

460 NORTHWEST 36TH COURT

MIAMI, FL

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±2.5 ACRES AVAILABLE FOR LEASE | DIVISIBLE GROUND LEASE OPPORTUNITY

LOCATED ON HIGH-TRAFFIC CORRIDOR WITH STRONG FRONTAGE
COMBINED TRAFFIC COUNTS OF 58,500 VPD



get in touch.

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MARKET AERIAL



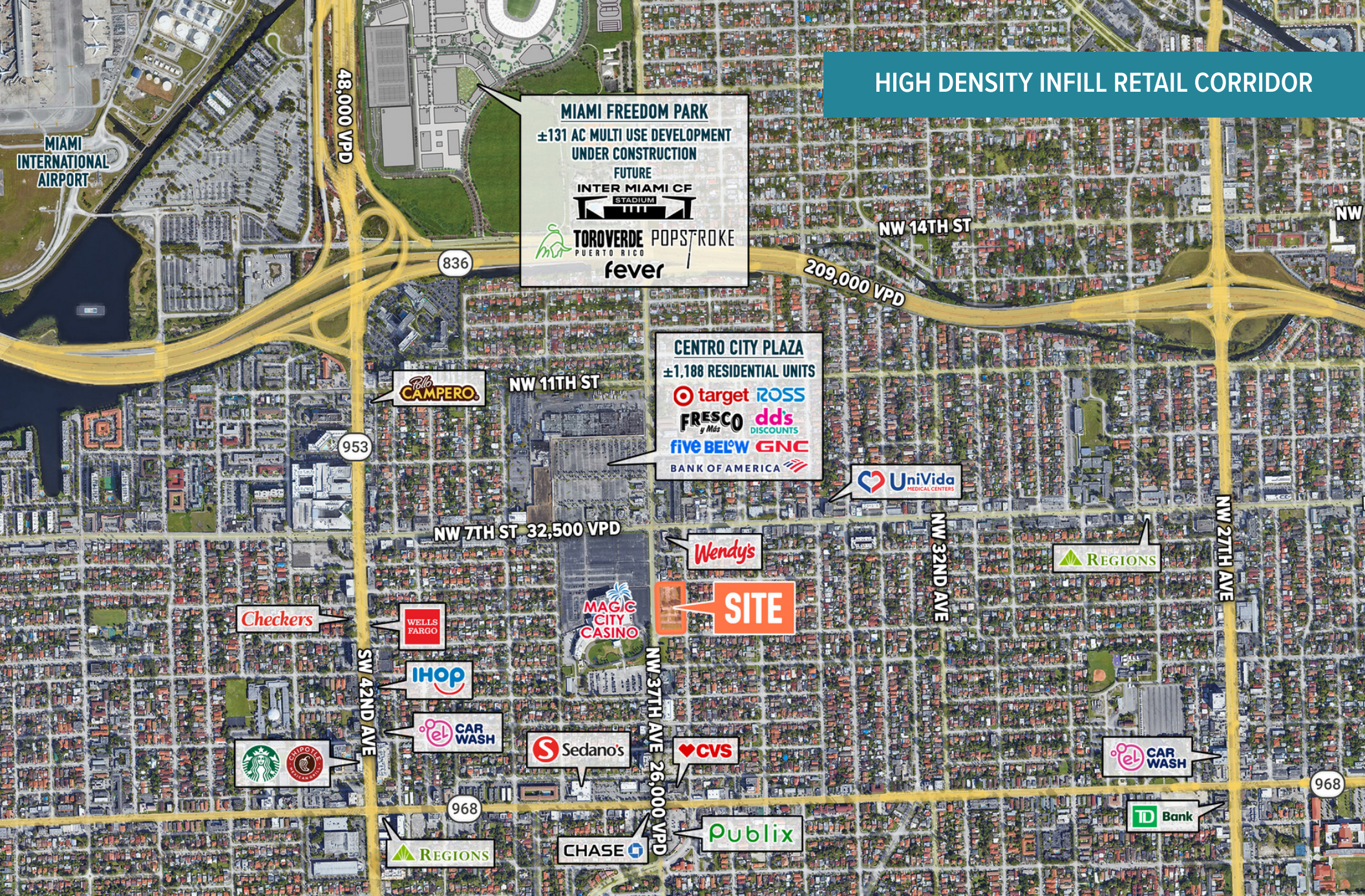
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HIGH DENSITY INFILL RETAIL CORRIDOR



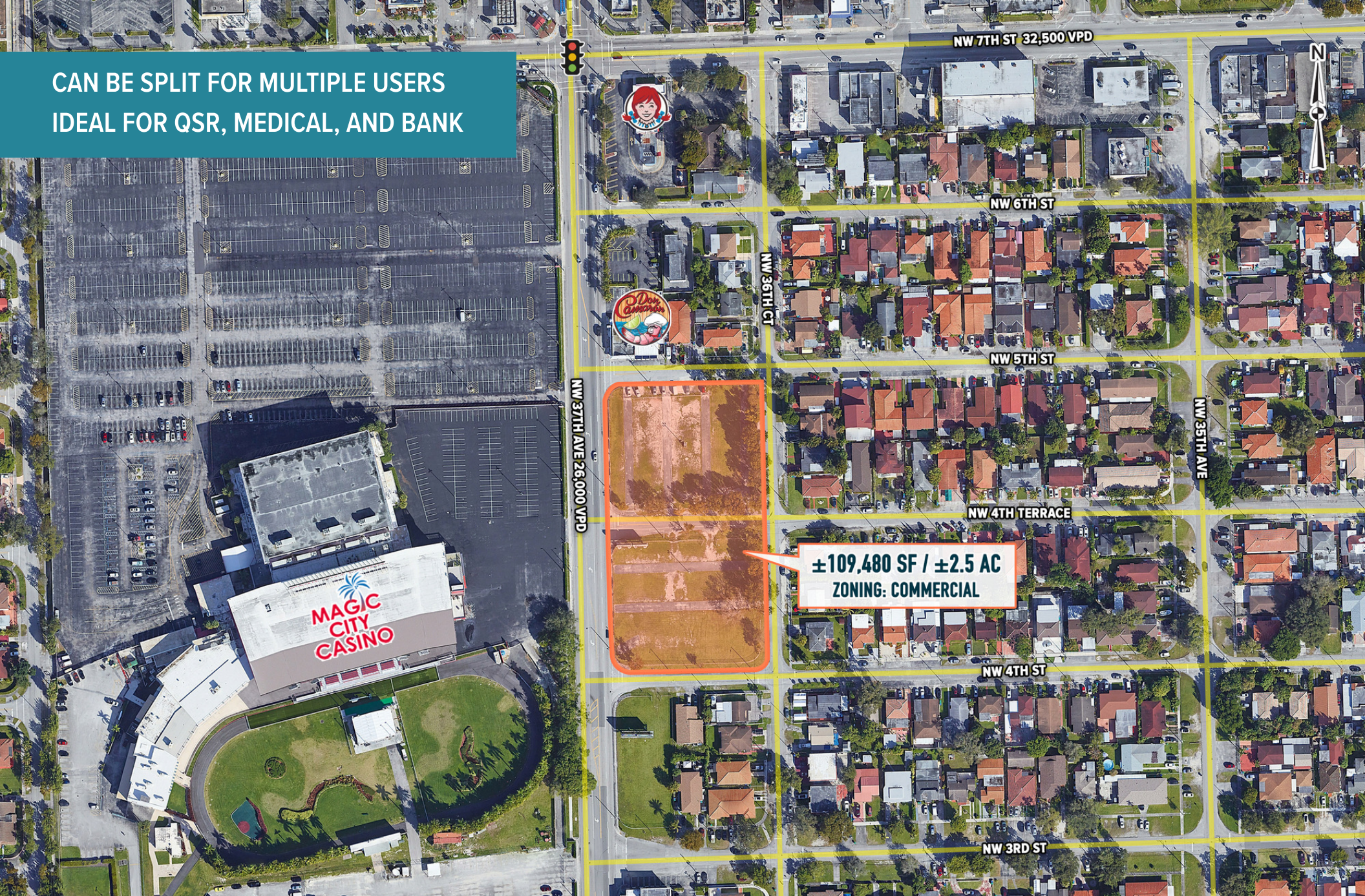
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CAN BE SPLIT FOR MULTIPLE USERS
IDEAL FOR QSR, MEDICAL, AND BANK



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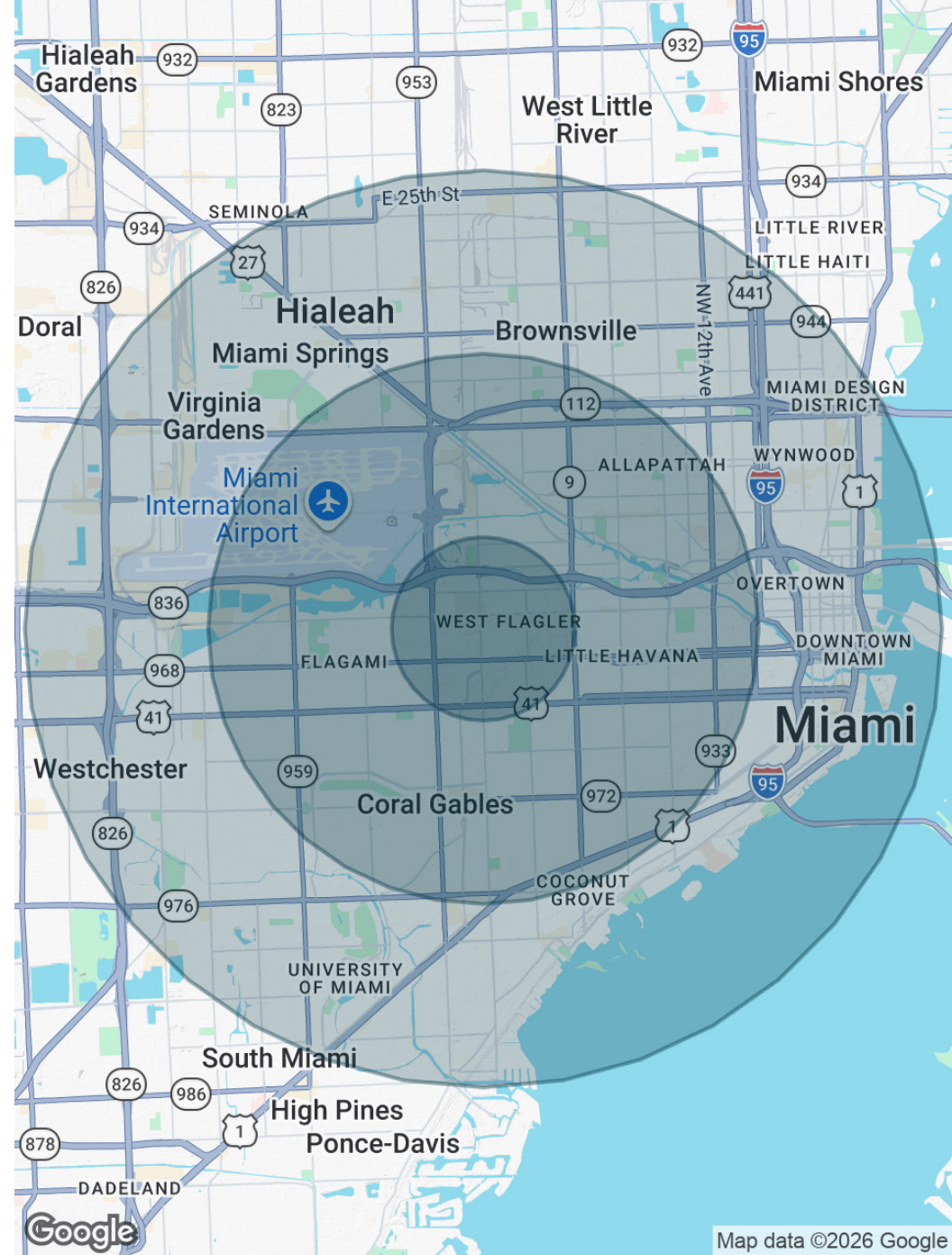


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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	34,242	266,539	626,708
Daytime Population	31,209	366,925	894,270
Average Age	46	45	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,764	106,156	255,004
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$65,040	\$77,173	\$93,109
Average House Value	\$418,212	\$515,303	\$554,630

Demographics data derived from AlphaMap



Map data ©2026 Google

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