

For Sale

1212 NE 26th ST, Wilton Manors, FL, 33305

Property Available
City of Wilton Manors, Five Points

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Property Summary

Property Available in The City of Wilton Manors, Five Points • For Sale



PROPERTY DESCRIPTION

Exceptional redevelopment or retail opportunity located at Five Points in Wilton Manors, one of Broward County's most vibrant and walkable communities. Zoned TOC-E, the site allows for multifamily redevelopment of up to 6 stories (plus 2 with incentives) and 35 units, with the City including the Right of Way on 13th Avenue, expanding the gross lot size to 25,921 SF. Alternatively, the property offers prime retail potential, positioned among top local retailers, restaurants, and entertainment venues, benefiting from excellent visibility, strong foot traffic, and a dense urban setting. Surrounded by a thriving mix of bars, coffee shops, and parks, and supported by strong demographics and high demand for both rental housing and commercial space, this site presents a rare chance to capture long-term value in one of the county's most desirable and active markets.

PROPERTY HIGHLIGHTS

- Building size: +/- 4,000 SF
- Access to 26th Street & 13th Avenue
- Conveniently located at the Five Points intersection

OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	3,956 SF
Lot Size:	22,859 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	34,330	146,299	408,113
Total Population	69,291	326,204	993,891
Average HH Income	\$113,050	\$97,869	\$92,488



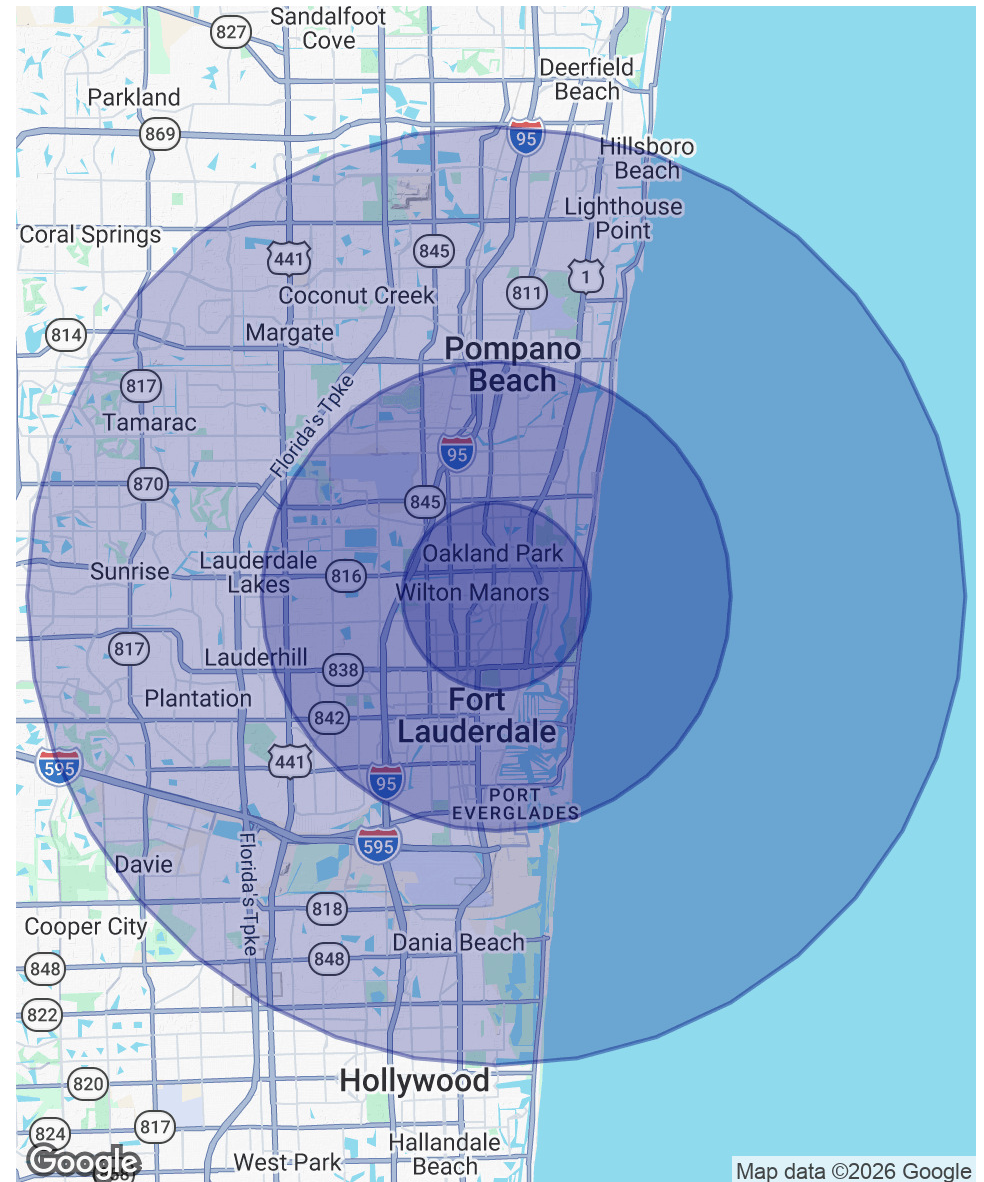
Demographics Map & Report

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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	69,291	326,204	993,891
Average Age	46	44	43
Average Age (Male)	46	44	42
Average Age (Female)	45	44	44

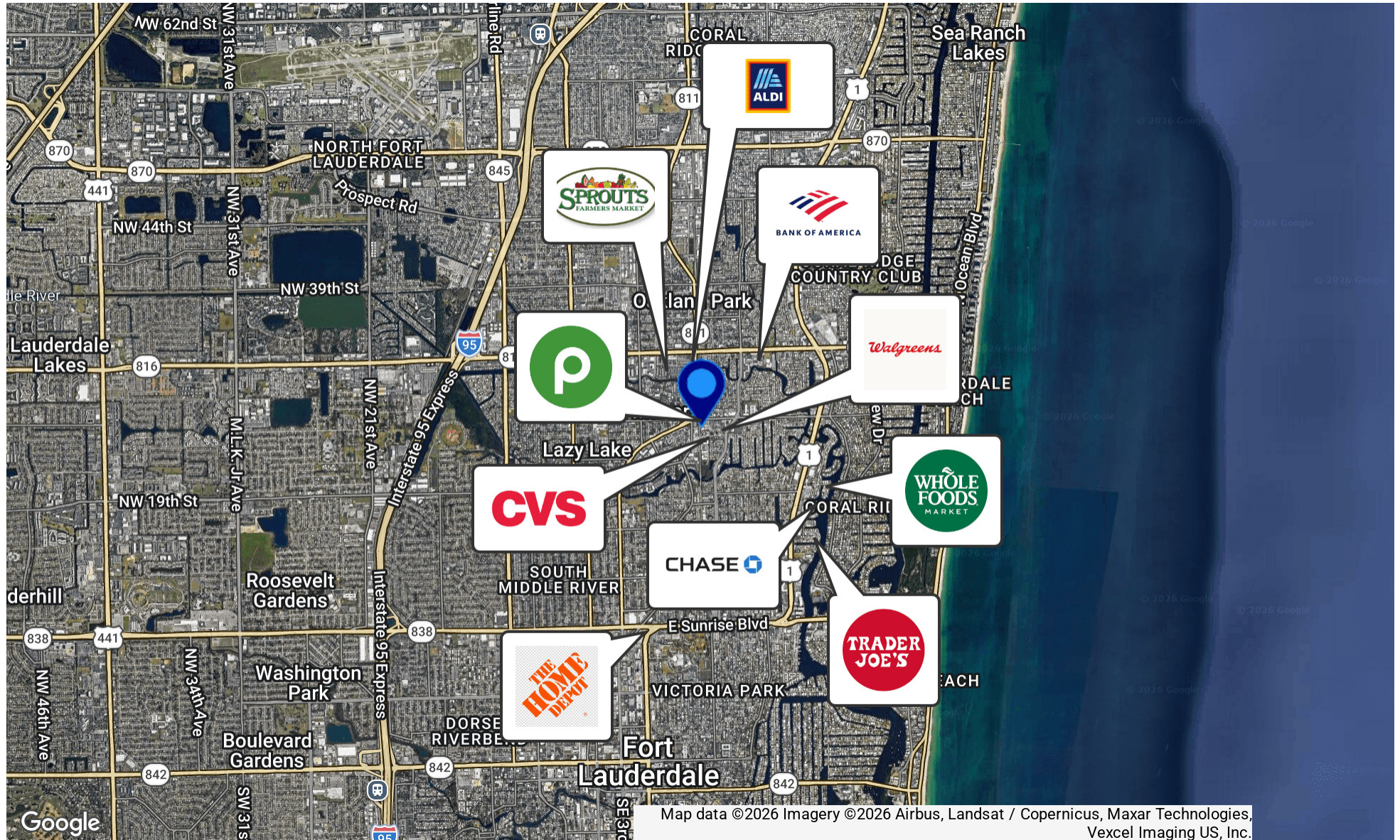
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	34,330	146,299	408,113
# of Persons per HH	2	2.2	2.4
Average HH Income	\$113,050	\$97,869	\$92,488
Average House Value	\$606,669	\$514,549	\$419,525

2020 American Community Survey (ACS)



Retailer Map

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Exterior Photos

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Prominent high-visibility commercial lot in the heart of Wilton Manors. The site offers excellent frontage and accessibility, making it ideal for retail, mixed-use, hospitality, or multifamily redevelopment. Surrounded by a vibrant community with strong demographics, the location benefits from steady traffic and proximity to Wilton Manors' most popular dining, shopping, and entertainment venues.



Interior Photos

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The building features adaptable interior layouts that can easily support retail, restaurant, showroom, or office uses. High ceilings and open space provide flexibility for a wide range of tenant improvements or full redevelopment. Positioned in Wilton Manors' bustling Five Points district, the property offers investors and developers an opportunity to capture value in one of Broward County's most sought-after urban markets.



Aerial View

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Zoning

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USE	TOC-E
Accessory use(s) and structure(s) (see Article 25, Accessory Uses and Buildings)	P
Adult entertainment	N
Alcoholic beverage sales for offsite consumption	P
Amusement establishment	P
Animal hospital or clinic	P(1)
Art and Cultural Center	P
Art gallery, artisanal studio	P
Assembly hall	P
Assisted living facility	P(14)
Auction house	P
Automobile new car or used dealership	N
Automobile/truck rental agency	N

USE	TOC-E
Automobile parts and accessories store	N
Automobile repair, major	N
Automobile repair, minor	N
Bakery	P
Bank	P
Bail bond operations	N
Bar or lounge	P(3)
Bicycle sales, rental or repair	P
Boat or water vehicle, sales or rental	N
Boat or water vehicle storage	N
Boat or water vehicle, repair	N
Bowling alley	P
Bus station	P
Car wash	N
Catering establishment	P

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USE	TOC-E
Check cashing store (as a principal use)	N
Civic, institutional	N
Clinic, medical clinic	P
Coffee shop/tea house	C(17)
College or other institution of higher learning	C
Contractor shop	N
Contractor storage yard	N
Convenience store	P(4)
Day care center	P
Drive-through windows, and any commercial use that provides goods or services to customers as they remain in their automobiles, excepting bank, coffee shop/tea house and pharmacy drive-through service	N
Dry cleaning drop off for off-site dry cleaning	P

USE	TOC-E
Dry cleaning drop off with on-site dry cleaning	C
Dwelling, multiple-family (freestanding)	P(5)
Dwelling, multiple-family, (within a mixed-use building)	P(5)
Dwelling, single-family	N
Dwelling, townhouse	P(5)
Dwelling, two-family	N
Equipment rental	N
Flea market, bazaar, merchandise mart, green market	P
Florist	P
Food store, specialty	P
Food and/or beverage carts	N
Fortune telling	N
Funeral home	N
Garden shop, greenhouse, nursery	P

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USE	TOC-E
General repair and service shop	P
Grocery store	P
Groomer/Self-service dog washing machine	P
Gymnasium, indoor	P
Home improvement center; sales of building materials	N
Hospital	C
Hotel with up to fifty (50) guest rooms	P(13)
Hotels with more than fifty (50) guest rooms	P
Kennel	P(1)
Laboratory, research or experimental	P
Laundromat (self-service) or commercial laundry drop-off for off-site laundry service	P(6)
Laundry, commercial	N
Library	P

USE	TOC-E
Manufacturing, light	N
Medical marijuana retail center	C(15)
Microbrewery, microwinery, brewpub, brewery, and micro-distillery	C(18)
Mixed uses	P
Mobile home, trailer, and recreational vehicle parks	N
Motion picture studio	P
Motor fuel pumps	P(8)
Moving or storage office or warehouse	N
Museum	P
Nightclub or cabaret	P
Nursing home or other residential institution	P(14)
Office, professional (excludes clinic, medical clinic)	P
Outdoor storage (principal use)	N

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USE	TOC-E
Parking lot or structure, commercial or public	P(9)
Pawn shop	N
Personal service establishment	P
Pet store	P(16)
Pharmacy	C(15)
Photograph processing laboratory	P
Place of worship	P
Printer, publisher, photo copying, engraver	P(10)
Private club	P
Private passive park or open space	P
Public or governmental building or use, including parks	P
Public utility or service facility	C
Radio or television broadcasting station (no broadcasting tower)	P
Rail station	P

USE	TOC-E
Research and Development	P
Restaurant, including sidewalk cafes	P(11)
Retail sales, general	P
School, trade or vocational	C
Skating rink	P
Studio or instruction for photography, art, music, dance, modeling, martial arts, fitness/athletics, broadcast, podcast, recording or videography	P
Tailor, seamstress	P
Taxidermist	N
Theater, live or film (no drive in)	P
Ticket agency	P
Travel agency	P
Truck storage	N
Vehicle sales and rental: Commercial vehicles, trailers, motorcycles	N
Warehouse, storage, self-storage	N
Watercraft rental, non-motorized	P(19)
Wholesale, sales and storage, principal use	N

