

RE-DEVELOPMENT OPPORTUNITY

175 NE 36th St
Miami, FL 33137



OFFERED AT
\$11.2 Million

Miami Design District - Midtown

FEATURES

- ZONED MIAMI 21 - COMM/RESIDENTIAL-DESIGN DISTRICT
- 10,434 SF of Land
- Close proximity to Wynwood, Miami Design District & Miami Beach
- Prime location in a high traffic area
- Surrounded by Miami's top restaurants & high end retailers
- Directly Across from Mid-Town on Busy NE 36th Street
- Lease 12,500 SF while getting approvals
- Buildable SF 83,472 SF – 108,513 SF
- Multi-family residences (12-20 stories)
- Retail / Office
- Hotel / Hospitality
- Bed & Breakfast / Inns
- Recreational Facility
- Nightclub / Restaurant

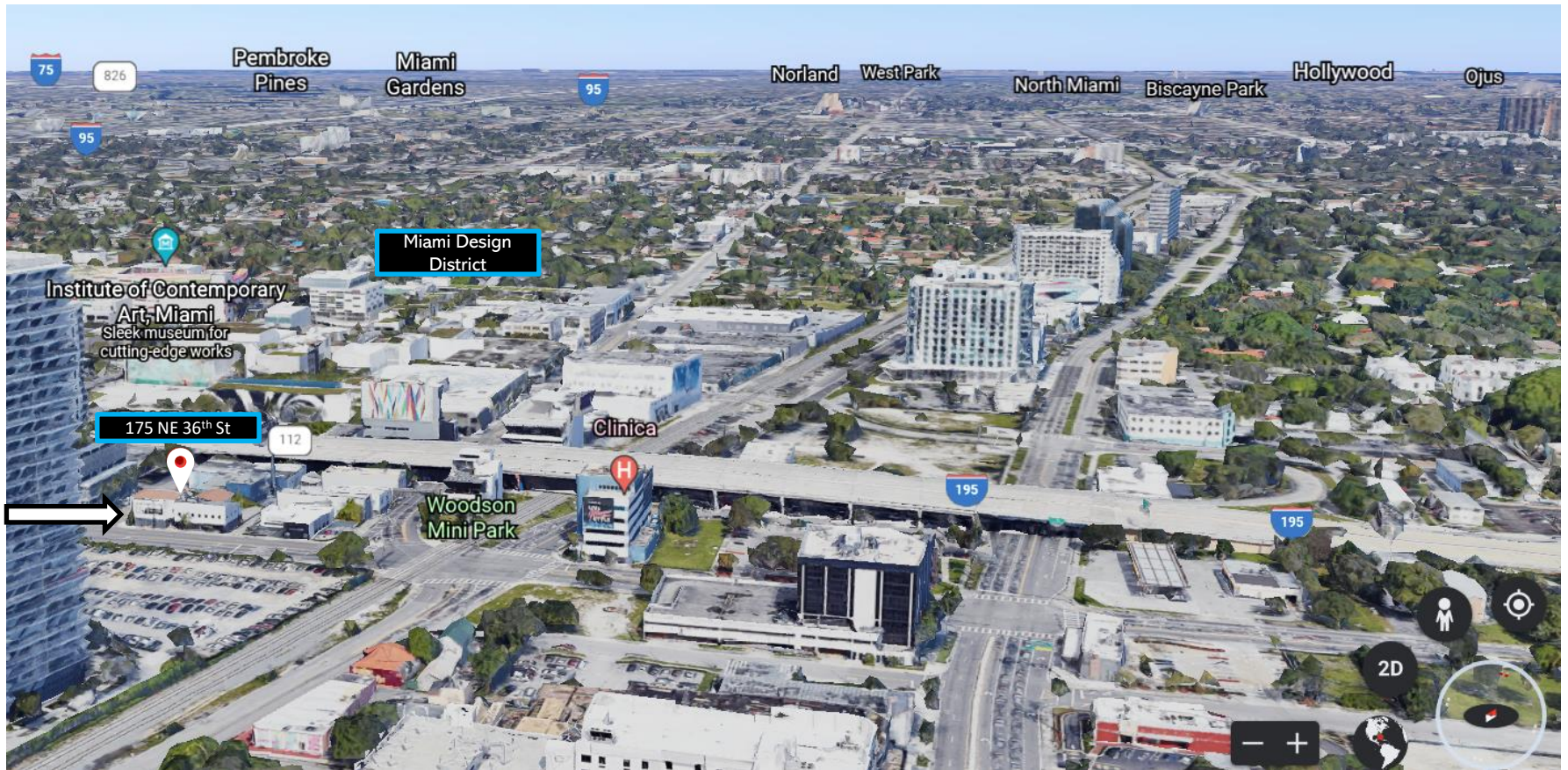
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 **greencAPITAL**
Realty Advisors
Commercial Real Estate and Construction Services



Amazing Location!



DEMOGRAPHIC SNAPSHOT

	2 MILE	5 MILE	10 MILE
TOTAL POPULATION	109,642	570,074	1,385,588
AVERAGE AGE	39.5	41.4	42
AVERAGE HOUSEHOLD INCOME	\$75,409	\$74,687	\$74,295

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FORBES:
BEST STATES FOR BUSINESS 2019:
FLORIDA LEADS THE WAY



ONE OF THE BEST STATES FOR BUSINESS



ONE OF THE FASTEST GROWING ECONOMIES IN THE U.S.

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