



**greencAPITAL**  
**Realty Advisors**

Commercial Real Estate  
 and Construction Services

# MIAMI DESIGN DISTRICT URBAN RETAIL SHOWROOM

**175 NE 36<sup>th</sup> Street**  
**Miami, FL 33137**

For more information  
 please contact:

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www.greencapitalrealty.com



Conceptual Rendering

**661-11,500 SF**

## RETAIL—OFFICE—RESTAURANT—LIVE WORK

Space 1.....	1,162 SF
Space 2.....	689 SF
Space 3.....	957 SF
Space 4.....	915 SF
Space 5.....	661 SF
Space 6.....	5,026 SF
Space 7.....	11,500 SF

### SPACES CAN BE COMBINED OR NEW BUILD TO SUIT

- **Corner Entrance to the Fabulous-Miami Design District**
- **Directly Across from Mid-Town on Busy NE 36<sup>th</sup> Street**
- **Surrounded by Miami's Top Restaurants & High End Retailers**
- **Ample Public Parking ¼ Block Away**

**Available  
 Showroom Spaces**

**Features**

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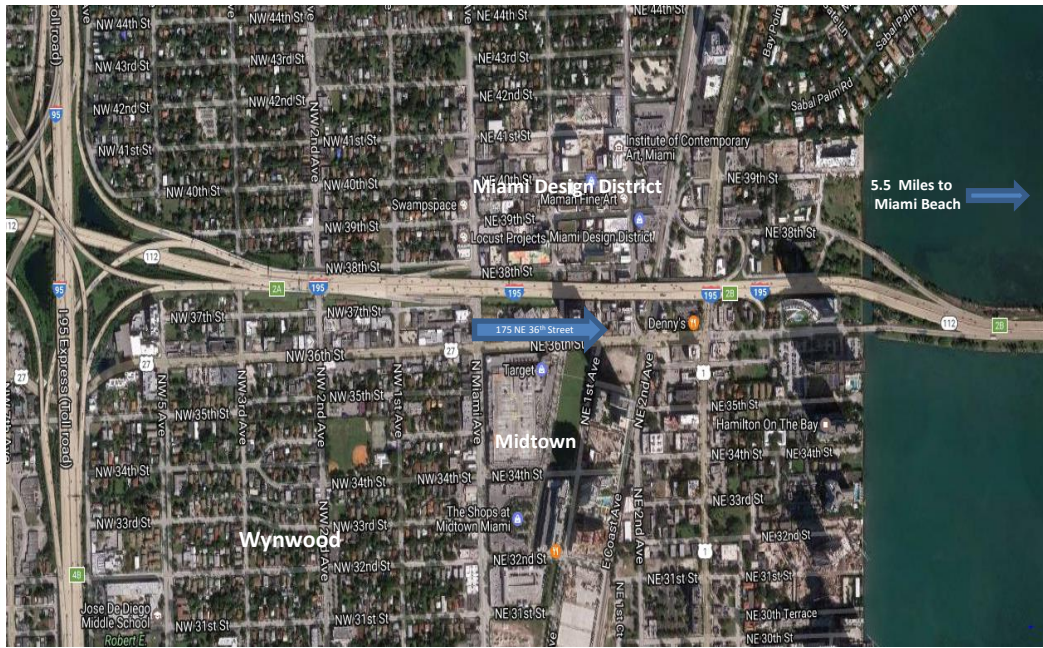
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**Aerial Map**



**Demographics**

2015	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	<b>24,363</b>	<b>206,632</b>	<b>543,221</b>
<b>Average Income</b>	<b>\$57,151</b>	<b>\$45,982</b>	<b>\$56,524</b>
<b>Average Age</b>	<b>36</b>	<b>36</b>	<b>39</b>

**FDOT**  
**Daily Traffic Count**

**132,000**

**31,500**

**NE 36th Street-18,400**

Join these  
neighboring  
high end  
retailers  
and other fine  
local businesses



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