

**400 NE 36TH STREET** MIAMI, FL 33137

HIGH EXPOSURE EDGEWATER LAND



#### **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 195, 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'

ASKING PRICE: \$14,000/month NNN





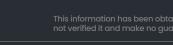
# EXPOSURE (ANNUAL AVERAGE DAILY TRAFFIC)





## **SURROUNDING DEVELOPMENTS**

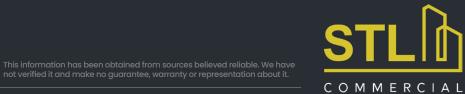




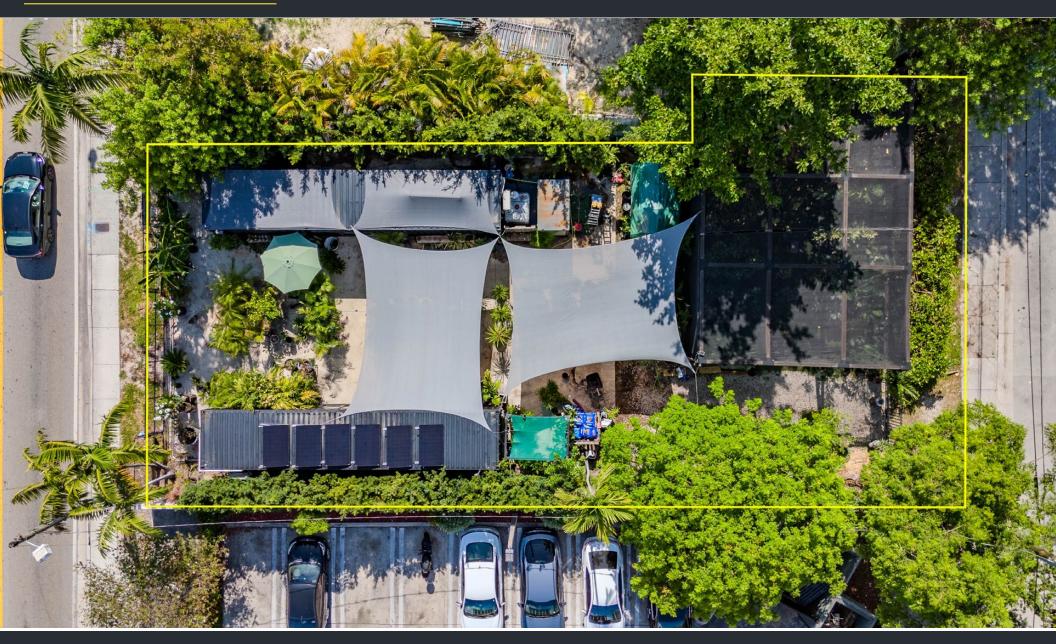


## **PROPERTY IMAGE**





## **BIRDSEYE VIEW**



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217
ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503



## **SOUTHEAST AERIAL VIEW**



## **SOUTHWEST AERIAL VIEW**





## **BAY VIEW**



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