

RE-DEVELOPMENT OPPORTUNITY

175 NE 36th St
Miami, FL 33137



OFFERED AT
\$12.2 Million

Miami Design District - Midtown

FEATURES

- ZONED MIAMI 21 - COMM/RESIDENTIAL-DESIGN DISTRICT
- 10,434 SF of Land
- Proximity to Edgewater Upper East Side & Biscayne Blvd neighborhoods Miami airport, sea port, Wynwood, design district, Miami Beach, downtown Miami and Brickell
- 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

Subject to errors, omissions, prior withdrawal, lease or sale without notice

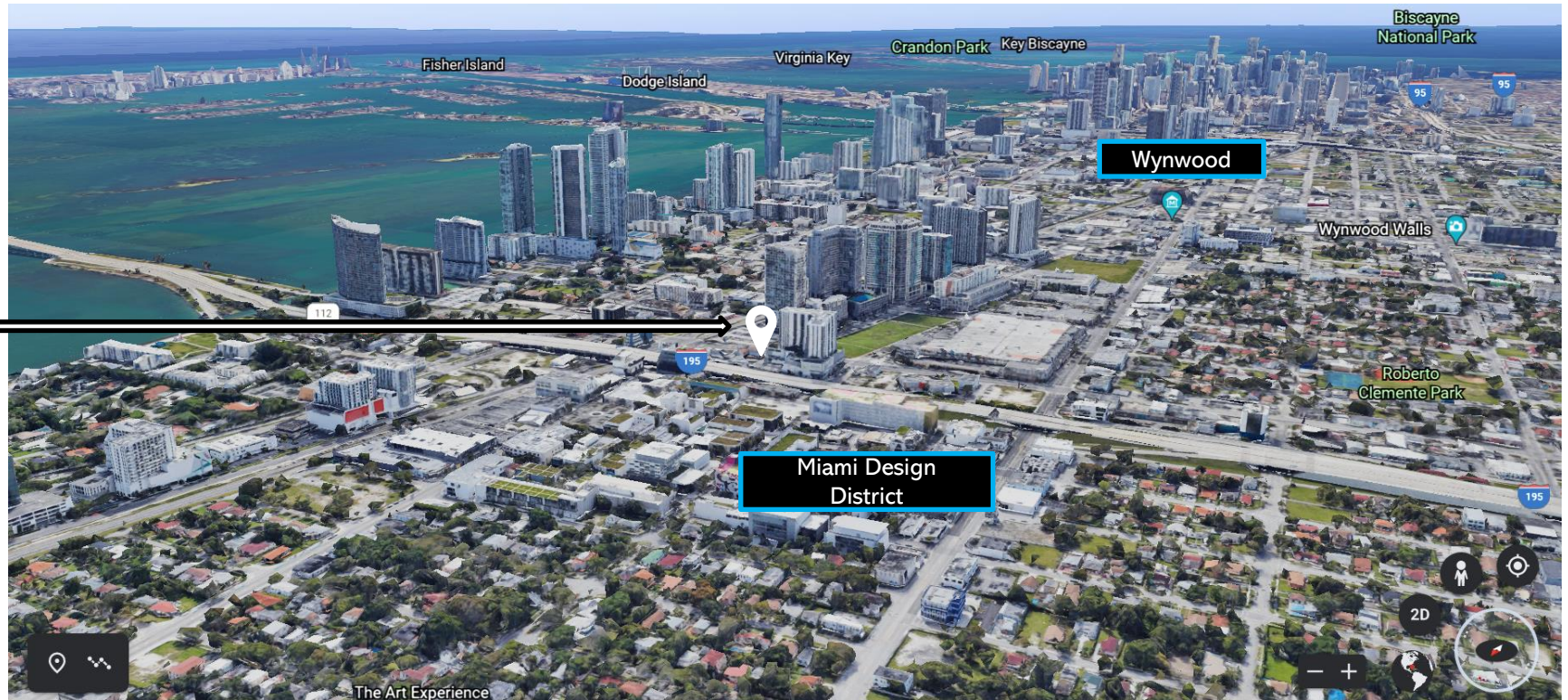
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 **greencAPITAL**
Realty Advisors
Commercial Real Estate and Construction Services

Amazing Location!



DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	35,553	246,318	581,068
POPULATION GROWTH 2020-2025	7.61%	5.68%	4.35%
AVERAGE HOUSEHOLD INCOME	\$77,807	\$64,406	\$71,329

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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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