

FOR LEASE

±3,292 SF CLOSED QSR WITH DRIVE-THRU

4201 NW 36th Street, Miami Springs, FL 33166



HARD CORNER OF THE SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

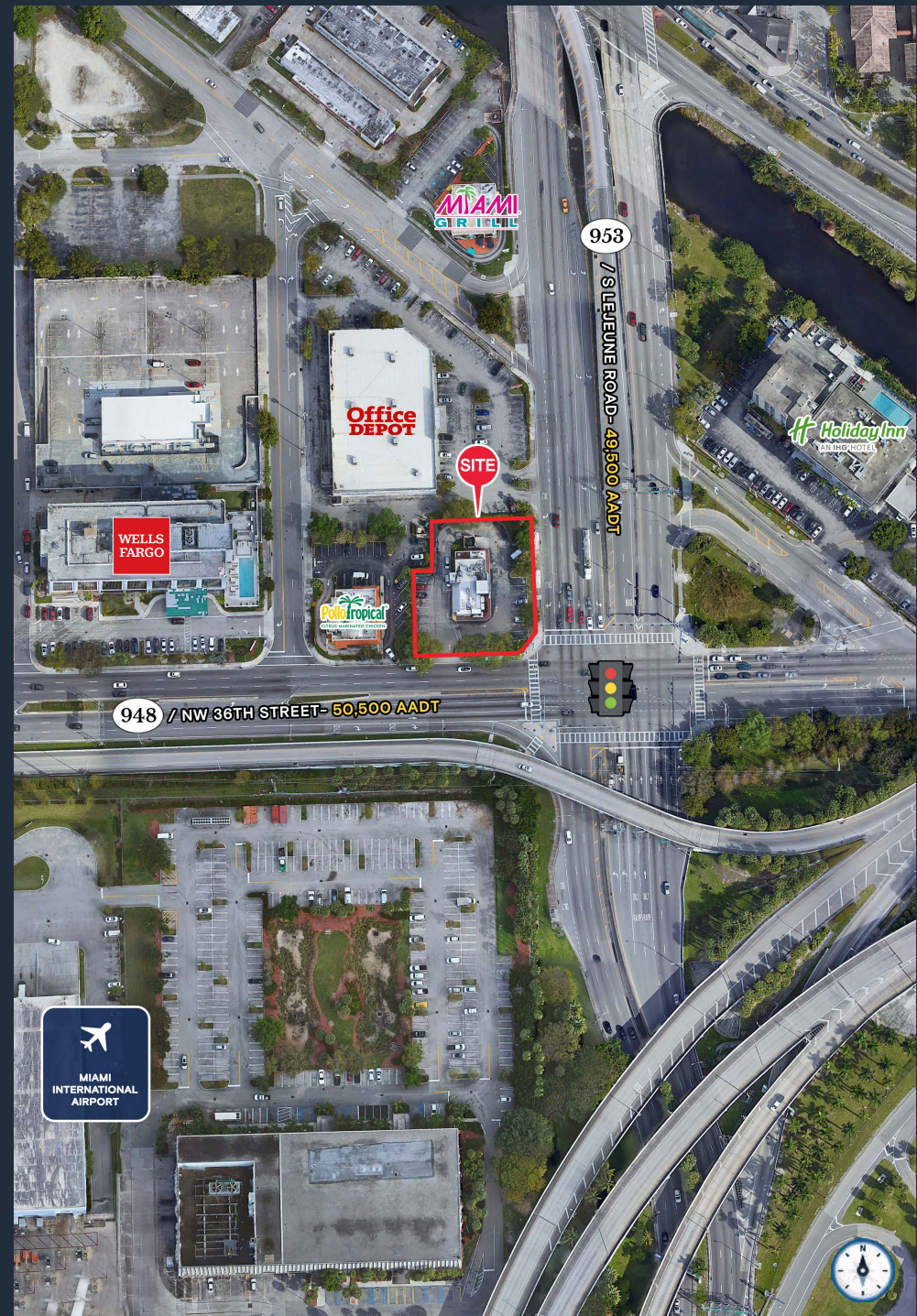
HIGHLIGHTS

- ±3,292 SF QSR with drive-thru with lease
- Hard corner of the signalized intersection
- 100,000 AADT at NW 36th Street and 953 / S LeJeune Road
- Prime visibility
- Located across from Miami International Airport with 52.3 million passengers per year (2023). It is the 10th busiest airport in the United States (2021).

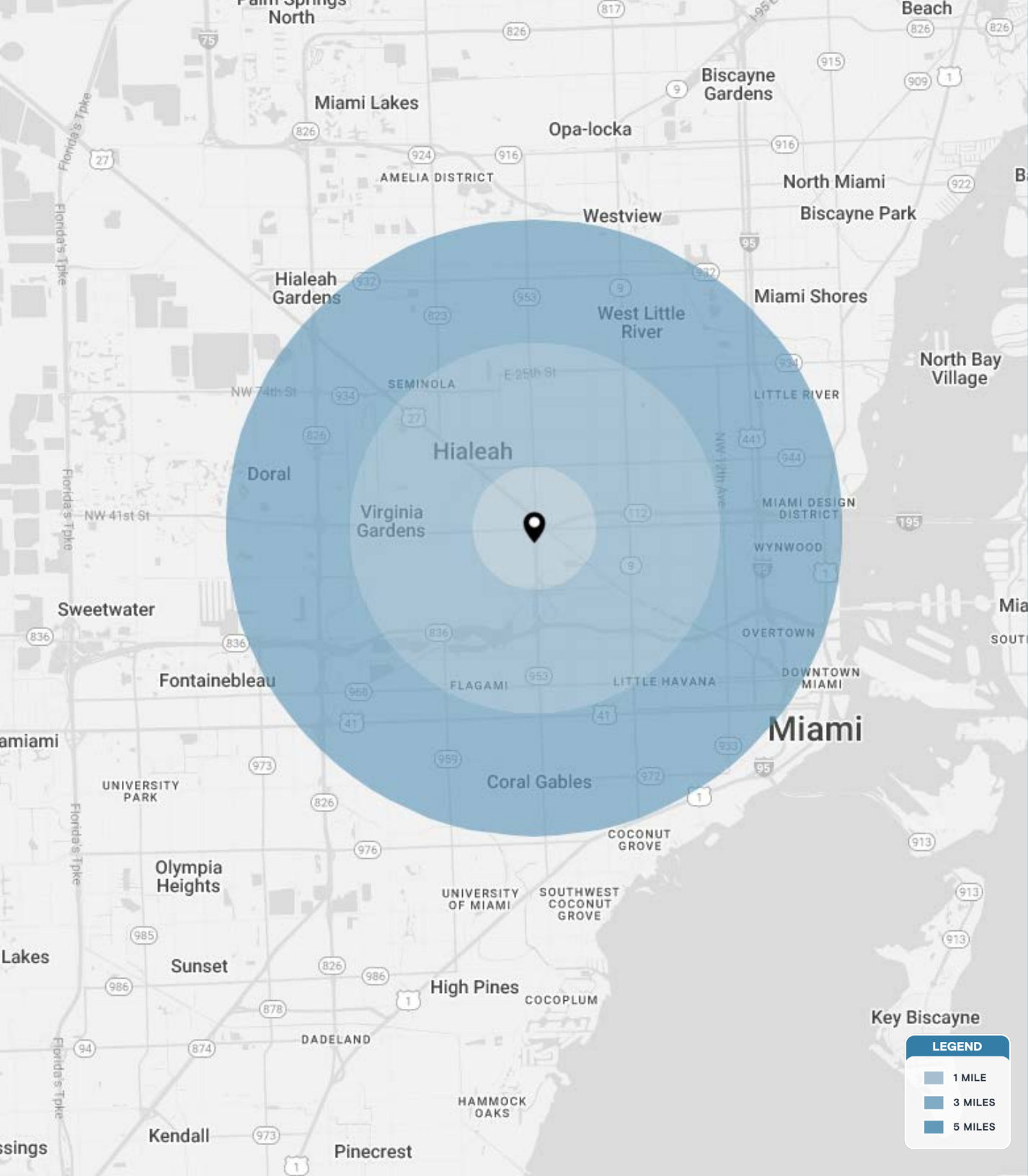
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,505	200,718	648,194
HOUSEHOLDS	3,569	72,107	245,461
EMPLOYEES	8,952	169,432	545,214
AVERAGE HH INCOME	\$82,021	\$68,212	\$85,024

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	100,234	370,580	931,520
HOUSEHOLDS	35,901	135,827	360,224
EMPLOYEES	84,915	312,522	784,020
AVERAGE HH INCOME	\$69,949	\$77,710	\$98,189







Contact Broker

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Key Biscayne

LEGEND	
	1 MILE
	3 MILES
	5 MILES

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