

Exceptional Ground Lease Opportunity

High-Traffic Location in Allapattah District



3199 NW 36TH ST

#WEBUILDCOMMUNITIES

EXCLUSIVELY LISTED BY

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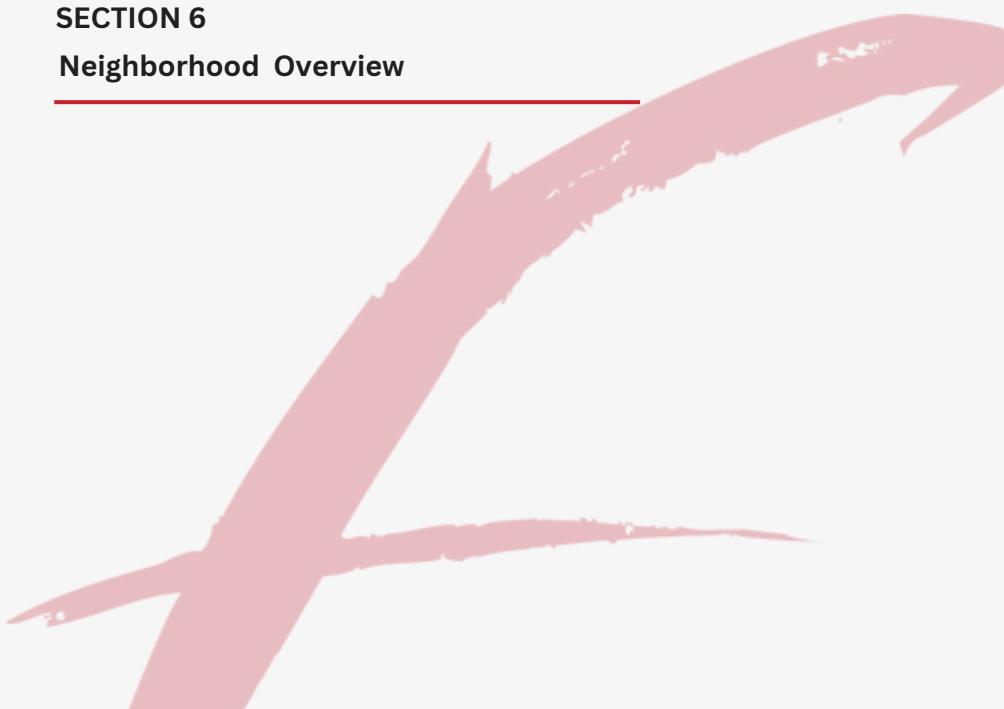
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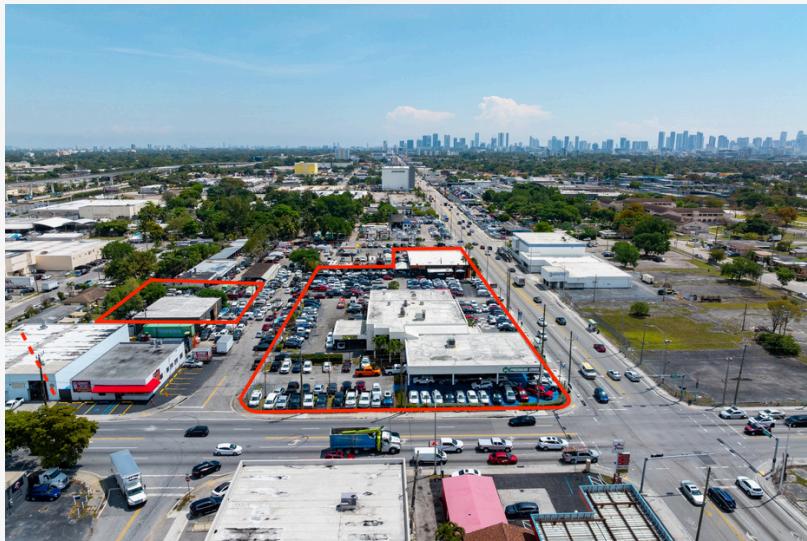
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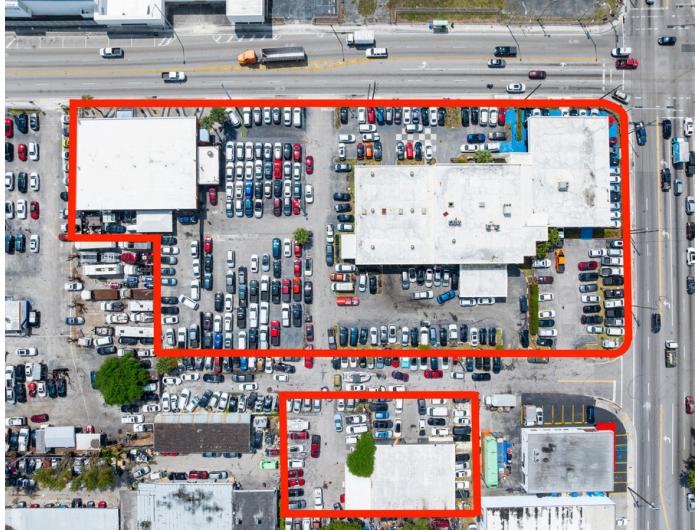
PROPERTY SUMMARY



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

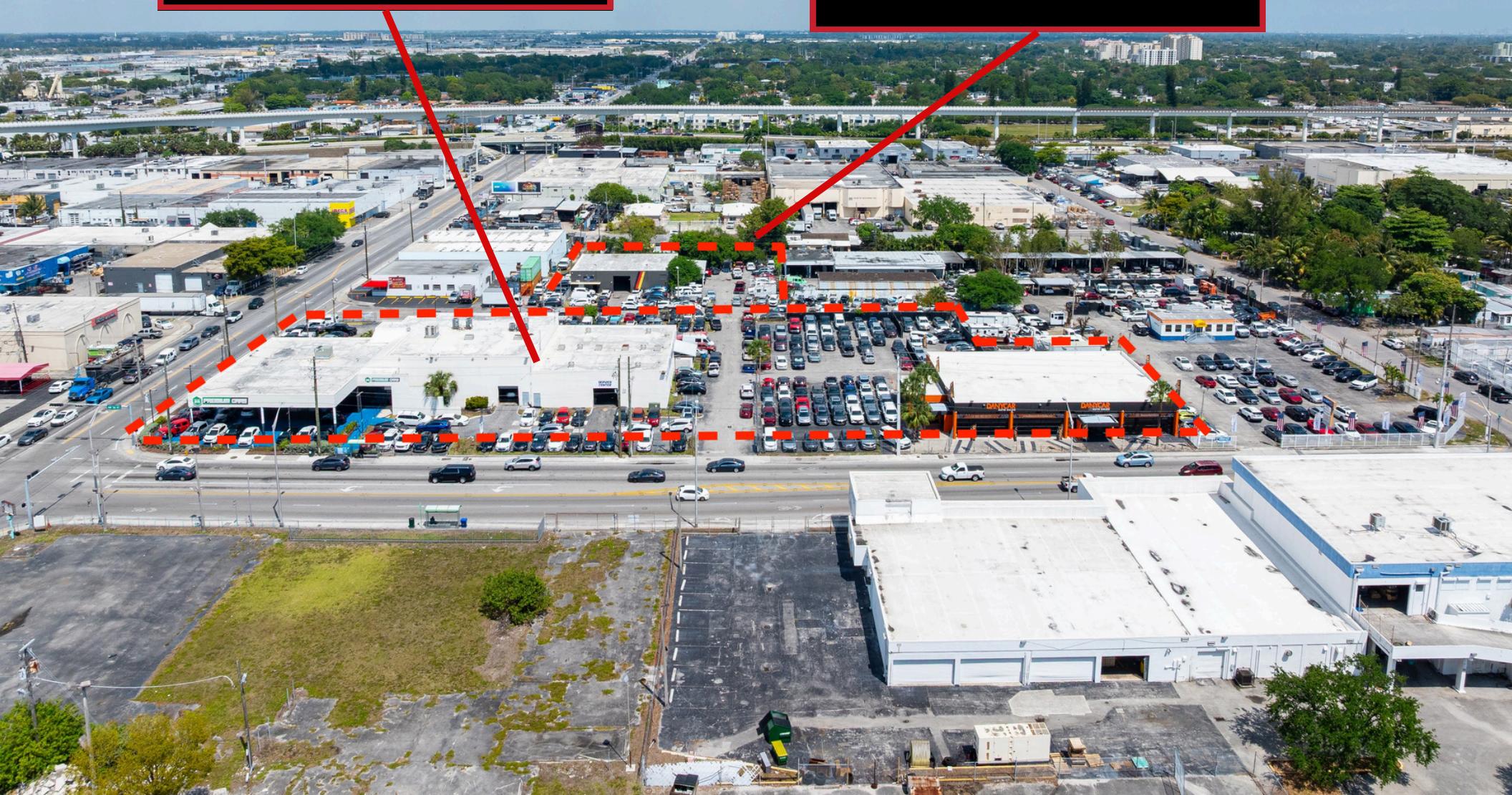
Lot Size: 93,492 (2.14 Acs)

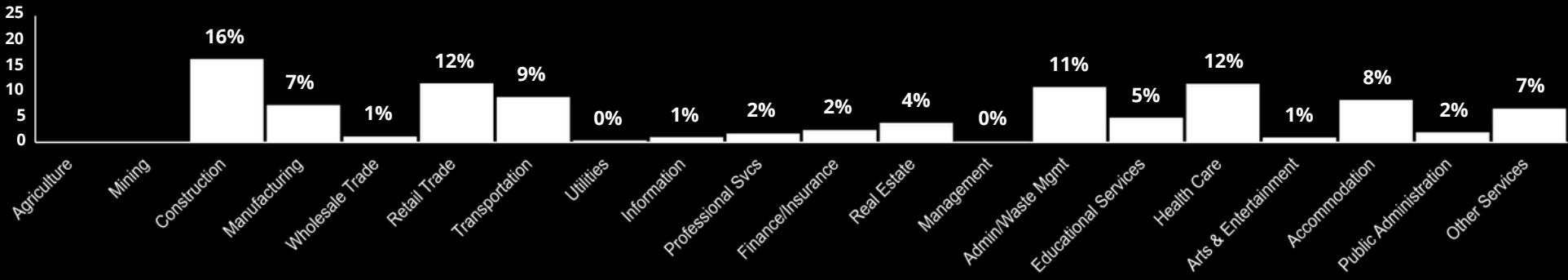
Zoning: T6-8-O, IU-1, BU-3

PPSF: \$8.50/NNN

Lot Size: 16,050 (.37 Acs)

Zoning: IU-1





17,721

Total Population



23,355

Daytime Population

\$39,057

Median HH Income



\$22,156

Per Capita Income

6,344

Total Households



6,857

Total Housing Units

\$322,067

Median Home Value



30.8%

Home Ownership

40.3

Median Age



Southwestern Families

Tapestry Segment

Demographics - 1 mile

3199 NW 36th St, Miami, Florida, 33142



27%



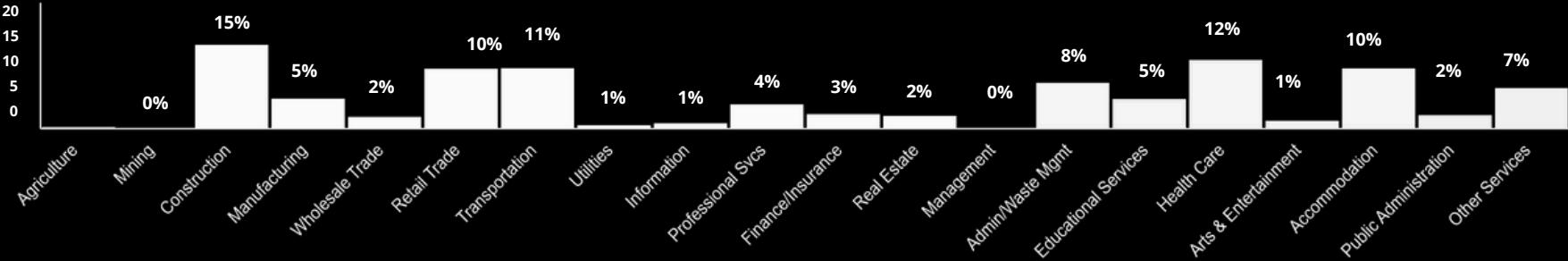
31%



21%



21%



231,743
Total Population


\$37,523
Median HH Income


86,026
Total Households


\$416,436
Median Home Value


43
Median Age


Population



256,081
Daytime Population

Income



\$22,497
Per Capita Income

Housing



92,562
Total Housing Units

Homes



30.1%
Home Ownership

People



Southwestern Families
Tapestry Segment

Demographics - 3 mile

3199 NW 36th St, Miami, Florida, 33142



26%
No HS Diploma



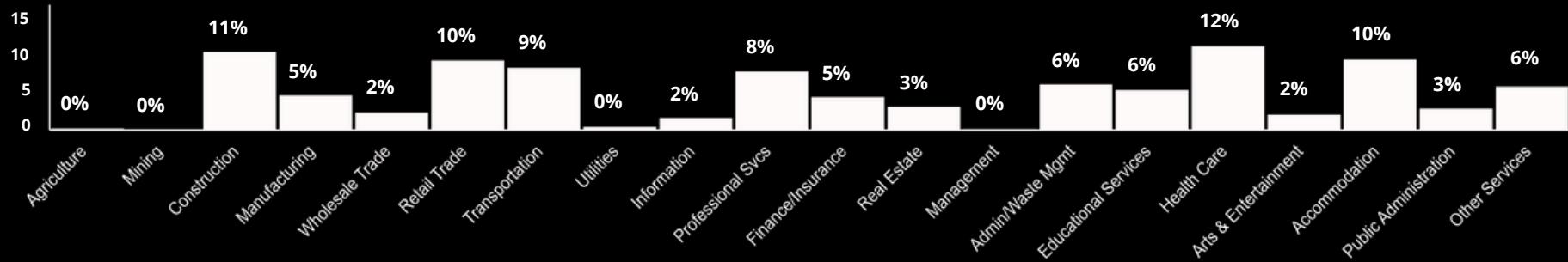
33%
HS Graduate



20%
Some College



21%
Degree or Higher



669,940
Total Population

\$54,429
Median HH Income

271,276
Total Households

\$492,969
Median Home Value

41.7
Median Age



Population



906,761
Daytime Population



Income



\$37,375
Per Capita Income



Housing



302,199
Total Housing Units



Homes



33.2%
Home Ownership



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



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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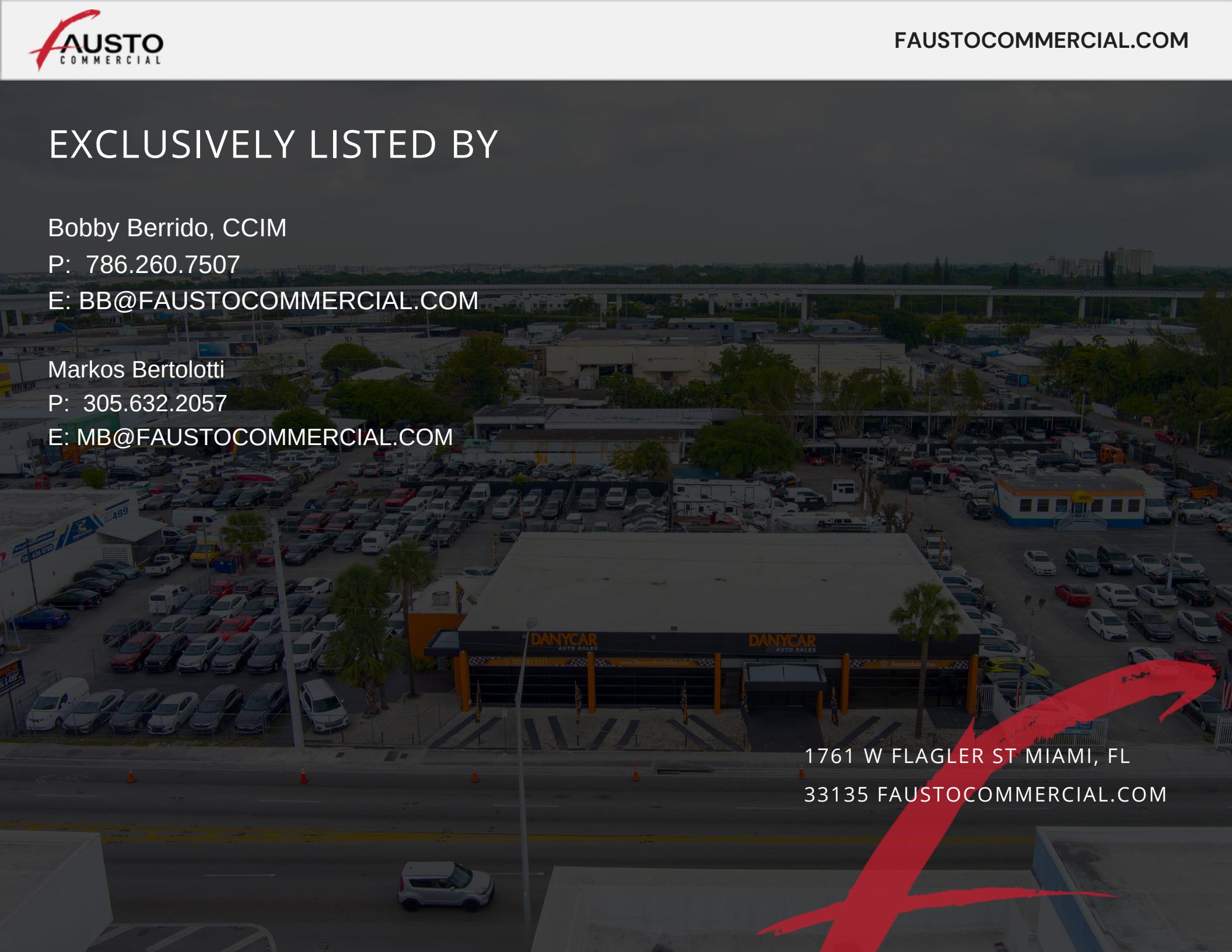
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