



1.07 ACRE DEVELOPMENT SITE IN ALLAPATH - 2140 NW 36TH ST

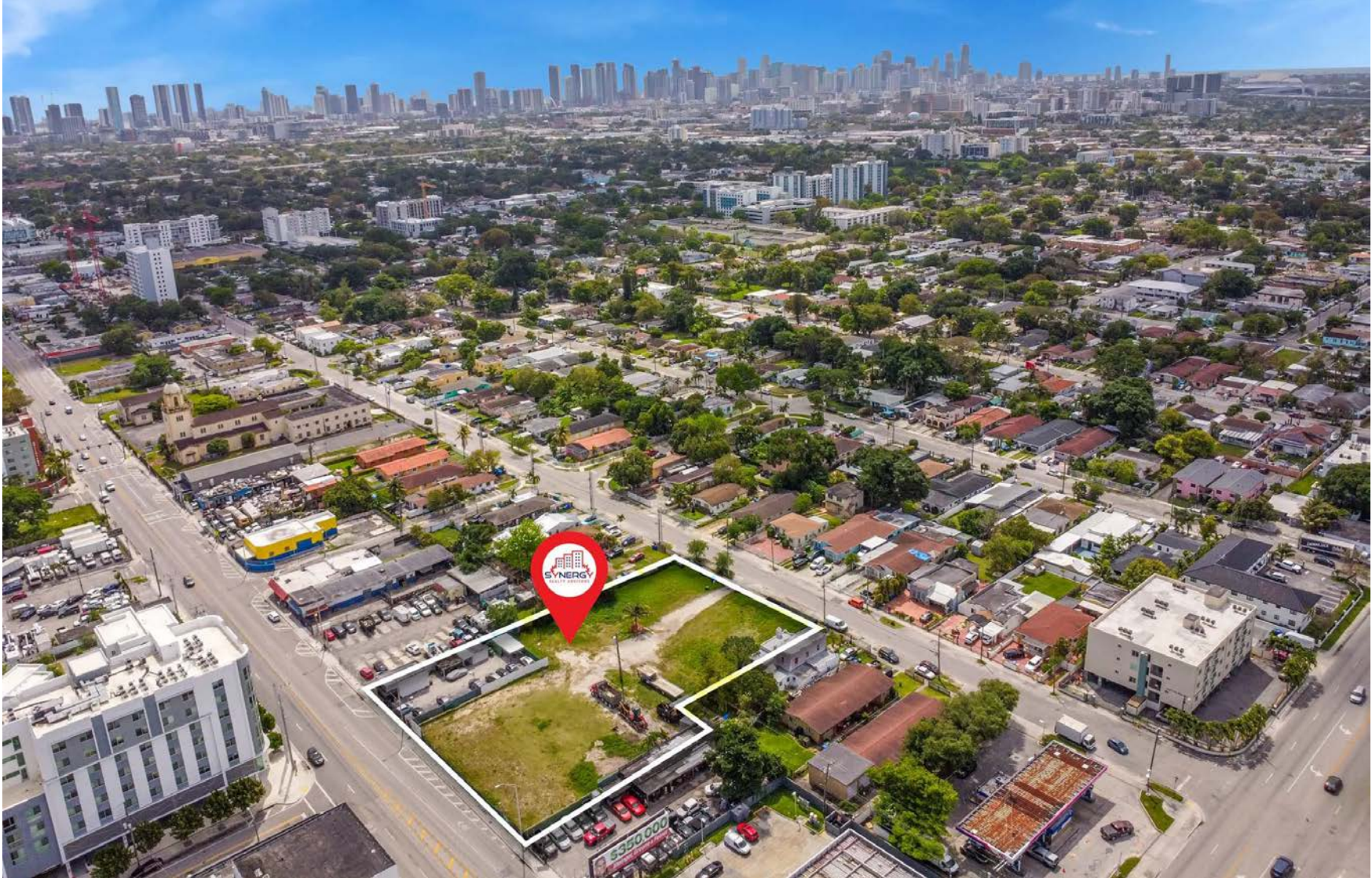
For Sale | \$7,300,000

SYNERGY REALTY ADVISORS

1839 SW 27TH AVE, MIAMI, FL 33145

786.536.7287

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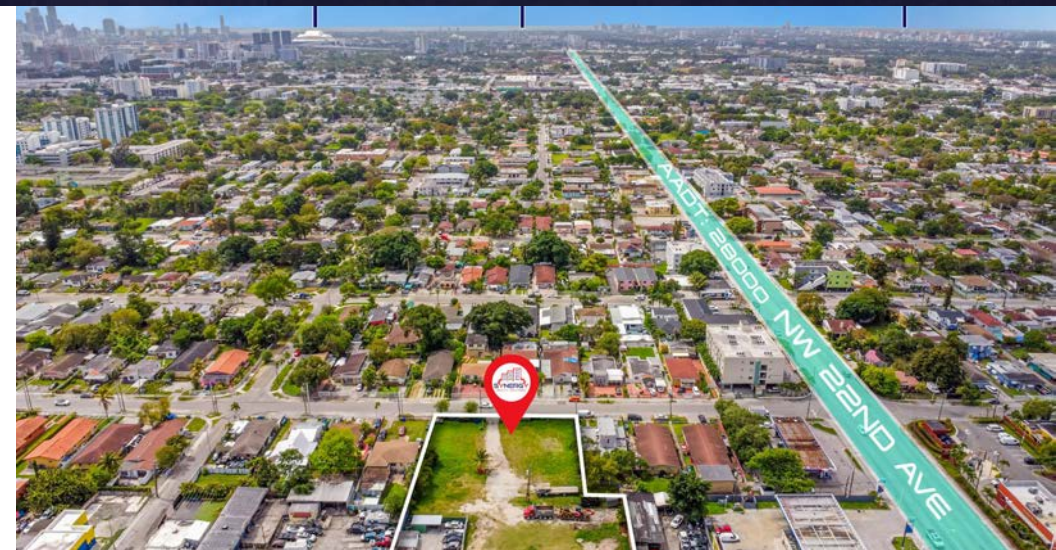
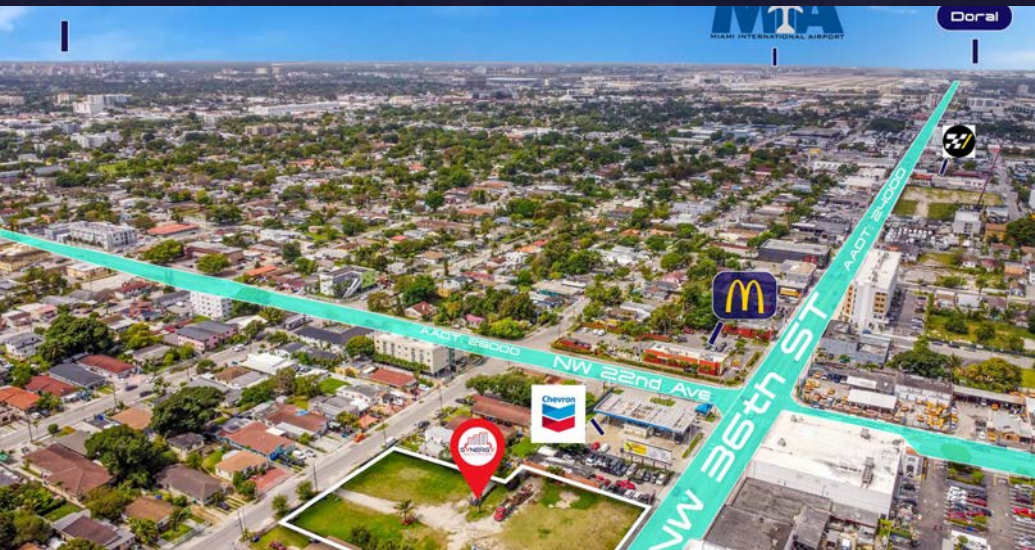




PROPERTY INFORMATION

Section 1

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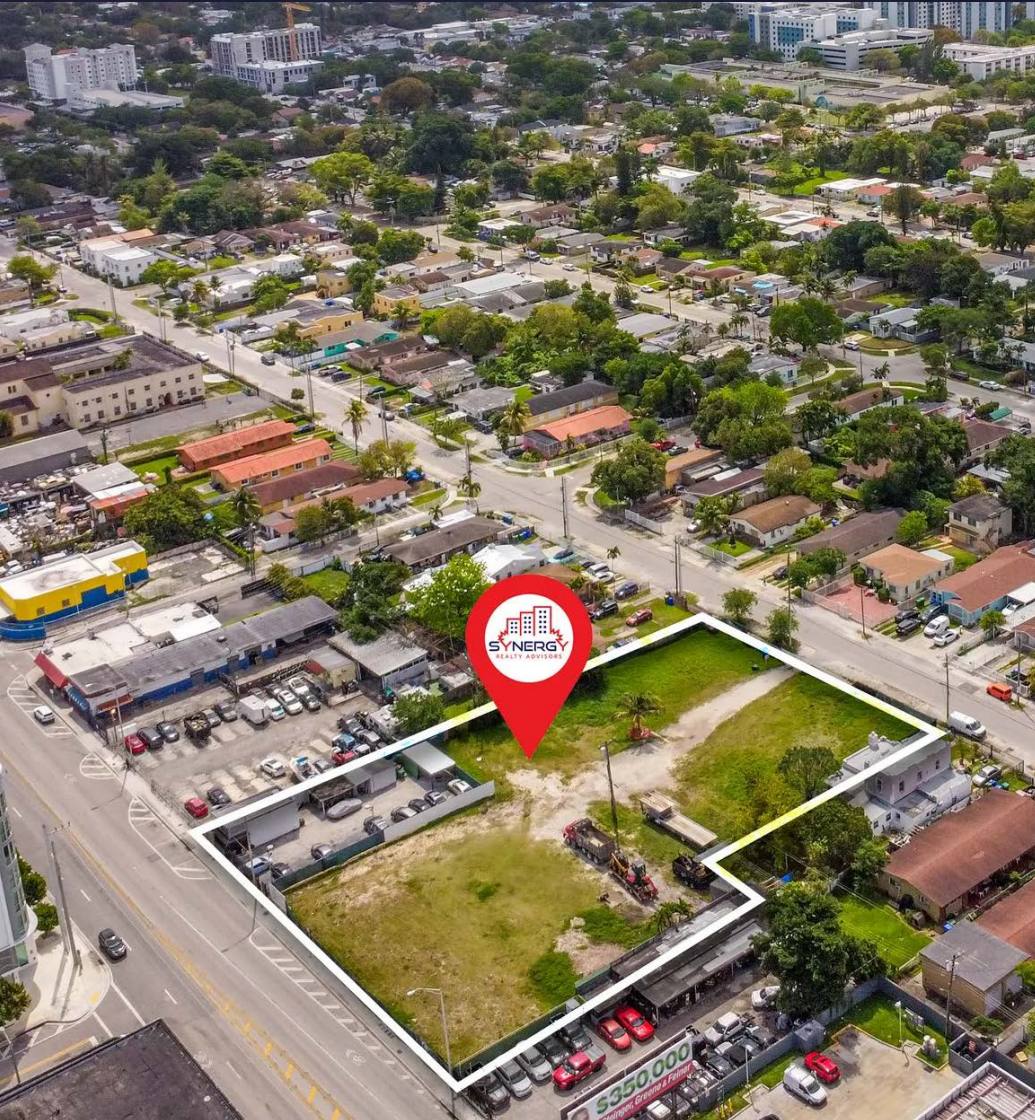
OFFERING SUMMARY

Sale Price:	\$7,300,000
Lot Size:	46,742 SF
Price / Sq.Ft	\$156
Zoning:	14,886 SF T6-8-O, 6,950 Sq.Ft - T30, 6,950 Sq.Ft - T30, 17,956 Sq.Ft T6-8-O.

PROPERTY OVERVIEW

2140 NW 36th St presents a rare opportunity to acquire a 46,742 SF development assemblage in Allapattah, one of Miami's most connected and fastest-growing corridors. The site offers approximately 179 feet of frontage along NW 36th Street and approximately 265 feet of depth, delivering a strong, efficient footprint for ground-up multifamily or mixed-use development. Under conventional T6-8-O zoning the assemblage supports approximately 117 units, but its standout upside is the Live Local Act: the qualifying T6-8-O parcels (~32,842 SF) can access Miami's highest residential density of 1,000 units per acre – a path to approximately 750 units – plus increased height and reduced parking, all by administrative approval without rezoning. Located in a designated Opportunity Zone and within walking distance of the Earlington Heights Metrorail station, with quick access to Miami International Airport, Downtown, Brickell, Wynwood, and the Design District, this is a scarce, scalable infill play for a developer seeking density, entitlement speed, and long-term upside in Miami's urban core.

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

The property is ideally located near some of Miami's most important destinations, including Miami International Airport, Downtown Miami, Brickell, Wynwood, and the Miami Design District. Its central location also provides convenient access to major roadways and surrounding employment, retail, dining, and cultural hubs, making it attractive for future residents, businesses, and investors alike. With scale, visibility, and strong connectivity, 2140 NW 36th St stands out as a compelling assemblage opportunity in Miami's urban core.

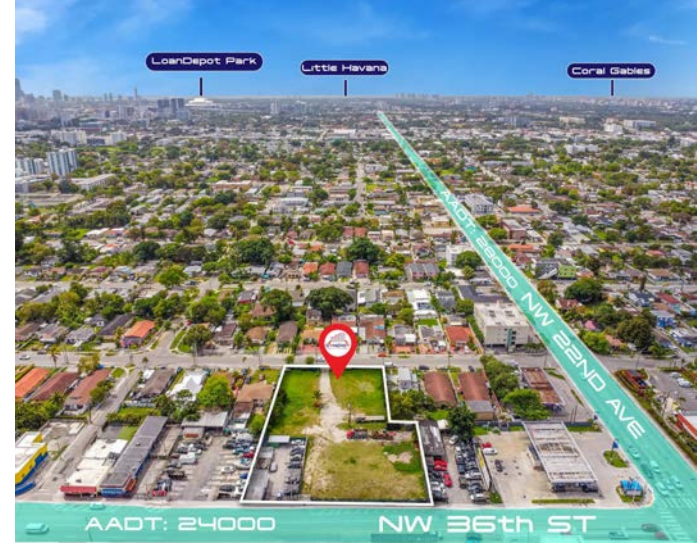
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PROPERTY HIGHLIGHTS

- Approx. 46,742 SF assemblage
- Approx. 179 FT frontage +/-
- Approx. 265 FT depth +/-
- Approx. 117 theoretical units
- Strong frontage along NW 36th Street
- Near MIA, Downtown, Brickell, Wynwood & Design District
- Potential Live Local Act opportunity
- Ideal for developers and investors seeking scale in Miami
- 17,956 Sq.Ft T6-8-0.
- 14,886 SF T6-8-0,
- 6,950 Sq.Ft - T30
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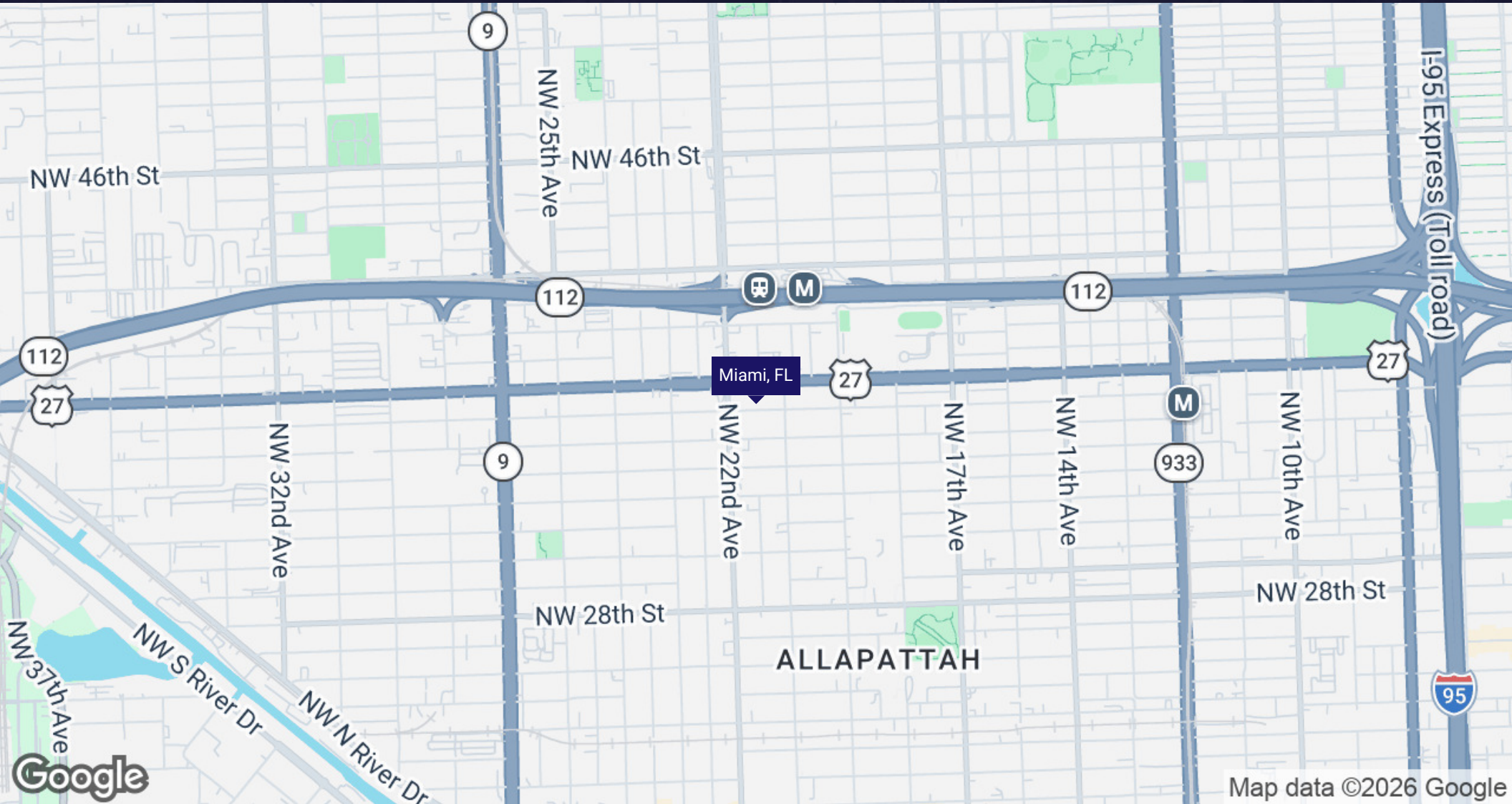




LOCATION INFORMATION

Section 2

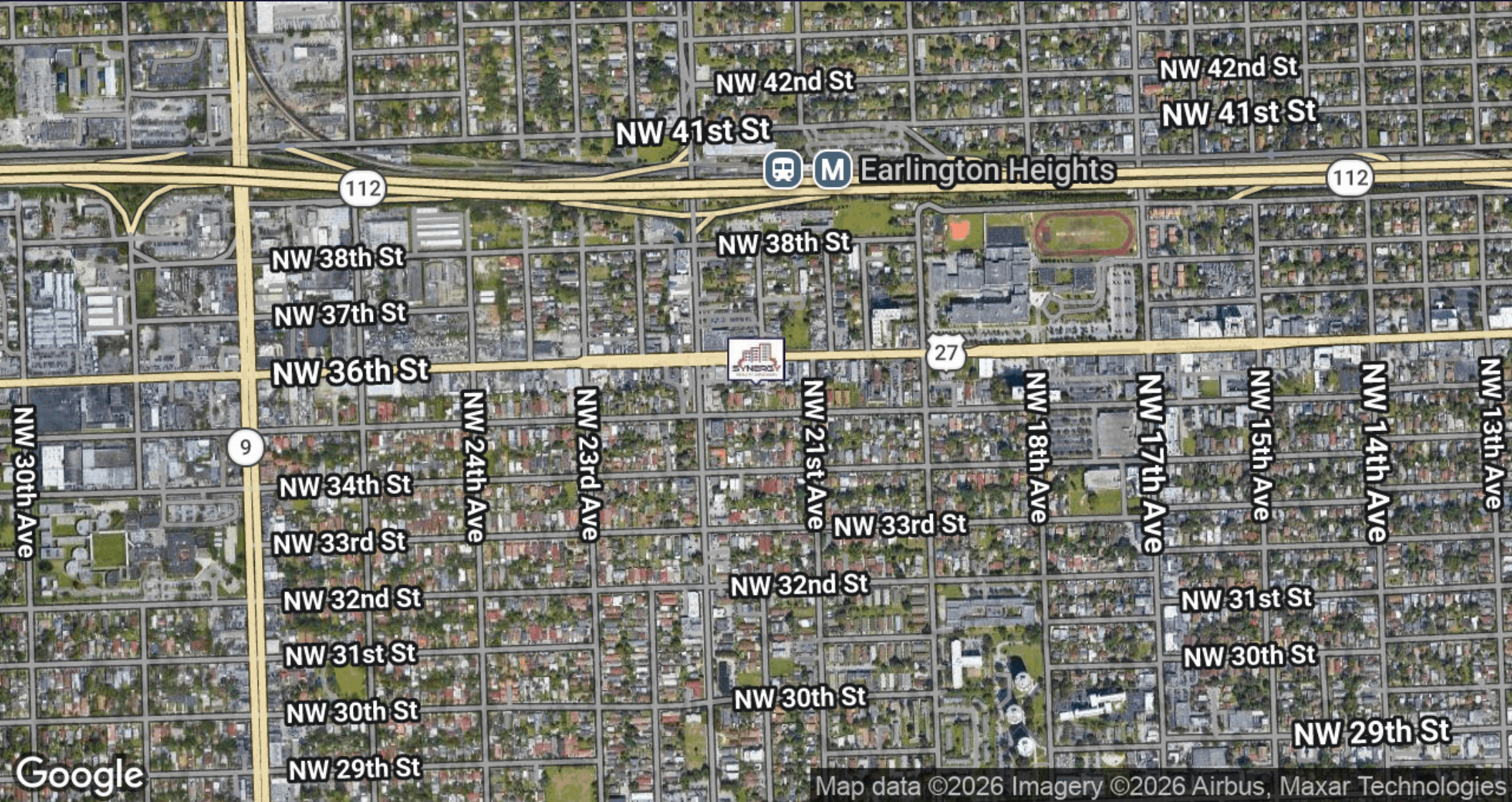
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FINANCIAL ANALYSIS

Section 3

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INVESTMENT OVERVIEW

Price	\$7,300,000
Price per SF	\$156

OPERATING DATA

FINANCING DATA

Down Payment	\$7,300,000
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DEMOGRAPHICS

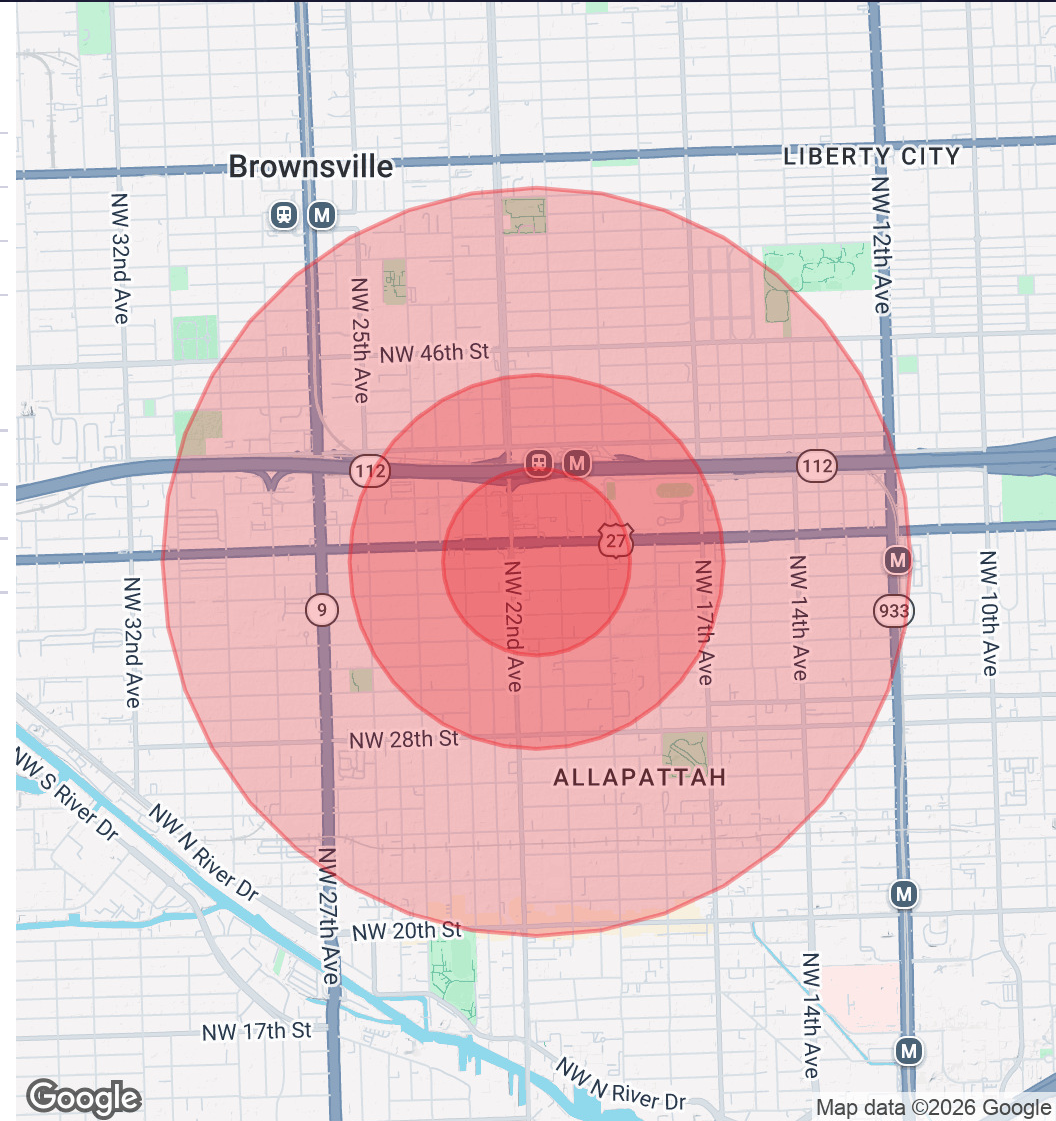
Section 4

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,567	9,827	32,113
Average Age	41.5	42.8	40.2
Average Age (Male)	40.4	41.6	39.5
Average Age (Female)	42.1	42.6	40.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,016	3,822	11,262
# of Persons per HH	2.5	2.6	2.9
Average HH Income	\$42,201	\$44,000	\$48,659
Average House Value	\$208,117	\$232,112	\$321,878

2023 American Community Survey (ACS)





ADVISOR BIOS

Section 5

1.07 ACRE DEVELOPMENT SITE IN ALLAPATH -2140 NW 36TH ST



ANDROS SARDUY

CEO & MANAGING BROKER

asarduy@synergyrealtymiami.com

Direct: **305.297.3557**

PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with 17 years of experience in commercial real estate. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last 17 years
- Industrial properties and businesses
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Various types of development land

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

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