

FOR GROUND LEASE OR BUILD-TO-SUIT

PRIME HARD CORNER ±0.63 ACRES

NWC of NW 36th Street & South Drive, Miami Springs, FL 33166

DO NOT DISTURB THE
EXISTING TENANTS



OVER 50,500 AADT ON NW 36TH STREET AT THE SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

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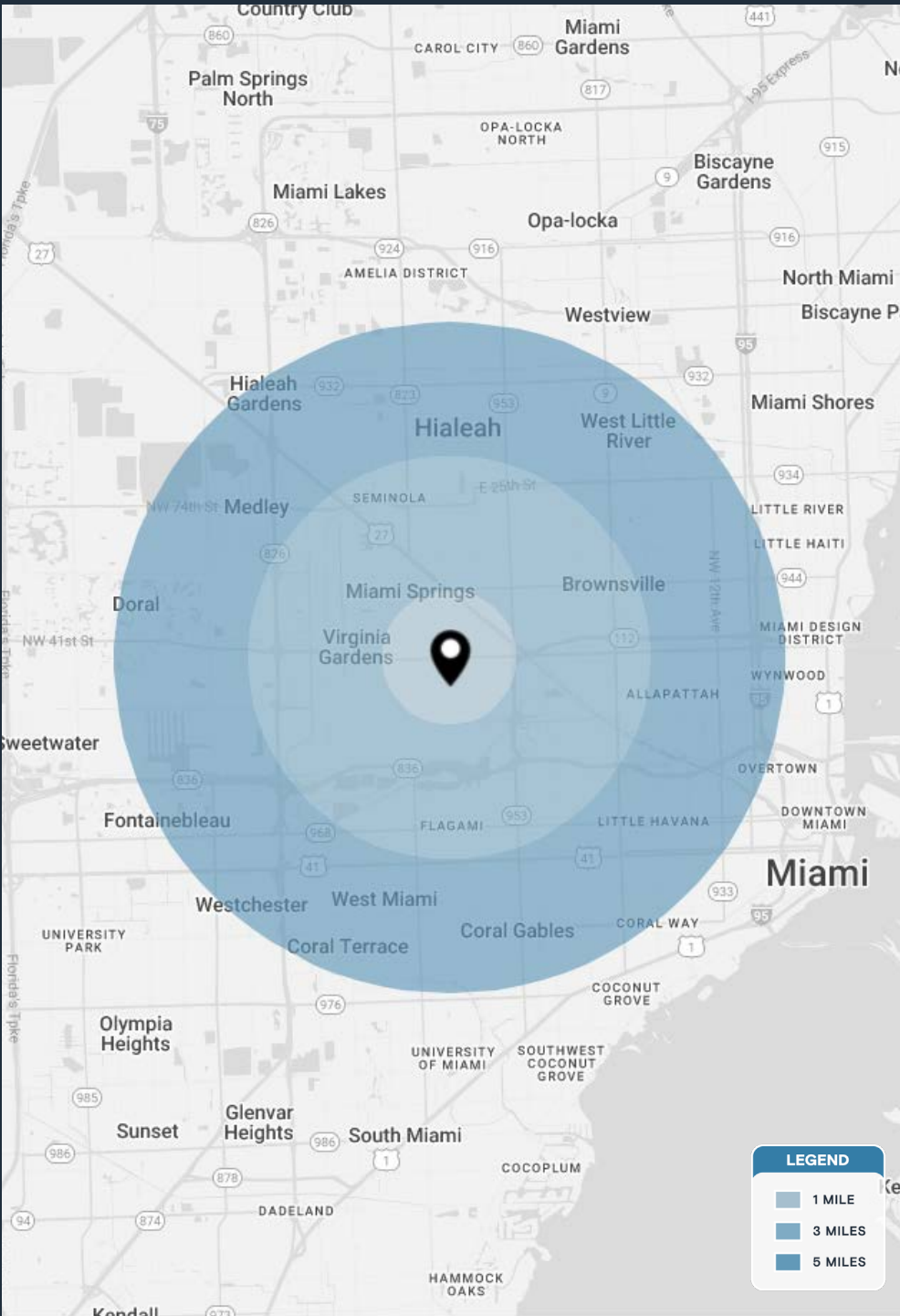
Property Overview

HIGHLIGHTS

- Prime hard corner of the signalized intersection
- For Ground Lease or Build-To-Suit
- Seeking strong credit tenants
- 50,500 AADT on NW 36th Street
- Dense demographics
- Heavy daytime population
- 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	9,035	157,794	583,085
HOUSEHOLDS	3,294	56,545	212,934
EMPLOYEES	7,760	134,697	491,469
AVERAGE HH INCOME	\$110,366	\$74,108	\$80,253

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	43,318	268,556	809,498
HOUSEHOLDS	15,788	96,218	307,223
EMPLOYEES	36,975	226,633	681,915
AVERAGE HH INCOME	\$76,742	\$72,604	\$88,314











Contact Brokers

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