



OFFERING MEMORANDUM

2420-2426 N DIXIE HIGHWAY
WILTON MANORS

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COMMERCIAL

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EXCLUSIVE OFFERING MEMORANDUM

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By accepting this Memorandum, you agree to the above terms and conditions.



01

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Compass Commercial presents a (4) bay flex-retail building consisting of 3,357sf on a 6,110sf parcel zoned TOC-S located in the emerging Wilton Manors Art District. Prime location fronting Dixie Hwy and steps from the "Five-Points" intersection. Property is 100% leased with amazing tenant mix consisting of (3) art galleries and (1) Italian wine boutique. The immediate area is experiencing a transformation i.e. The "Wilton Hotel" (8-story hotel w/ rooftop pool) and additionally a 190-luxury rental project. New ownership has undergone significant updates and stabilized the property including roof, electrical, re-surfaced parking lot and 50yr recertification. Do not miss out on this turnkey cash-flowing asset positioned in an emerging Arts District with the Wilton Hotel across the street!

Financial Performance: The property is fully leased, generating a stable net income of \$86,671 per year. This income stream is secured by existing leases, two which have recently renewed, making it an attractive, low-risk investment for potential buyers. Additional upside in rents expected with the "Wilton Hotel" being developed across the street.

Zoning & Development Potential:

- Zoning: TOC-S (Transit-Oriented Corridor - South), allowing for diverse commercial use and future redevelopment potential. Similar zoning as "Wilton Hotel"
- Lot Size: 6,110 square feet, offering flexibility for various commercial applications.

2420-2426 N DIXIE HIGHWAY | MIAMI, FL



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INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS

WILTON HOTEL PROJECT

The Wilton Hotel is a 123 room full service boutique hotel, planned for Wilton Manors, FL at the Five Points intersection of Wilton Drive and N. Dixie Highway. Located adjacent to the investment property. With a stylish design, inviting lobby and spectacular roof top experience, the Wilton Hotel & Pool Club stands to transform an unsightly commercial lot into an iconic beacon of Wilton Manors hospitality. The design is envisioned to restore the heritage of Five Points as the architectural gateway to the Island City and its Arts & Entertainment District, where commerce, culture and community converge.



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HIGHLIGHTS

- Located right across the street
- 100 guestrooms | 23 suites
- Lobby Coffee Bar | Grab & Go Market
- Pool Bar/Grill
- Rooftop Meeting Rooms (2)
- Prefunction/Terrace Space
- Sky Cafe
- Sky Terrace
- Fitness Room/Outdoor Yoga Deck

INVESTMENT HIGHLIGHTS

UPGRADES AND CERTIFICATIONS

- 50-Year Re-certifications: Recently completed, ensuring the building meets current safety and structural standards.
- Comprehensive Updates: New ownership has made significant enhancements, including:
 - Modernization of all four retail bays
 - Roof had silicone seal applied in 2024
 - Brand new Electrical Room
 - Installation of new Electrical panels in all units
 - Upgraded LED lighting
 - Security camera systems
 - Resurfacing of the parking lot



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HIGHWAY



3,357 SF



6,110 SF



TOC-S



\$1,500,000



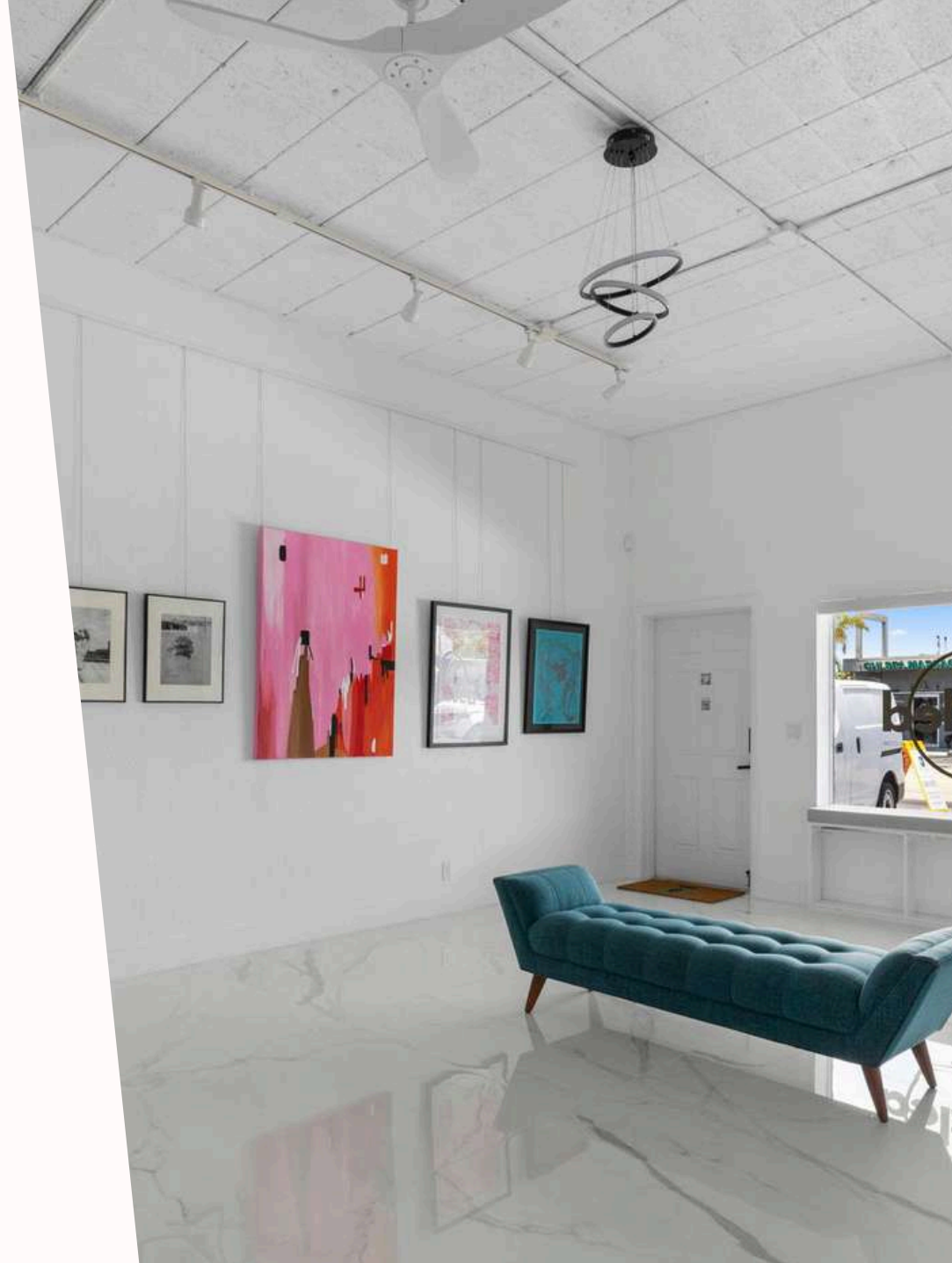
100% LEASED



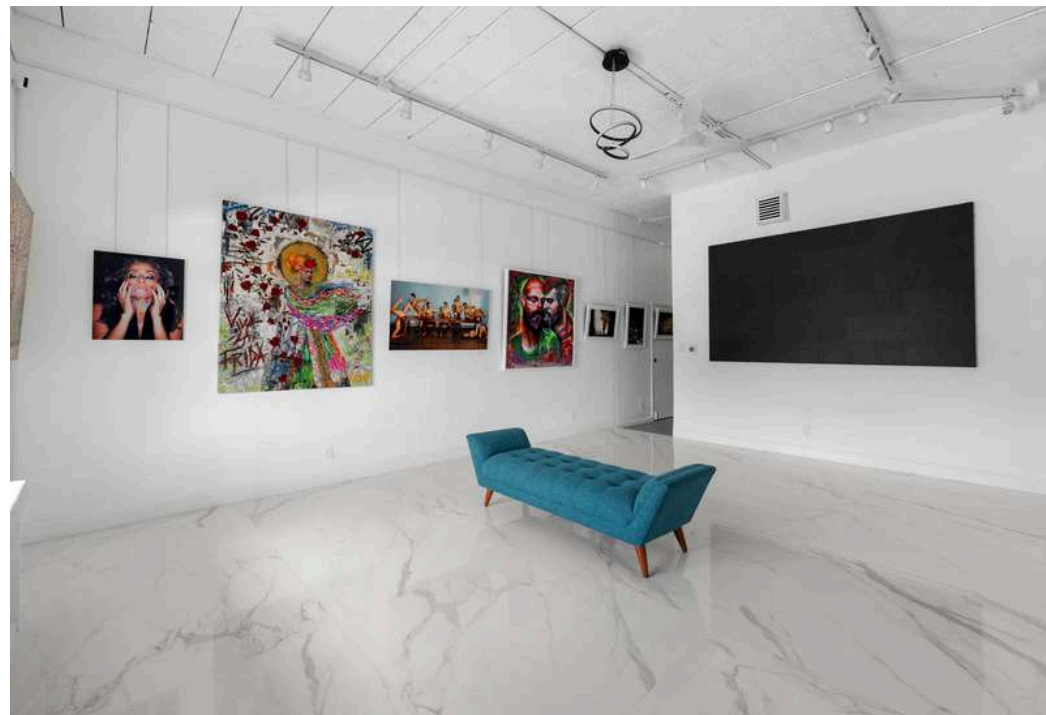
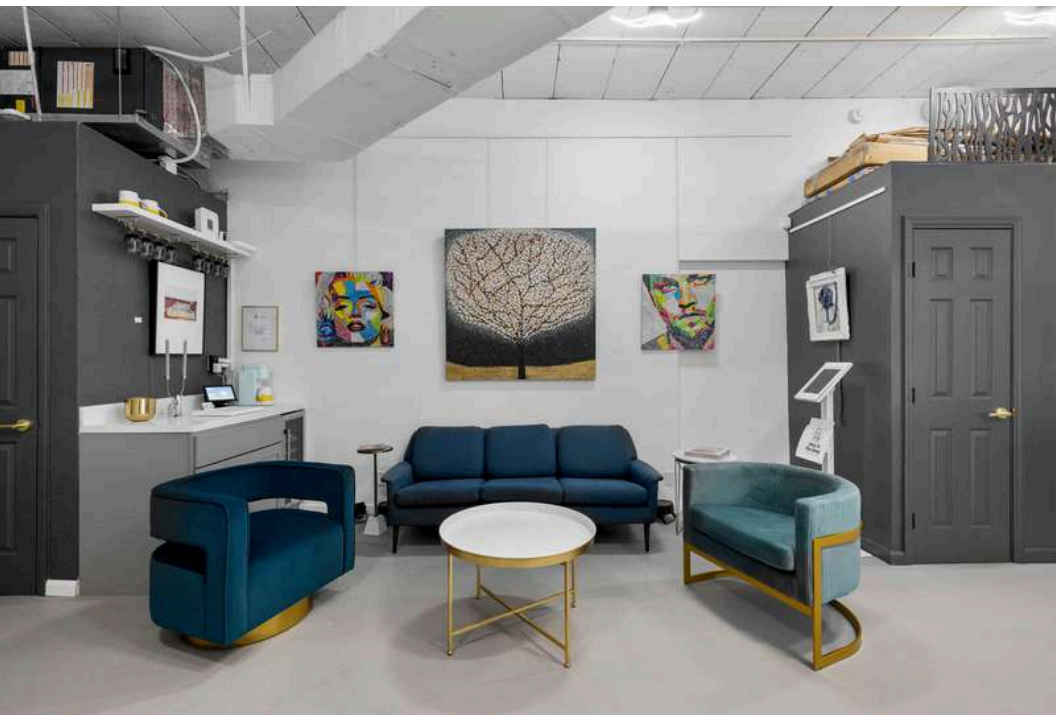
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03

PROPERTY OVERVIEW







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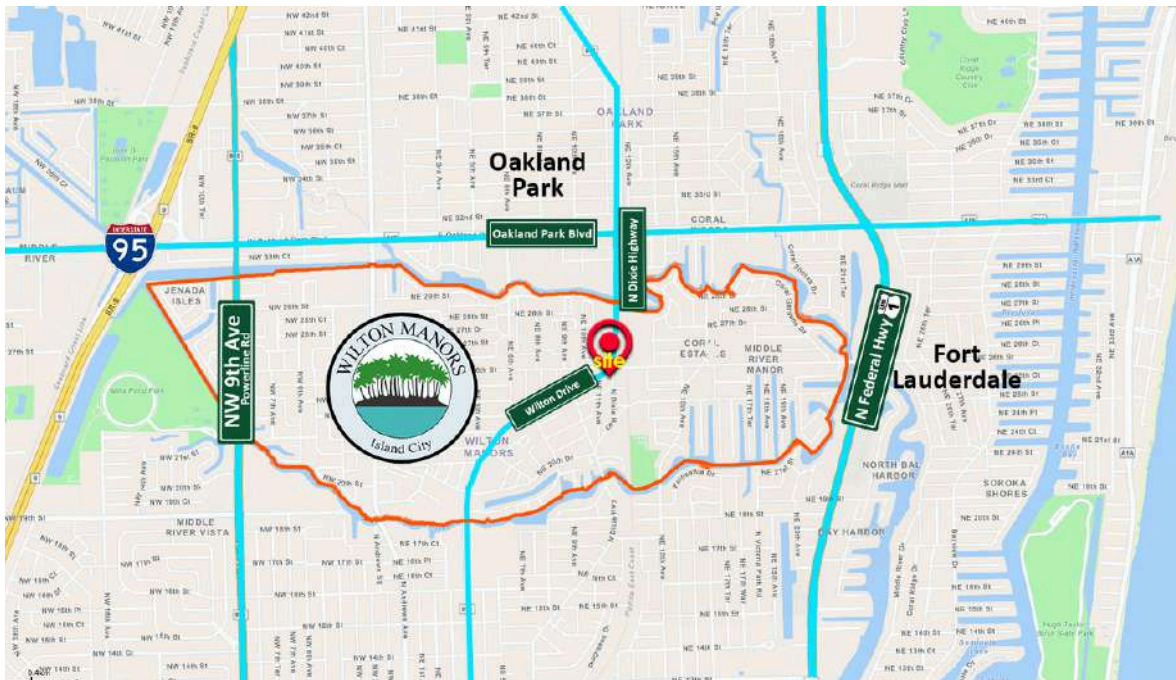
LOCATION OVERVIEW



LOCATION OVERVIEW

LOCATION HIGHLIGHTS:

- **Proximity to Future Developments:** The immediate area is undergoing significant transformation, with the upcoming Wilton Hotel set to front the property and a 190-unit luxury rental project planned adjacent to it. These developments are poised to increase the area's attractiveness and foot traffic, further enhancing the property's value.
- **Accessibility:** The property enjoys excellent visibility and accessibility just off the prominent 5-Points intersection Dixie Highway, a major thoroughfare in the area.





05

DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
MEDIAN AGE	50.6	44.4	42.5
AVERAGE HH INCOME	\$104,138	95,613	\$84,680
MEDIAN PROPERTY VALUE	\$483,872	\$420,348	\$323,616
EMPLOYED POPULATION	7,332	180,151	617,157



\$104,138
MEDIAN HH
INCOME



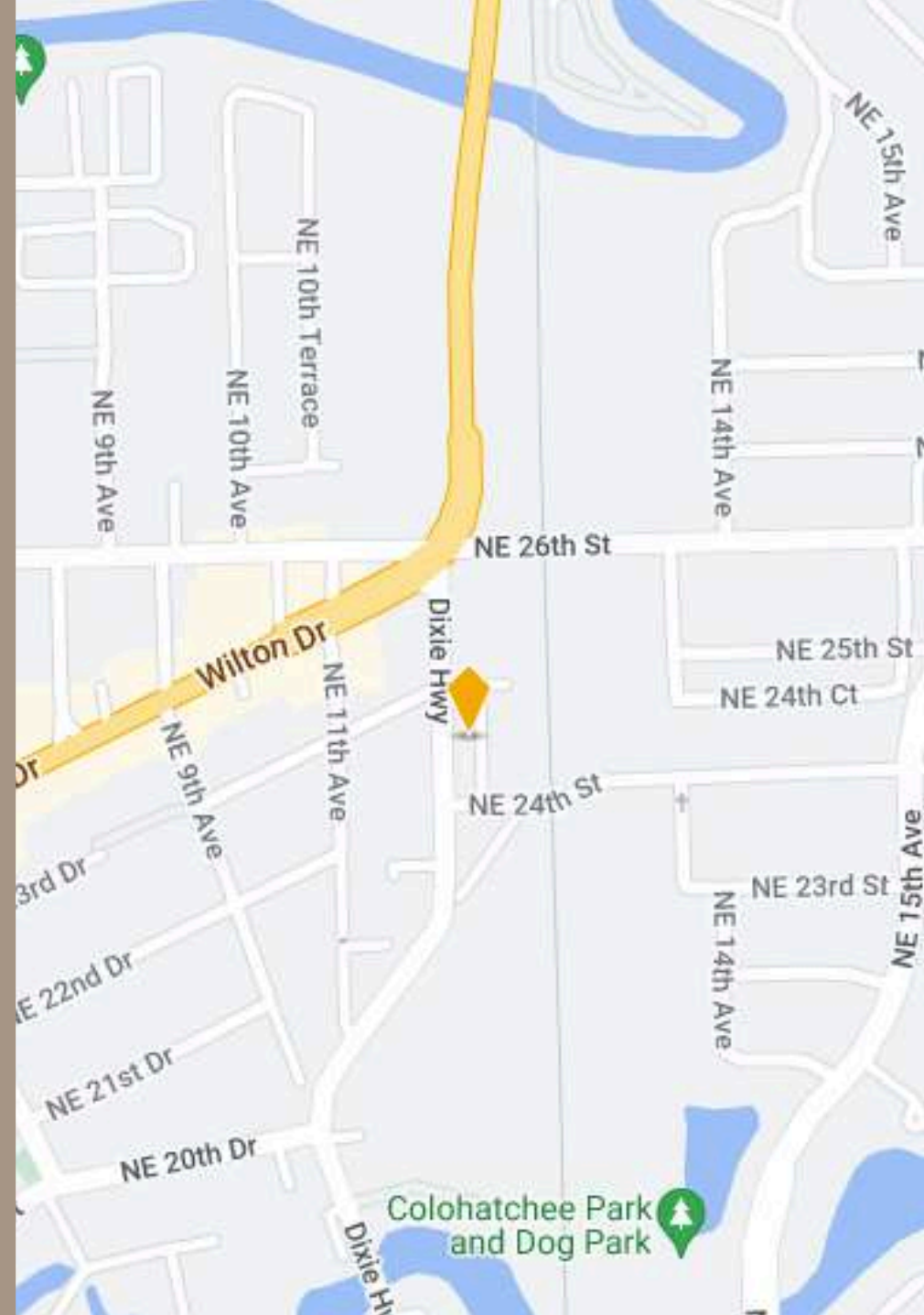
\$483,872
MEDIAN
PROPERTY VALUE



13,727
EMPLOYED
POPULATION

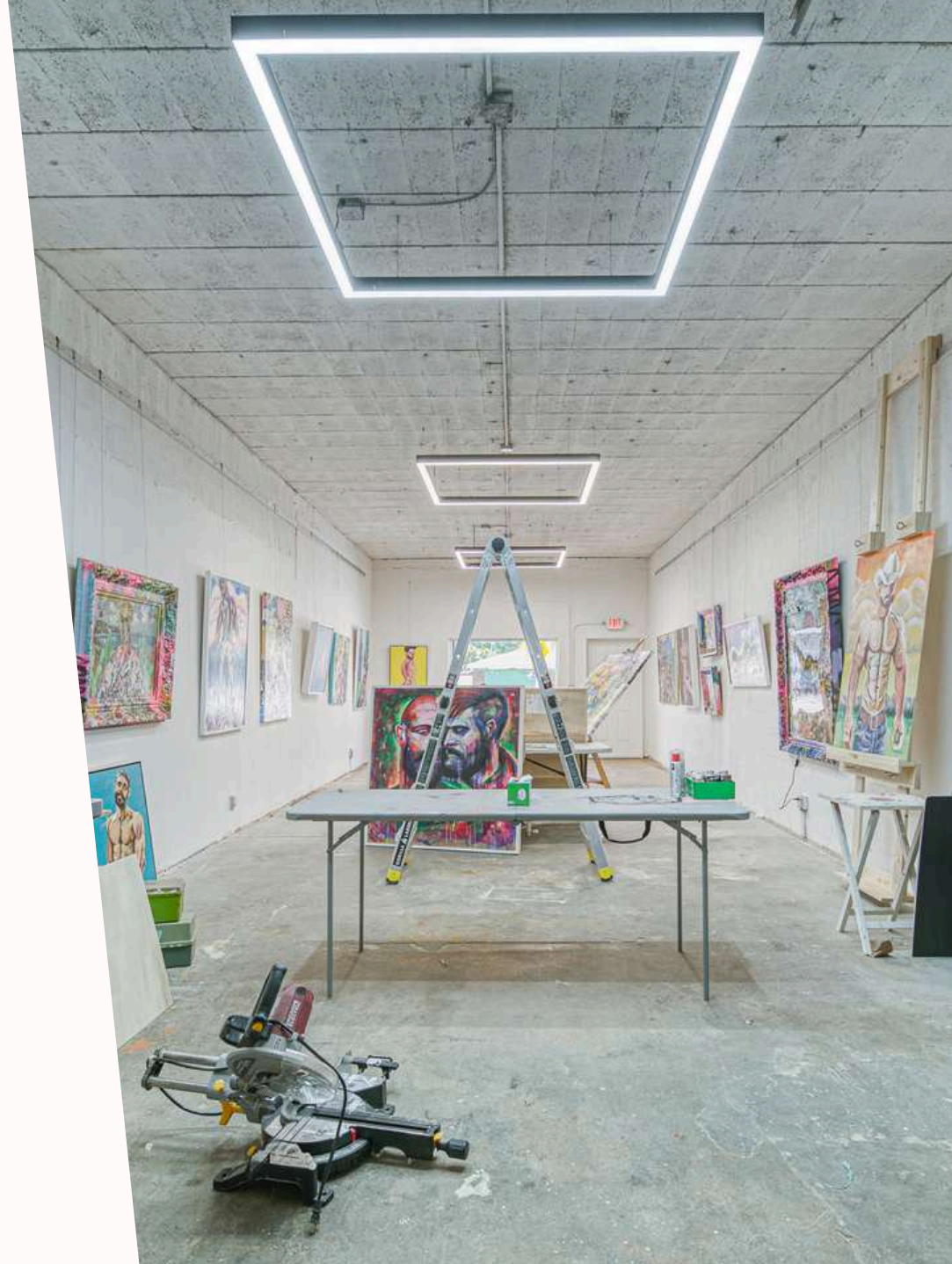


50.6
MEDIAN
AGE



06

RENT COMPARABLES



RENT COMPARABLES

2205-2227 WILTON DR

Sq. Ft.	450 Sq. Ft.
\$/Sq. Ft.	\$50.00/Sq. Ft.
Use	Retail

2205-2227 WILTON DR

Sq. Ft.	900 Sq. Ft.
\$/Sq. Ft.	\$48.50 /Sq. Ft.
Parking	Retail

2151-2171 WILTON DR

Sq. Ft.	975 Sq. Ft.
\$/Sq. Ft.	\$45/Sq. Ft.
Parking	Retail

2150 WILTON DR

Sq. Ft.	848 Sq. Ft.
\$/Sq. Ft.	\$37/Sq. Ft.
Parking	Office Retail

SUBJECT PROPERTY

2420 DIXIE HWY

Sq. Ft.	850 Sq. Ft.
\$/Sq. Ft.	\$29/Sq. Ft.
Use	Retail

2422 DIXIE HWY

Sq. Ft.	850 Sq. Ft.
\$/Sq. Ft.	\$29/Sq. Ft.
Use	Retail

2424 DIXIE HWY

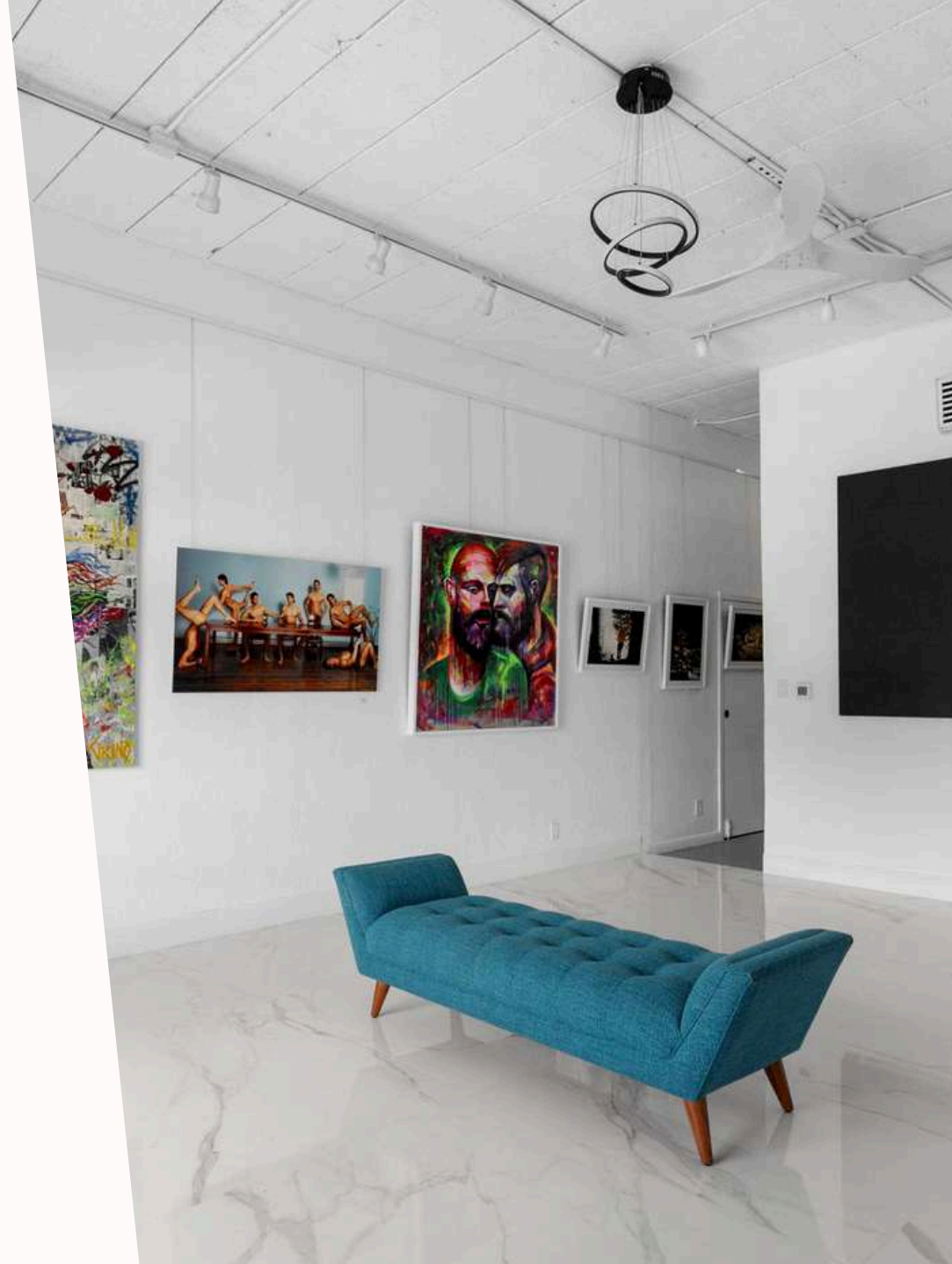
Sq. Ft.	850 Sq. Ft.
\$/Sq. Ft.	\$31.10 /Sq. Ft.
Use	Retail

2426 DIXIE HWY

Sq. Ft.	850 Sq. Ft.
\$/Sq. Ft.	\$29 /Sq. Ft.
Use	Retail

07

SALE
COMPARABLES



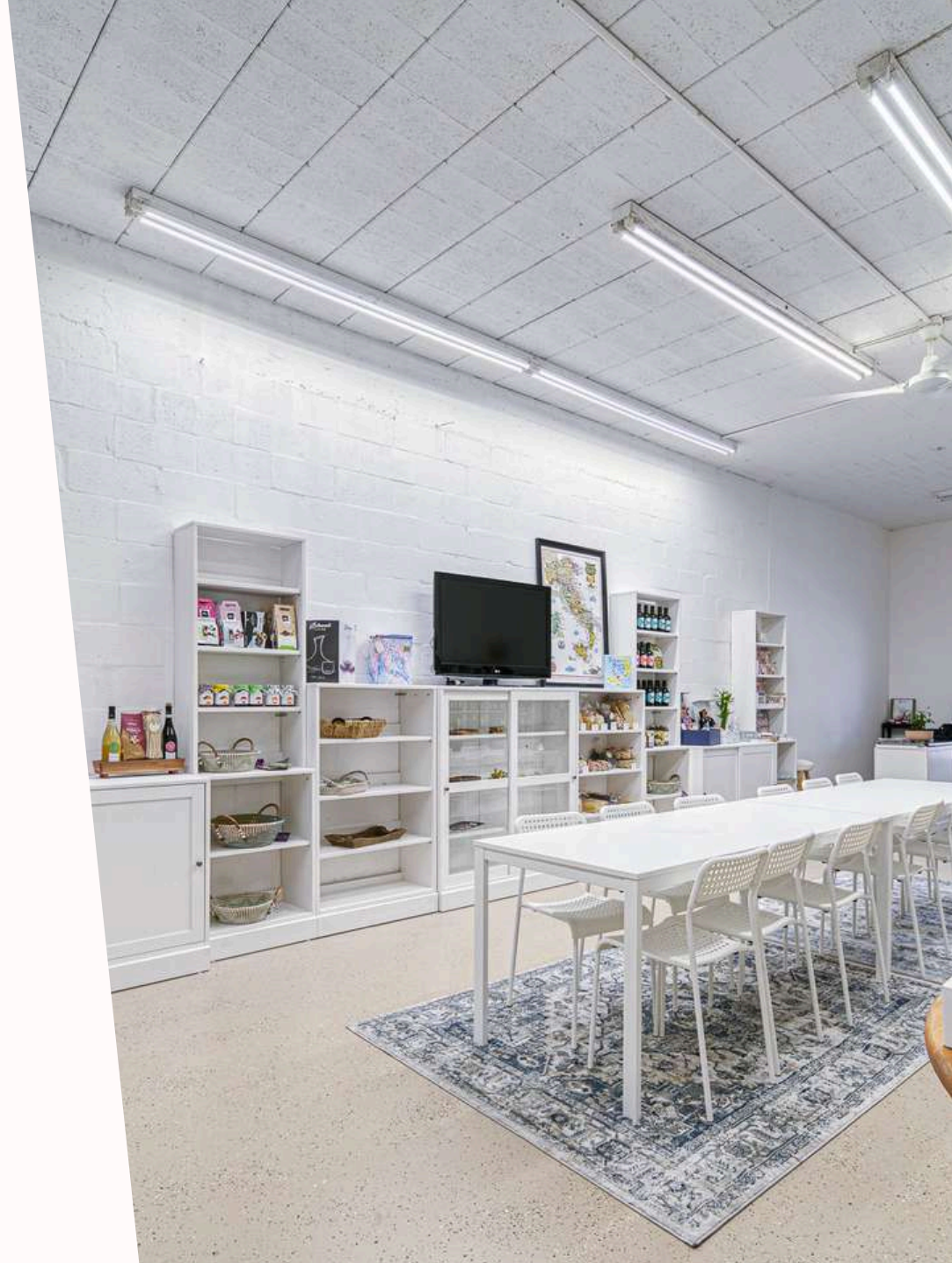
SALE COMPARABLES



	PROPERTY ADDRESS	SQ. FT.	SALE PRICE	\$/SQ. FT.	DOM
1	1580-1586 N Federal Hwy	4,000	\$1,440,553	\$360.14	XX
2	2201 Wilton Dr	7,793	\$2,550,000	\$327.22	XXX
3	1501 NE 26th St	2,280	#3,078,000	\$1,421	111

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FINANCIAL OVERVIEW



FINANCIAL OVERVIEW

RENT ROLL

	SQ. FT.	LEASE TO	MONTHLY RENT (CURRENT)	ANNUAL RENT	LEASE EXPIRATION	TENANT OPTIONS
UNIT #2420			\$2,060	\$24,720	6/31/25	1 year option
UNIT #2422			\$2,060	\$24,720	8/31/25	1 year option
UNIT #2424			\$2,203	\$26,436	2/31/27	3 year option
UNIT #2426			\$2,060	\$24,720	6/31/25	3 year option
TOTAL			\$8,383	\$100,596		

EXPENSES

	EXPENSES
Taxes	\$11,452.71
Utilities + Trash	\$2,772
Insurance	\$3,043.60
Total	\$17,268.31





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