

OFFICE BUILDING FOR SALE

2700 NW 36TH Street, Miami, FL 33142



Contact:

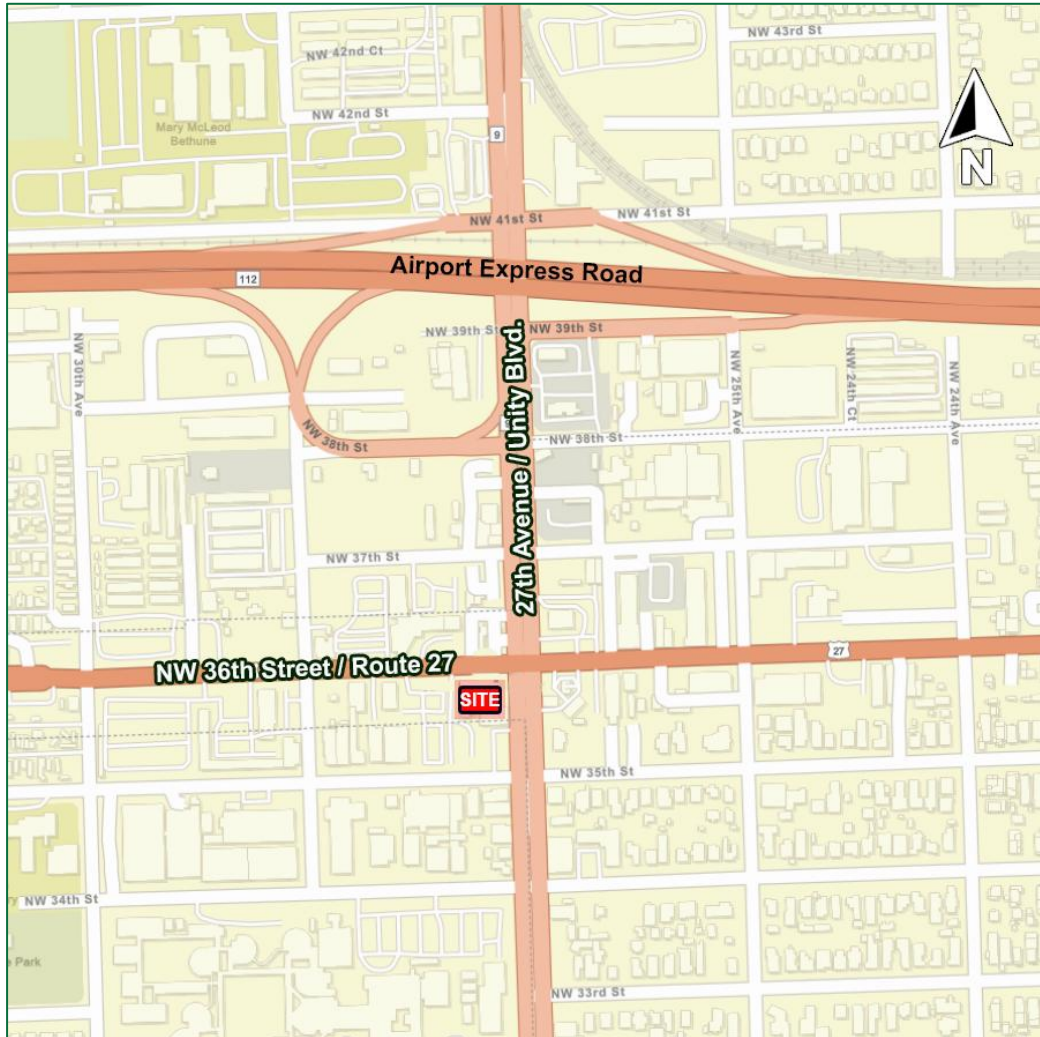
STEVEN MILLER

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The
Rotella Group Inc.
COMMERCIAL REAL ESTATE



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST POPULATION	26,944	247,481	666,692
AVG HH INCOME	\$61,216	\$67,575	\$103,368
MEDIAN AGE	41.1	41.5	41.4
TOTAL BUSINESSES	1,467	13,229	54,569
TOTAL DAYTIME POP	26,665	274,309	779,678

Source: esri

TRAFFIC COUNTS 2024 AADT	
27 th Avenue (Unity Blvd)	37,500
NW 36 th Street (Route 27)	27,500

Source: FDOT

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The Rotella Group has been selected as the exclusive agent for the sale of 2700 NW 36th Street, a standout property positioned in the thriving Miami-Dade County corridor.

PROPERTY HIGHLIGHT:

- 19,230 SF (2-story) Building
- Located on .84 Acres
- Abundant Parking Spaces
- Built in 1985
- Zoning: Commercial/ Industrial
- Building type: Class C Office



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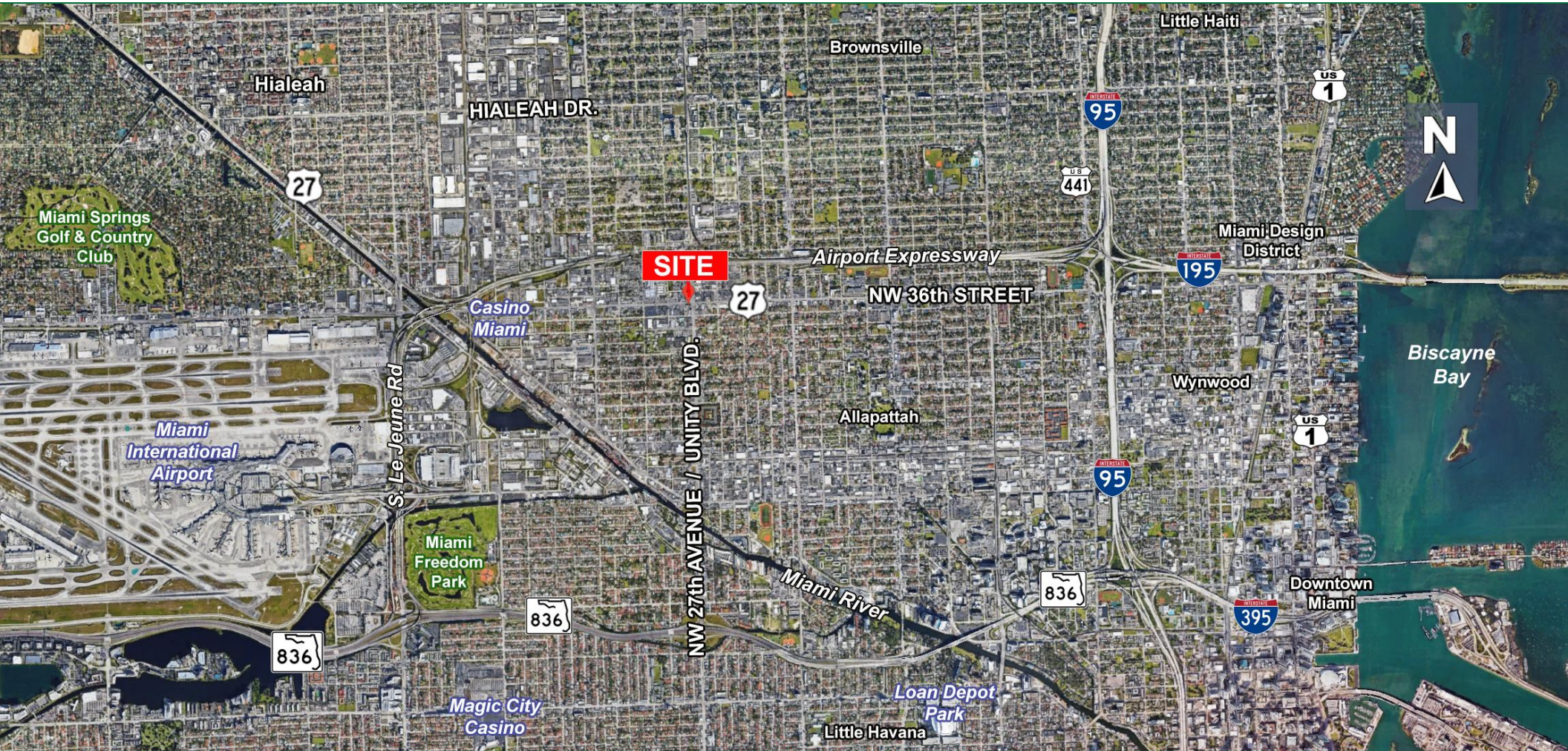
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR ROTELLA GROUP AGENT FOR MORE DETAILS.

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