

Development Opportunity

1.63 acres zoned T6-8-O
(244 UNITS PLUS GROUND RETAIL)

3519-3565 NW 36TH, MIAMI, FL

For those ready
for what's next

Alexis Shapiro
MULTIFAMILY ADVISOR
ONE COMMERCIAL REAL ESTATE



P. 954.573.4449
E. ASHAPIRO@ONECOMMERCIALRE.COM



Tarlan Mamedov
INVESTMENT SALES ADVISOR
ONE COMMERCIAL REAL ESTATE

P. 786.620.0677
E. TMAMEDOV@ONECOMMERCIALRE.COM

OFFICE LOCATION: 3250 Mary Street, Suite 520, Coconut Grove, FL 33133

3519-3565 NW 36th Street



ONE COMMERCIAL
REAL ESTATE

MIAMI, FL 33142

1.63 ACRE MULTIFAMILY DEVELOPMENT SITE



1.63 Acres (71,088 SF)	VACANT	~600' ft.	26,500	T6-8-0	MIXED-USE	244 BUILDABLE UNITS	SIGNALIZED CORNER
LOT SIZE	CURRENT USE	LINEAR FONTAGE	VPD	ZONING	BY RIGHT	GROUND FLOOR RETAIL	PRIME LOCATION

ONE Commercial Real Estate is pleased to present a prime vacant commercial land opportunity spanning 1.63± acres (71,088± SF) in Miami, Florida. Strategically positioned along a high-visibility corridor (AADT 26,500 vehicles per day) and surrounded by new residential, hospitality, and mixed use developments, this site offers a rare opportunity to deliver a high impact use aligned with Miami's booming market. Excellent proximity to nearby Miami International Airport, Nu Stadium, Casino Miami, Wynwood, Edgewater, Design District, Health District, Coral Gables all within a 15-25 minute driving distance.

PROPERTY SUMMARY

PARCEL 1: 3519 NW 36TH ST | 0.59 Acreage | 25,570 Land Sqft | T6-8-0 Zoning

PARCEL 2: 3551 NW 36TH ST | 0.23 Acreage | 10,000 Land Sqft | T6-8-0 Zoning

PARCEL 3: 3565 NW 36TH ST | 0.81 Acreage | 35,518 Land Sqft | T6-8-0 Zoning

TOTAL: | 1.63 Acreage | 71,088 Land Sqft |

Call today for additional information.

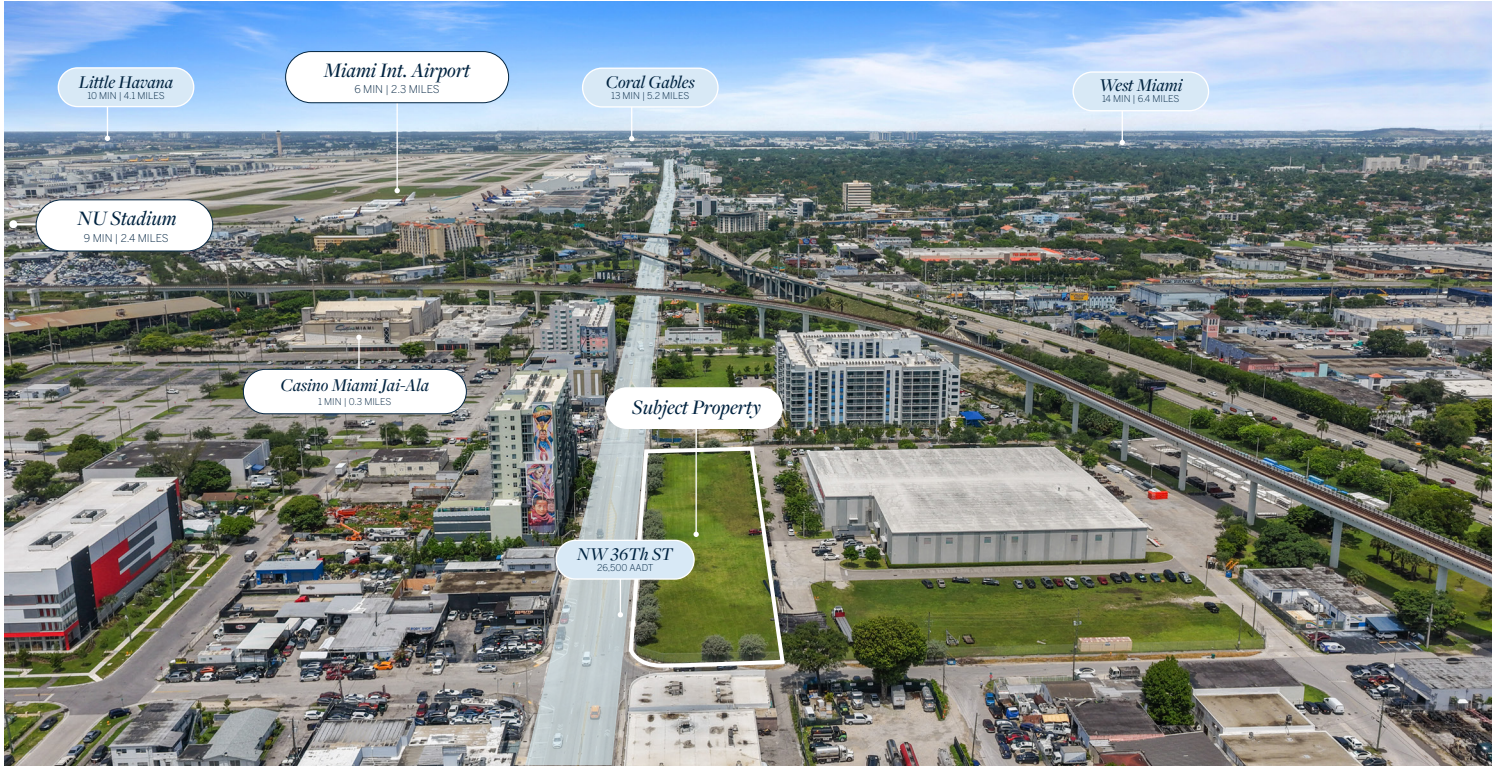
3519-3565 NW 36th Street



ONE COMMERCIAL
REAL ESTATE

MIAMI, FL 33142

1.63 ACRE MULTIFAMILY DEVELOPMENT SITE



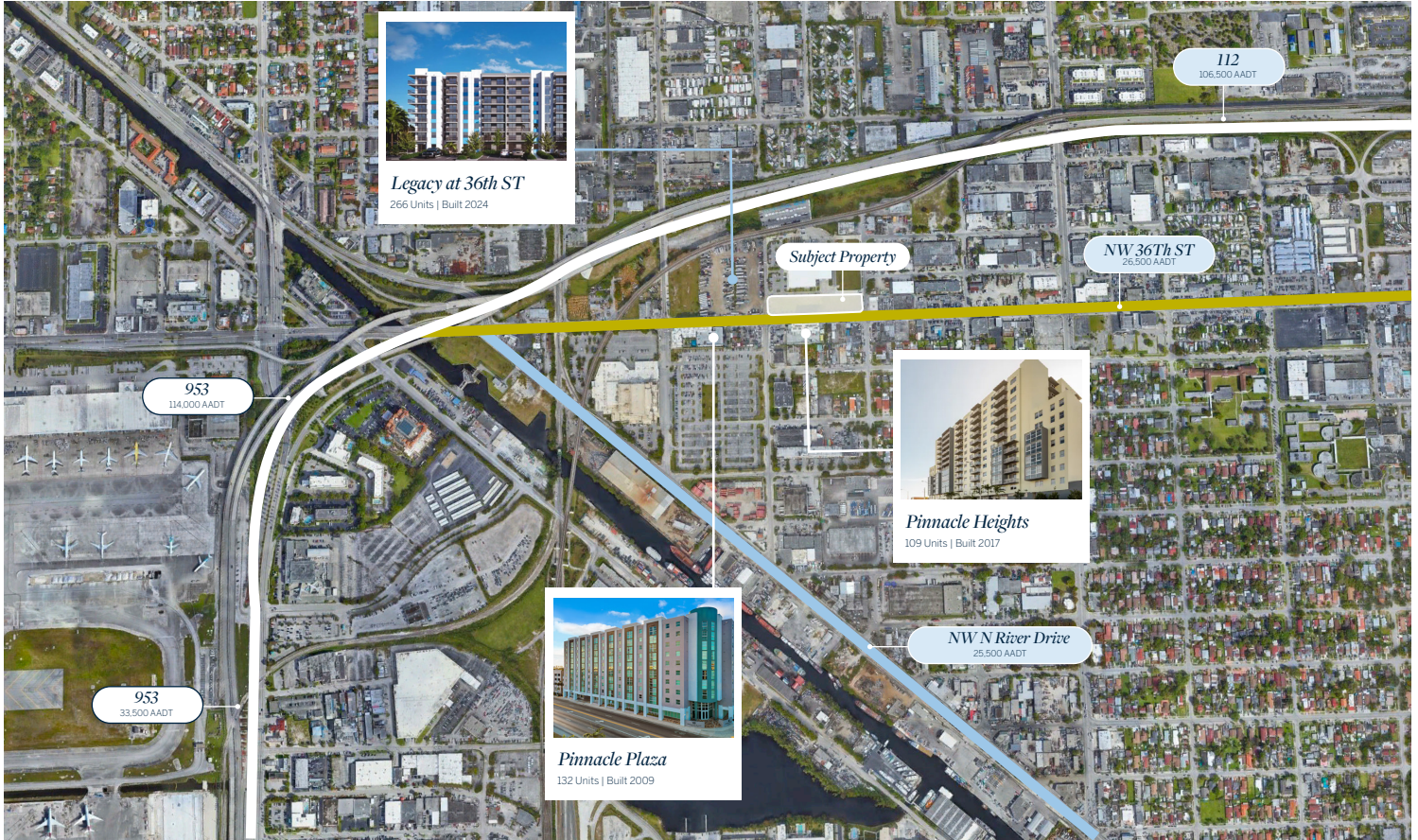
3519-3565 NW 36th Street



ONE COMMERCIAL
REAL ESTATE

MIAMI, FL 33142

1.63 ACRE MULTIFAMILY DEVELOPMENT SITE



DEMOGRAPHICS

	1 mile	3 miles
Population	12,851	227,050
Households	4,285	80,610
Median Age	41.5	42.9
Avg HH Income	\$69,081	\$65,085
Daytime Employees	13,516	122,159
Population Growth '25 - '30	1.3%	1.3%
Household Growth '25 - '30	1.3%	1.3%

TRAFFIC

Collection Street	Cross Street	Traffic Vol	Count Year	Distance
Airport Expressway	NW 38th St S	102,391	2025	0.18 mi
NW 36th St	NW 37th Ct W	21,805	2025	0.23 mi
Northwest 36th Street	NW 33rd Ave W	28,669	2025	0.23 mi
NW 38th St	NW 37th Ct NW	11,081	2020	0.25 mi
Airport Expy	NW 33rd Ave W	104,587	2025	0.29 mi
NW 38th St	NW 32nd Ave E	19,998	2025	0.33 mi
SE 10th Ave	SE 14th St N	7,745	2025	0.42 mi
NW North River Dr	NW 36th St SE	106,351	2023	0.44 mi
NW 36th St	NW North River Dr E	24,333	2025	0.45 mi
NW 36th St	NW North River Dr SE	8,321	2023	0.45 mi

DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor One Commercial RE makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor One Commercial RE accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 One Commercial RE. All rights reserved.

We Advise Our Clients in the Following Aspects of CRE:



ONE COMMERCIAL
REAL ESTATE



CAPITAL MARKETS - DEBT & EQUITY

Our analysis of opportunities can provide a variety of finance options.



DEVELOPMENT ASSISTANCE

Developers are orchestra leaders who manage and coordinate the development process from the idea to creation of the real estate.



TENANT REPRESENTATION

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration Studies, Demographics, Void Analysis, Adjacency Studies, Location Analysis and Dynamics, and Lease Negotiations.



ASSET MANAGEMENT

Our single purpose as Asset Managers is to maximize a property's value for investment purposes.



INVESTMENT SALES & ACQUISITIONS

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income-producing property.



WEALTH MANAGEMENT ADVISORY

We are advisors to families and individuals who invest in real estate for generational wealth-building and diversification.



LANDLORD REPRESENTATION

Leasing a property is only one part of Landlord Representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.

Are you ready for what's next?

ONECOMMERCIALRE.COM