



**NEWLY BUILT  
DRIVE-THRU  
PROPERTY**

RETAIL FOR SALE

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**2690 NORTH  
ANDREWS AVENUE**

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*Wilton Manors, FL 33311*

For Sale By

**NATIVE**  
REALTY<sup>®</sup>



## PROPERTY DESCRIPTION

Rare opportunity to acquire a newly constructed (2024) freestanding commercial building with a fully approved drive-thru in one of Broward County's most highly trafficked corridors. Currently owner-occupied, the property is ideal for an owner-user seeking a turnkey location with valuable infrastructure already in place.

The 845 SF property features a dedicated drive-thru lane with stacking for approximately 10 vehicles—an increasingly rare amenity that is difficult and costly to entitle and develop. A large grease trap is already installed, and the building can accommodate a future hood system, providing flexibility for a variety of food and beverage concepts.

Positioned on N Andrews Avenue with exposure to more than 35,000 vehicles per day, the property offers outstanding visibility and access just south of Oakland Park Boulevard. This is a unique opportunity to acquire a modern drive-thru asset without the time, expense, and uncertainty of ground-up development.

## PROPERTY HIGHLIGHTS

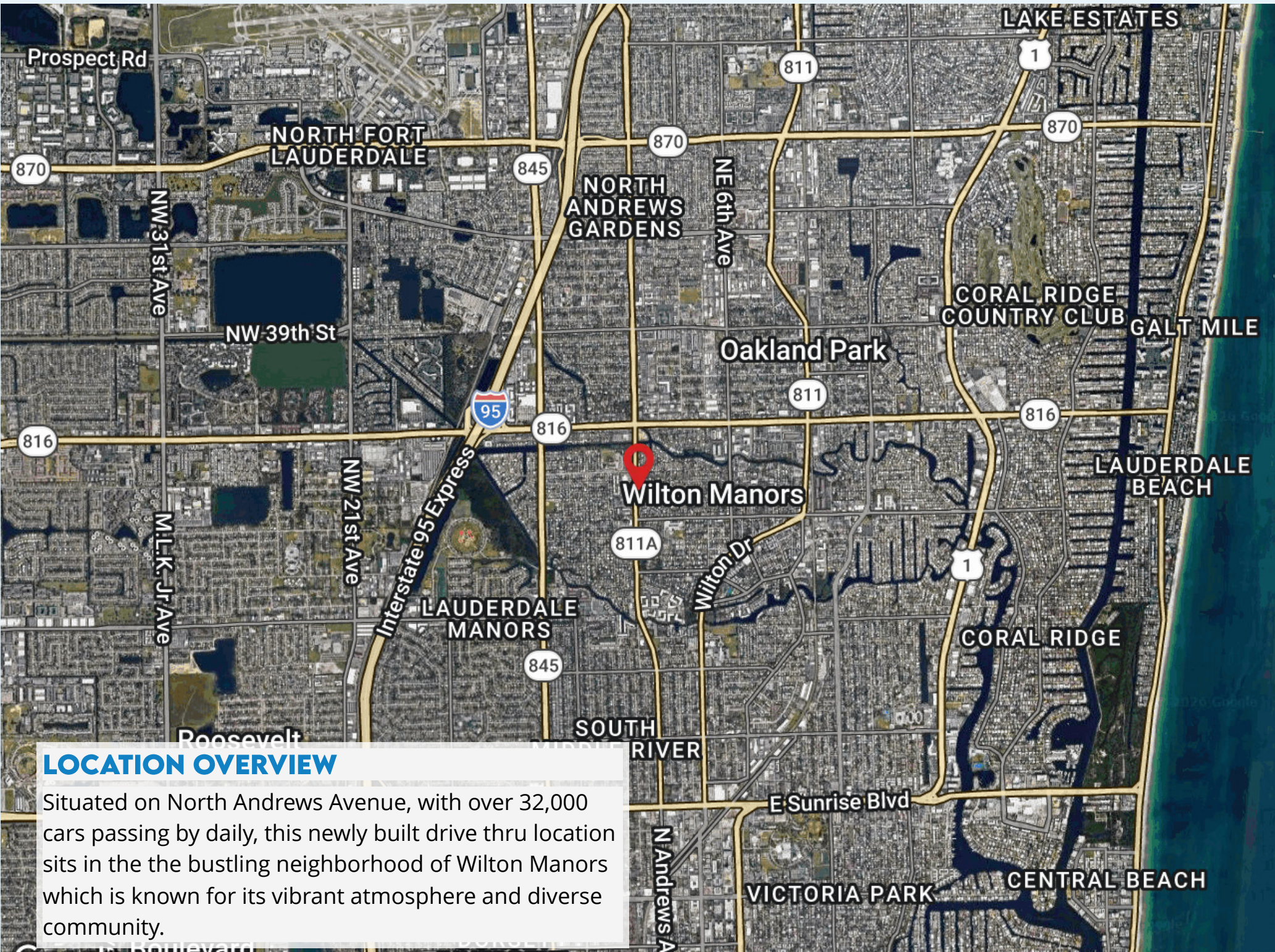
- Highly visible, rare Drive Thru on N. Andrews Avenue, Wilton Manors prime corridor
- Dense residential and hospitality base supports consistent day and evening demand
- Surrounded by upscale dining, nightlife, and boutique retailers enhancing synergy
- Excellent signage potential along one of Broward county's busiest retail streets
- Strong demographic profile with affluent households and growing disposable income

## OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	10,572 SF
Building Size:	845 SF

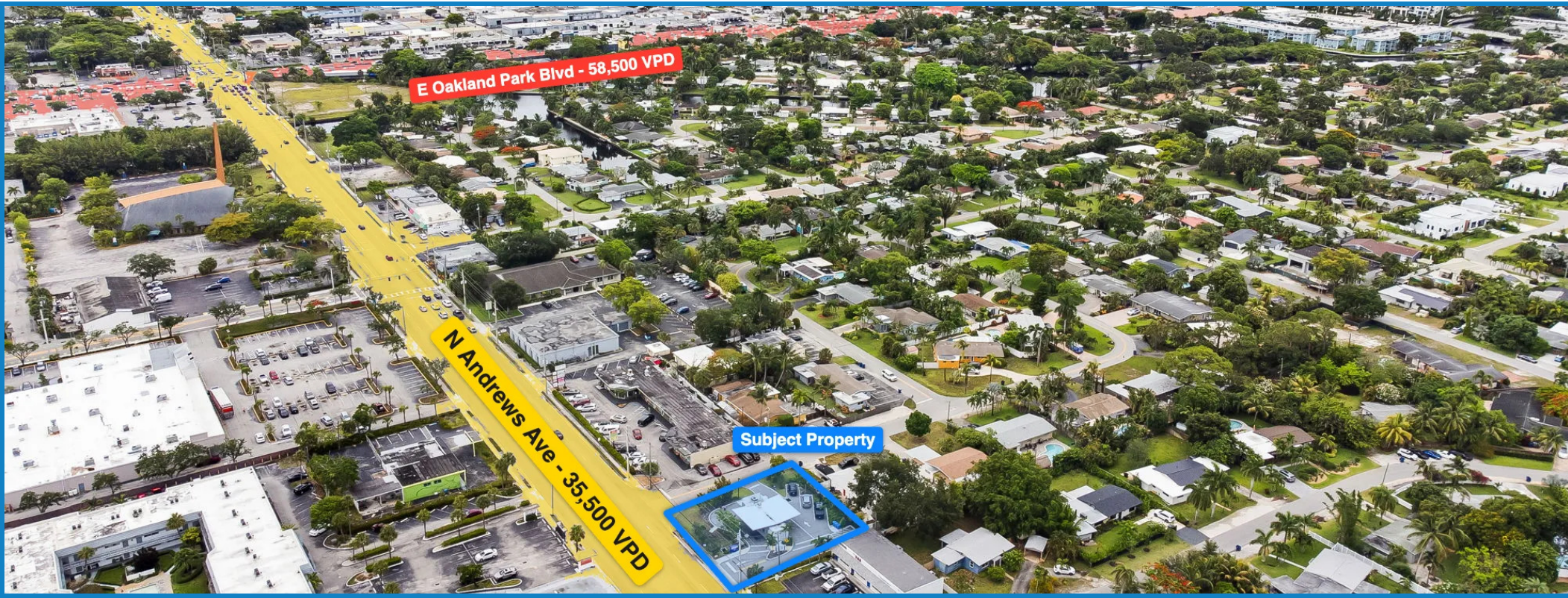
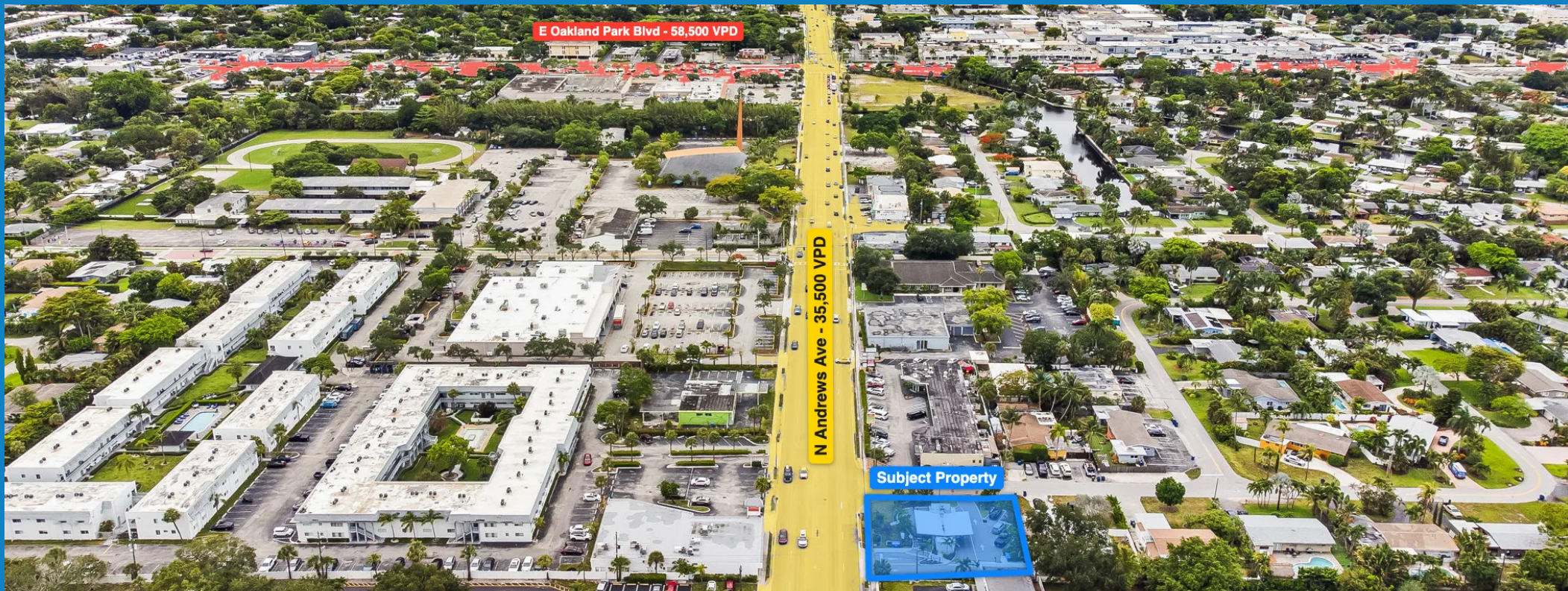






### LOCATION OVERVIEW

Situated on North Andrews Avenue, with over 32,000 cars passing by daily, this newly built drive thru location sits in the the bustling neighborhood of Wilton Manors which is known for its vibrant atmosphere and diverse community.




 Downtown Ft Lauderdale

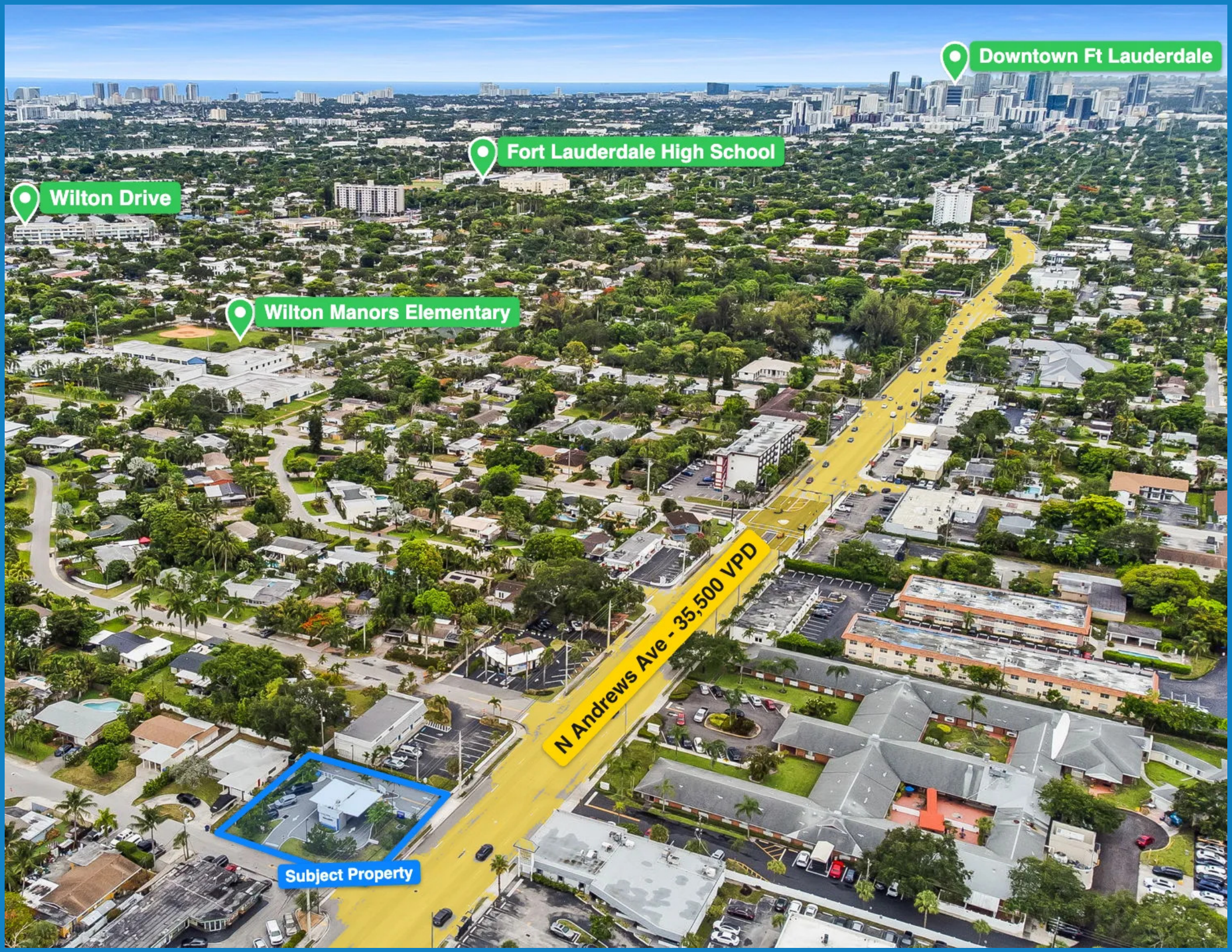
 Fort Lauderdale High School

 Wilton Drive

 Wilton Manors Elementary

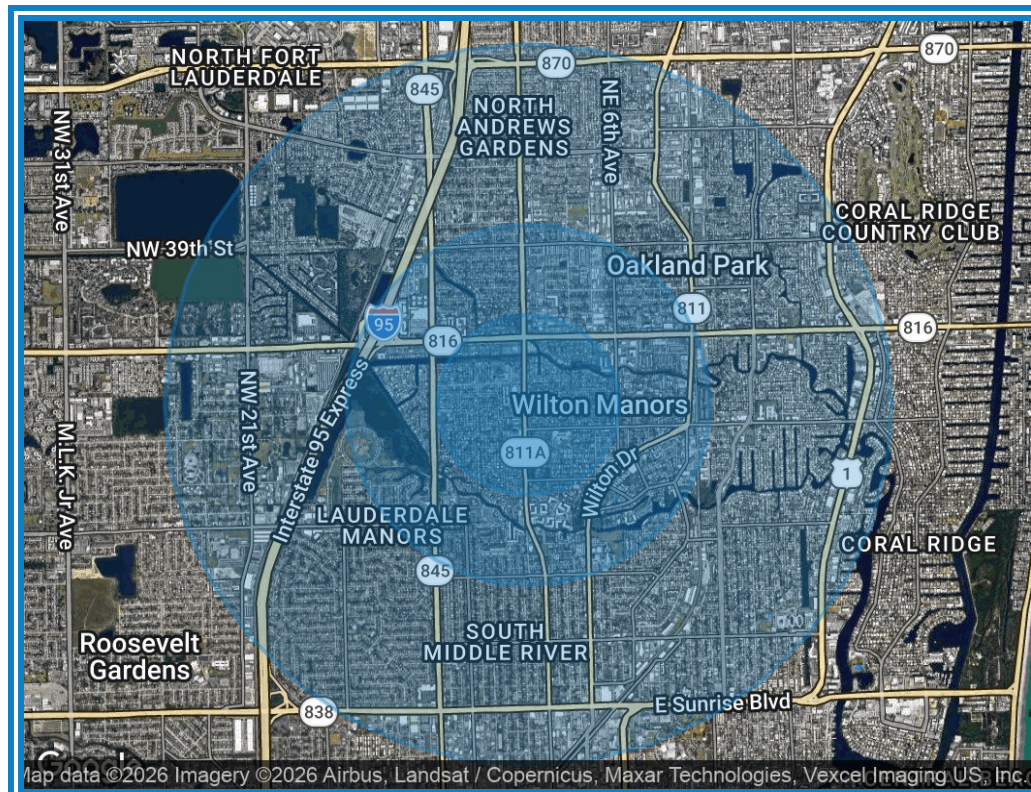
N Andrews Ave - 35,500 VPD

 Subject Property





<b>POPULATION</b>	<b>0.5 MILE</b>	<b>1.0 MILE</b>	<b>2.0 MILES</b>
Total Population	4,303	18,608	71,753
Average Age	54.1	44.5	42.3
Average Age (Male)	54.7	45.1	41.6
Average Age (Female)	52.8	43.6	42.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILE</b>	<b>1.0 MILE</b>	<b>2.0 MILES</b>
Total Households	2,264	8,922	30,747
Average HH Income	\$105,782	\$103,135	\$102,758
Average House Value	\$599,555	\$465,696	\$437,807





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