



400 NE 36TH STREET
MIAMI, FL 33137

HIGH EXPOSURE EDGEWATER LAND

STL
COMMERCIAL

OVERVIEW

Presenting for lease a high exposure lot in Edgewater. The property is located just off the intersection of Biscayne Boulevard and NE 36th Street and leads directly into the Julia Tuttle causeway, offering direct access to Miami Beach. At the center of Miami's main transit corridors and adjacent to I95, the property offers a tenant unparalleled exposure - creating strong signage opportunities and access to countless customers. The property is located 2 minutes from the Design District and 2 minutes from Midtown.

OFFERING SUMMARY

LOT SIZE: 6,400 SF

ZONING: T6-36a-O

APPROX. LOT DIMENSIONS: 50' X 120'

PRICE: \$9,000/month + NNN



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

EXPOSURE (ANNUAL AVERAGE DAILY TRAFFIC)



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

SURROUNDING DEVELOPMENTS



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOUFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

PROPERTY IMAGE



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

BIRDSEYE VIEW



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOUFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

SOUTHEAST AERIAL VIEW



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

STL
COMMERCIAL

SOUTHWEST AERIAL VIEW



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

STL
COMMERCIAL

BAY VIEW



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



ALEX TSOULFAS
PRESIDENT
ALEX@STL-ADVISORS.COM
305.972.7217

BRIAN PINEIRO
COMMERCIAL ADVISOR
BRIAN@STL-ADVISORS.COM
786.382.9900