

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
- 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

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

doris suttin
President

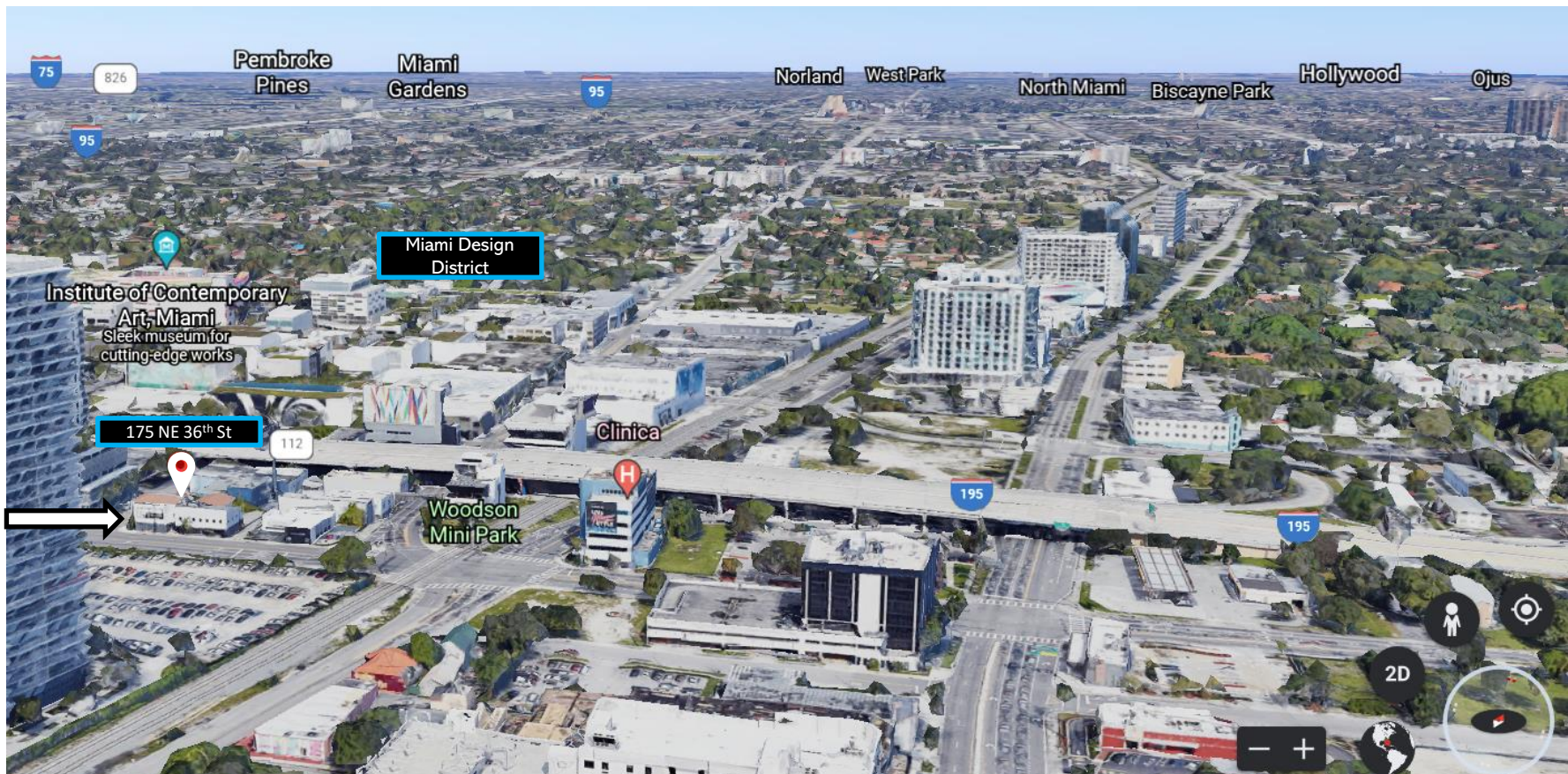
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doris b. suttin realty, inc.



Amazing Location!



DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	37,410	246,756	570,548
AVERAGE AGE	37	38	40
AVERAGE HOUSEHOLD INCOME	\$81,880	\$68,489	\$75,429

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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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