Q4 2023

	Inventory (SF)	Availability (SF)	Vacancy Rate	Asking Rate/SF	Avg Sales Price/SF
Wilton Manors	183 K	44.7 K	2.6%	\$36.46 Gross	\$221
Oakland Park	2.3 M	240 K	6.0%	\$33.54 Gross	\$219
Downtown Fort Lauderdale	9.9 M	1.9 M	13.0%	\$51.38 Gross	\$328
Broward County	65.4 M	10.2 M	11.0%	\$36.90 Gross	\$254
Florida	606 M	73.4 M	9.0%	\$36.06 Gross	\$235

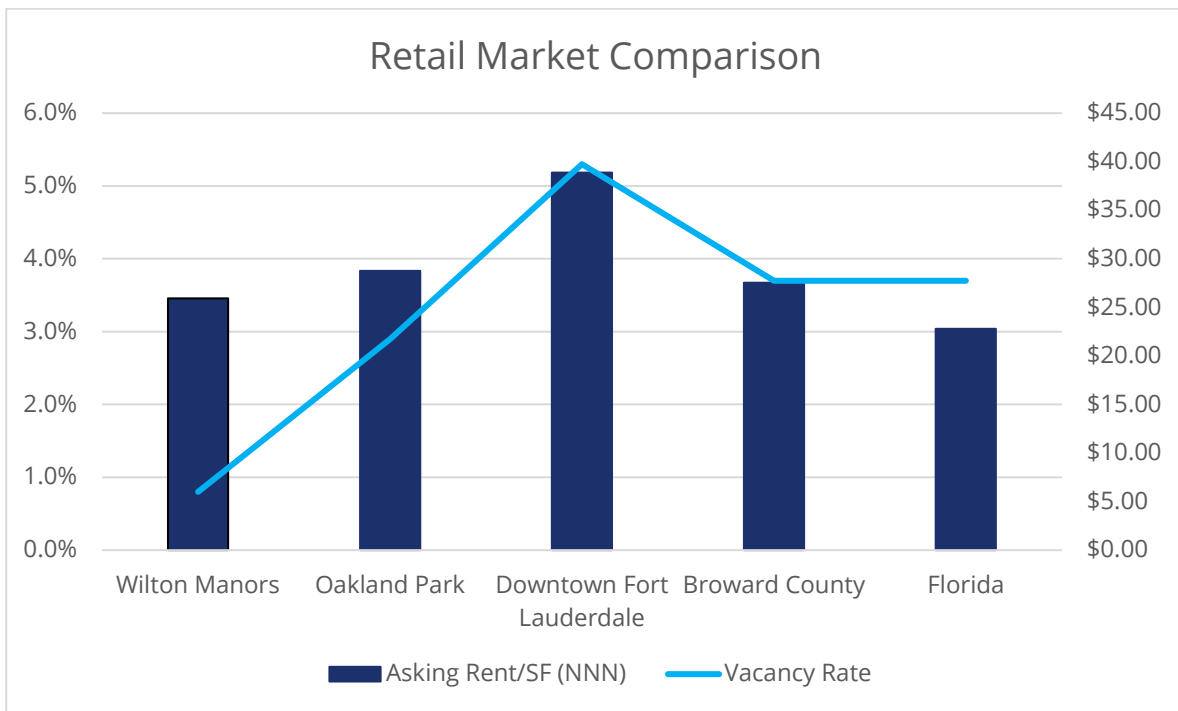
Source: Costar, Colliers



Retail Comparison: Q4 2023

	Inventory (SF)	Availability (SF)	Vacancy Rate	Asking Rate/SF	Avg Sales Price/SF
Wilton Manors	622 K	6.1 K	0.8%	\$25.93 NNN	\$269
Oakland Park	2.5 M	86.9 K	2.9%	\$28.76 NNN	\$236
Downtown Fort Lauderdale	4.2 M	133 K	5.3%	\$38.90 NNN	\$328
Broward County	90.7 M	3.7 M	3.7%	\$27.53 NNN	\$270
Florida	933 M	41.6 M	3.7%	\$22.78 NNN	\$233

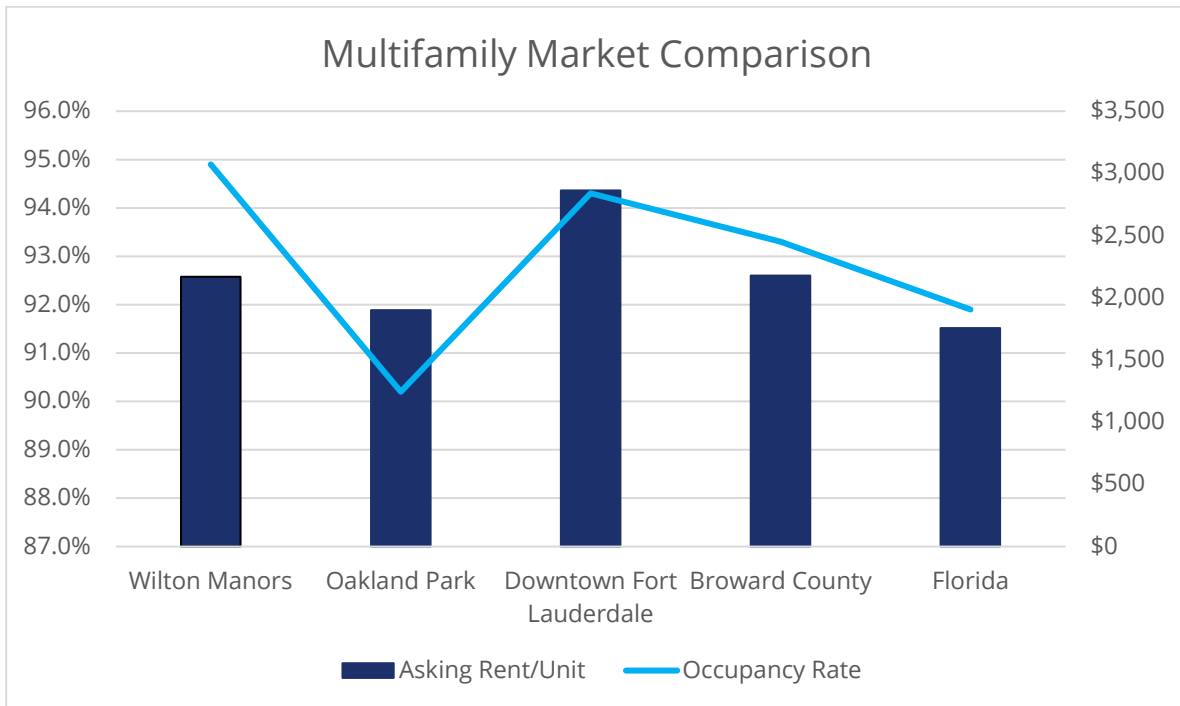
Source: Costar, Colliers



Multifamily Comparison: Q4 2023

	Inventory (Units)	Occupancy Rate	Asking Rent/Unit	Asking Rent/SF	Avg Sales Price/Unit
Wilton Manors	944	94.9%	\$2,169	\$2.45	\$267K
Oakland Park	2,665	90.2%	\$1,901	\$2.18	\$222K
Downtown Fort Lauderdale	12,161	94.3%	\$2,862	\$3.07	\$409K
Broward County	144 K	93.3%	\$2,179	\$2.25	\$265K
Florida	1.7 M	91.9%	\$1,757	\$1.85	\$206K

Source: Costar, Colliers



Executed Leases: Office

Property Name / Property Address	Size (SF)	Rent/SF/Year	Type	Tenant	Month Signed
2500-2550 NE 15th Ave	1,568	\$22.00	Direct	Undisclosed	December
Wilton Plaza 1881 NE 26th St	520	\$32.00	Direct	Undisclosed	November

Executed Leases: Retail

Property Name / Property Address	Size (SF)	Rent/SF/Year	Type	Tenant	Month Signed
2756 N Dixie Hwy	5,500	\$50.00	Direct	Undisclosed	November

Sales Activity: Office

Property Name / Property Address	Size (SF)	Sales Price (Price/SF)	Buyer	Month Sold
Royal Plaza 2307-2329 N Andrews Ave	8,807	\$2,100,000 (\$238/SF)	Complete Hydroponics	December
Manley Tree Service 1209 NE 24th St	1,394	\$1,400,000 (\$1,004/SF)	Kaplan Residential	October

Sales Activity: Retail

Property Name / Property Address	Size (SF)	Sales Price (Price/SF)	Buyer	Month Sold
Storks Bakery 2505 NE 15th Ave	2,464	\$1,000,000 (\$406/SF)	Storks Bakery	October
Belle Isle 2378 Wilton Dr	2,611	\$925,000 (\$354/SF)	Rufolo Property Management	October

Sales Activity: Multifamily

Property Name / Property Address	Size (Units)	Sales Price (Price/Unit)	Buyer	Month Sold
216-218 NW 25th St	4	\$1,100,000 (\$275K/Unit)	Tip Top Pub	October



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