

# Exceptional Ground Lease Opportunity

## High-Traffic Location in Allapattah District



3199 NW 36TH ST

#WEBUILDCOMMUNITIES



# EXCLUSIVELY LISTED BY

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# TABLE OF CONTENTS

## SECTION 1

Property Summary

---

## SECTION 2

Aerial Pictures

---

## SECTION 3

Property Details

---

## SECTION 4

Demographics

---

## SECTION 5

Daily Car Count

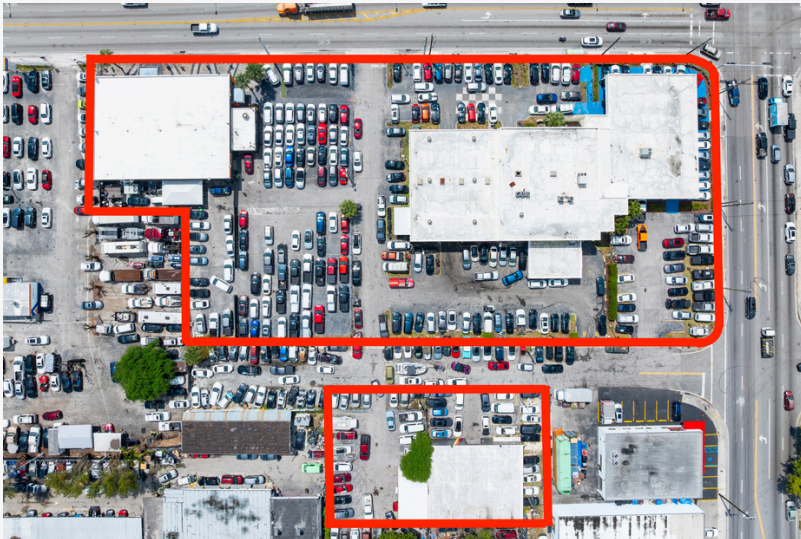
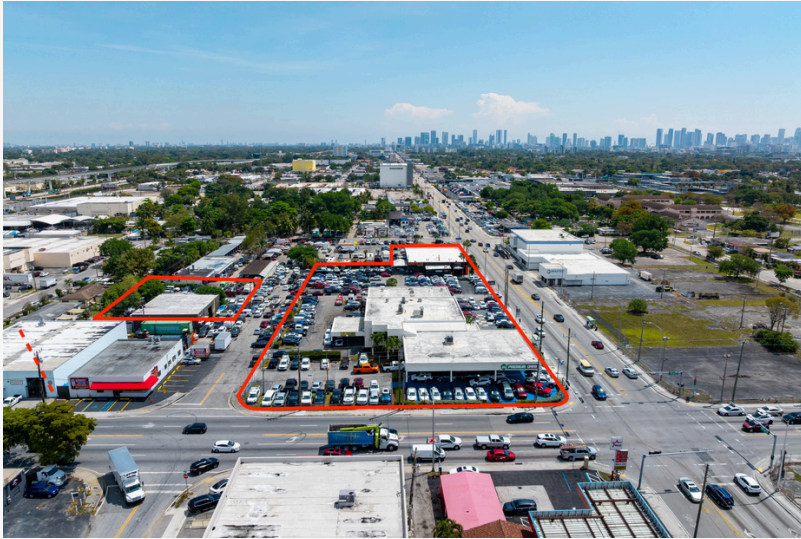
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## SECTION 6

Neighborhood Overview

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# PROPERTY SUMMARY

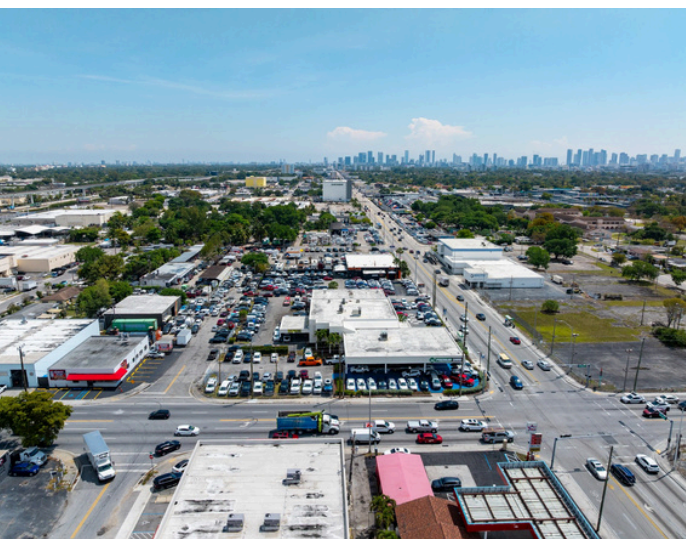
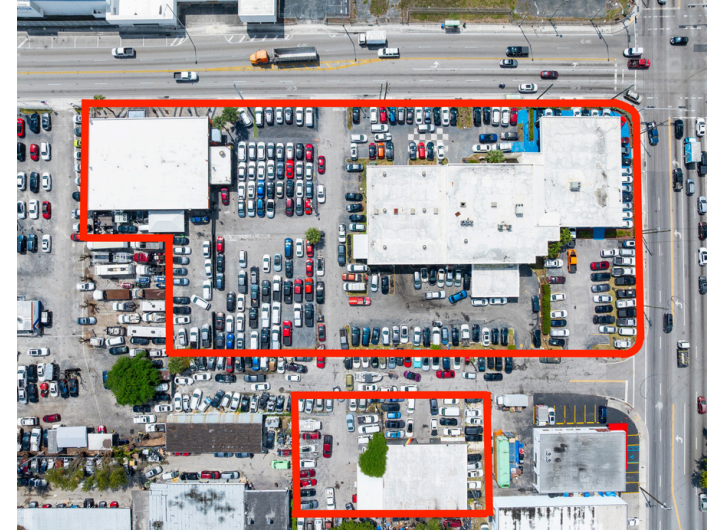


Situated at the crossroads of the City of Miami and Miami-Dade County, 3199 NW 36th St presents a prime ground lease opportunity in the rapidly evolving Allapattah submarket. This rare land assemblage spans over 2.5 acres, offering exceptional frontage and visibility along a major commercial corridor. With more than **50,000 vehicles passing by daily**, the site benefits from constant exposure, making it an ideal location for a variety of high-traffic businesses. Its strategic positioning near key transportation routes ensures seamless access to **Downtown Miami, Miami International Airport, and other major hubs.**

Zoned for a diverse range of commercial uses, this property offers flexibility for numerous development opportunities. Permitted uses include **hotels, auto-related businesses such as car washes, gas stations, and vehicle rental facilities, as well as general commercial establishments, public storage, adult daycare centers, and assisted living facilities.** Whether catering to the growing demand for hospitality, essential services, or retail, this site provides the ideal foundation for a high-performing business venture.

With its unbeatable location, significant traffic exposure, and broad zoning allowances, 3199 NW 36th St is a rare offering in one of **Miami's most dynamic commercial districts.** Investors and developers have the opportunity to capitalize on the property's prime placement and strong market fundamentals to create a lasting presence in this thriving area.







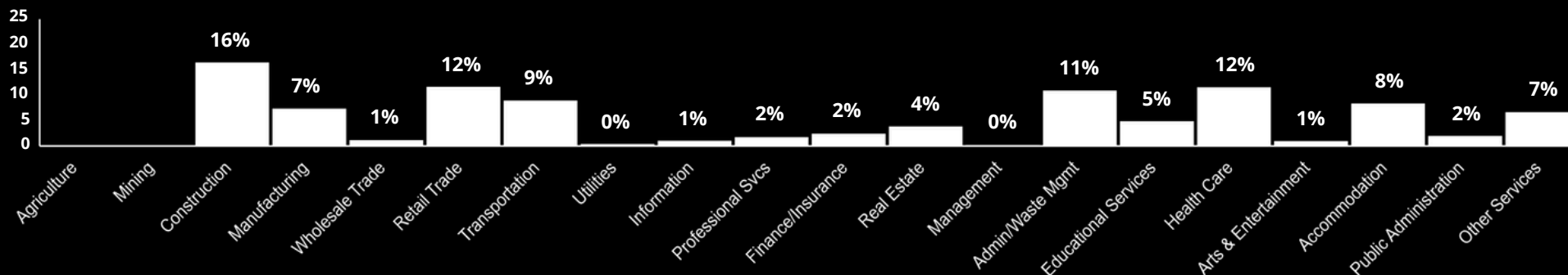
# PROPERTY DETAILS

**PPSF: \$8.50/NNN**  
**Lot Size: 93,492 (2.14 Acs)**  
**Zoning: T6-8-O, IU-1, BU-3**

**PPSF: \$8.50/NNN**  
**Lot Size: 16,050 (.37 Acs)**  
**Zoning: IU-1**







**17,721**  
Total  
Population



## Population



**23,355**  
Daytime Population

**\$39,057**  
Median HH Income



## Income



**\$22,156**  
Per Capita Income

**6,344**  
Total Households



## Housing



**6,857**  
Total Housing Units

**\$322,067**  
Median Home Value



## Homes



**30.8%**  
Home Ownership

**40.3**  
Median Age



## People



**Southwestern Families**  
Tapestry Segment

# Demographics - 1 mile

**3199 NW 36th St, Miami, Florida, 33142**



**27%**  
No HS Diploma



**31%**  
HS Graduate

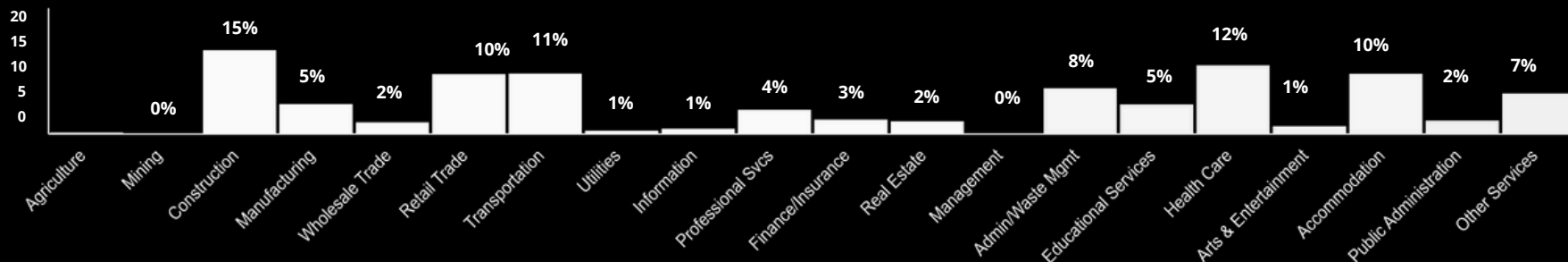


**21%**  
Some College



**21%**  
Degree or Higher





**231,743**

Total  
Population



## Population



**256,081**

Daytime Population

**\$37,523**

Median HH Income



## Income



**\$22,497**

Per Capita Income

**86,026**

Total Households



## Housing



**92,562**

Total Housing Units

**\$416,436**

Median Home Value



## Homes



**30.1%**

Home Ownership

**43**

Median Age



## People



**Southwestern Families**

Tapestry Segment

# Demographics - 3 mile

3199 NW 36th St, Miami, Florida, 33142



**26%**  
No HS Diploma



**33%**  
HS Graduate

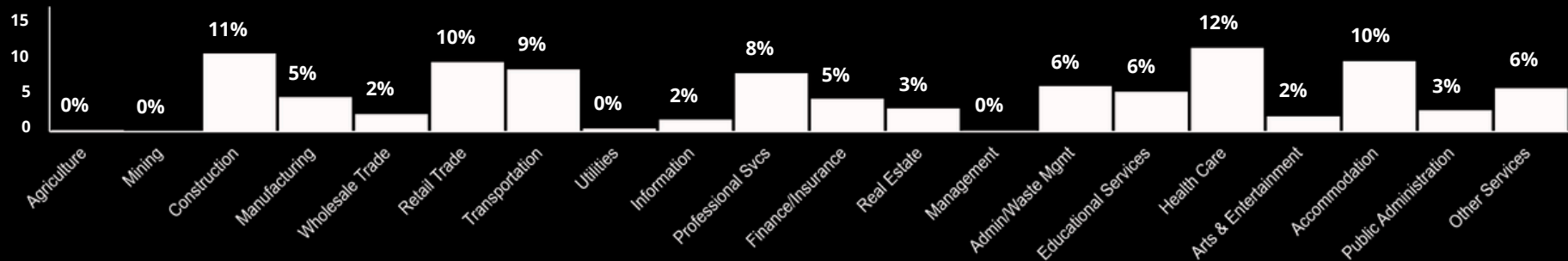


**20%**  
Some College



**21%**  
Degree or Higher





**669,940**

Total  
Population



## Population



**906,761**

Daytime Population

**\$54,429**

Median HH Income



## Income



**\$37,375**

Per Capita Income

**271,276**

Total Households



## Housing



**302,199**

Total Housing Units

**\$492,969**

Median Home Value



## Homes



**33.2%**

Home Ownership

**41.7**

Median Age



## People



**Southwestern Families**

Tapestry Segment

# Demographics - 5 mile

3199 NW 36th St, Miami, Florida, 33142



**20%**

No HS Diploma



**27%**

HS Graduate



**19%**

Some College



**34%**

Degree or Higher



DAILY TRAFFIC COUNT



AADT: 23,000

AADT: 29,500



# Allapattah Overview

Allapattah, located in the heart of Miami, is a vibrant and strategically positioned neighborhood experiencing significant growth. Its proximity to major districts like Wynwood, the Health District, and downtown Miami, combined with easy access to I-95 and SR 836, makes it a prime area for both residential and commercial development. The neighborhood's diverse population and increasing demand for services underscore its potential as a thriving business hub, with a steady flow of vehicular traffic adding to its appeal for investors.

Investing in gas stations in Allapattah is particularly promising due to the area's centrality and consistent demand for fuel and convenience services. With a mix of local residents and commuters passing through daily, gas stations have the potential for strong, stable revenue. As redevelopment and gentrification continue to attract new businesses and residents, the demand for accessible fuel and convenience options will likely grow, making Allapattah an ideal location for this type of investment.



470,914.  
MIAMI'S  
POPULATION



75,710  
ALLAPATTAH  
POPULATION





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An aerial photograph of a large car dealership lot. In the foreground, a white car is driving on a road. The lot is filled with hundreds of cars, mostly silver and black. In the center, there is a large building with a flat roof and orange pillars, with 'DANYCAR AUTO SALES' written on the front. To the right, there is a small blue and white building. In the background, there are more industrial buildings and a highway overpass. A large red arrow graphic points from the bottom right towards the dealership building.

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