

◆ FOR GROUND LEASE ◆ Prime Parcels of Land

Northeast Corner:
NW 36th Street & NW 37th Avenue
Miami, FL 33142



TOTAL SIZE: 4.1 Acres± | **AVAILABLE:** Flexible Size Parcels for Ground Lease | **ZONED:** Liberal T-6

IDEAL FOR: Gas/Service Station, Quick Service Restaurant, Urgent Care, Bank, Retail, etc.

TRAFFIC COUNT: ◆NW 36th St. & NW 37th Ave.: 30,000+ Vehicles per Day ◆SR 112: 107,000+ Vehicles per Day

HIGHLIGHTS:

- ◆ Centrally located in the heart of Miami-Dade County, just east of Miami International Airport, with easy access to Doral, Hialeah, Miami Springs, Wynwood and Greater Miami.
- ◆ Situated at the signalized intersection of NW 36th Street & NW 37th Avenue, just south of the Airport Expressway (SR 112), with planned construction of on/off ramps onto NW 37th Avenue, which will significantly boost the traffic flow and increase accessibility to the property.
- ◆ Surrounded by dense commercial/warehouse districts and residential neighborhoods. Across the street from Pinnacle Plaza, a 132 unit apartment complex, and Pinnacle Plaza II, a 128 unit apartment complex.
- ◆ One block from Casino Miami, a 40,000 SF gambling and entertainment complex, and M³ Studios, a 122,000 SF television and film production studio.

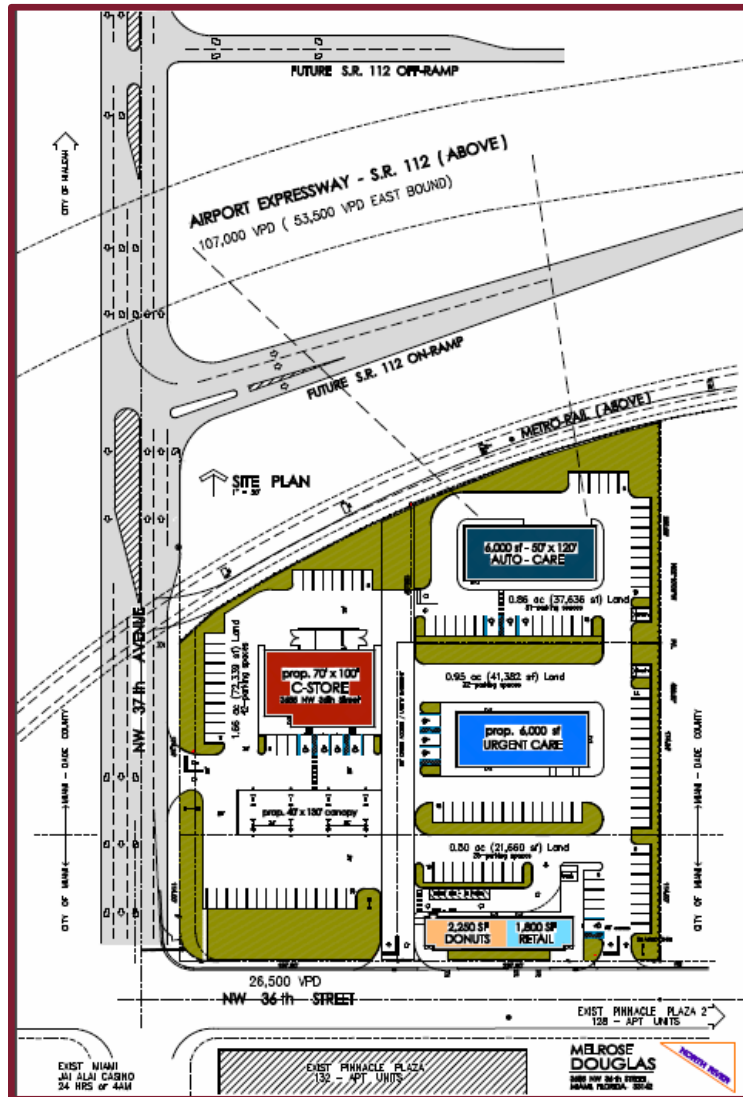
DAYTIME POPULATION:	◆1 Mile: 21,484±	◆3 Mile: 118,250±	◆5 Mile: 403,902±
POPULATION:	◆1 Mile: 14,835±	◆3 Mile: 243,211±	◆5 Mile: 702,574±
AVG. HOUSEHOLD INCOME:	◆1 Mile: \$34,836±	◆3 Mile: \$41,140±	◆5 Mile: \$50,483±



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3645-85 NW 36th Street
Miami, FL 33142

Conceptual Site Plan
(Several Site Plan Options Available)



FOR INFORMATION CONTACT

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