

**OFFERING
MEMORANDUM
228-234 NW 36TH ST**





BROKER TEAM

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PROPERTY HIGHLIGHTS

ALLEN MORRIS COMPANY



- **Address:** 228-234 NW 36TH ST, MIAMI, FL 33127
- **Lot Area - Public Records:** 9,500 SF TOTAL
- **Lot Area - GIS:** 9,566 SF TOTAL
- **Folio Numbers:**
 - 01-3125-019-0490 (4,750 SF)
 - 01-3125-019-0500 (4,750 SF)
- **Legal Description:**
 - WYNDWOOD PARK PB 5-23 LOT 5 LESS N5FT BLK 3 LOT SIZE 50.000 X 95 OR 22586-1900 08 2004 2(3)
 - WYNDWOOD PARK PB 5-23 LOT 4 BLK 3 LOT SIZE 50.000 X 95 OR 22586-1900 08 2004 2(3)

T6-8-0 (BOTH FOLIOS):

BUILDING INTENSITY

- Maximum Lot Coverage: 80%
- Residential Density: 150.00 Du / Acre
- Maximum Building Height: N/A
- Maximum Height - Stories: 8
- Minimum Height - Stories: 2
- Floor Lot Ratio: 5.00
- Maximum Built Area Allowed: 23,750 ft²
- Maximum Building Footprint: 3,800 ft²
- Minimum Open Space: 10.00%
- Maximum Residential Area Allowed: 23,750 ft²
- Maximum Residential Units Allowed: 17
- Maximum Lodging Area Allowed: 23,750 ft²
- Maximum Lodging Rooms Allowed: 33
- Maximum Commercial Area Allowed: 23,750 ft²
- Maximum Office Area Allowed: 23,750 ft²

SETBACKS AT GROUND LEVEL

- Minimum Primary Frontage Setback: 10.00 ft
- Minimum Secondary Frontage Setback: N/A
- Minimum Side Setback: 0 ft
- Minimum Rear Setback: 0 ft
- Minimum Water Setback: N/A



LOCATION



MIAMI DESIGN DISTRICT

MIAMI BEACH

Blue on the Bay

2 Midtown

3401 Midtown

3301 Midtown

3205 NE 1st Ave

Midtown 5



TARGET



The Shops at Midtown Miami
Dick's HomeGoods Party City
Marshalls Starbucks west elm

WYNWOOD

36TH ST



LOCATION

WYNWOOD

DOWNTOWN

BRICKELL

loan Depot park

Companies recently located in Wynwood:

SONY



pwc



NW 2nd Ave

NW 36th St



LOCATION



MIAMI INTERNATIONAL AIRPORT



228-234 NW 36TH ST

EDGEWATER / MIDTOWN

WYNWOOD



MIAMI WORLD CENTER



PORT OF MIAMI

MIAMI BEACH

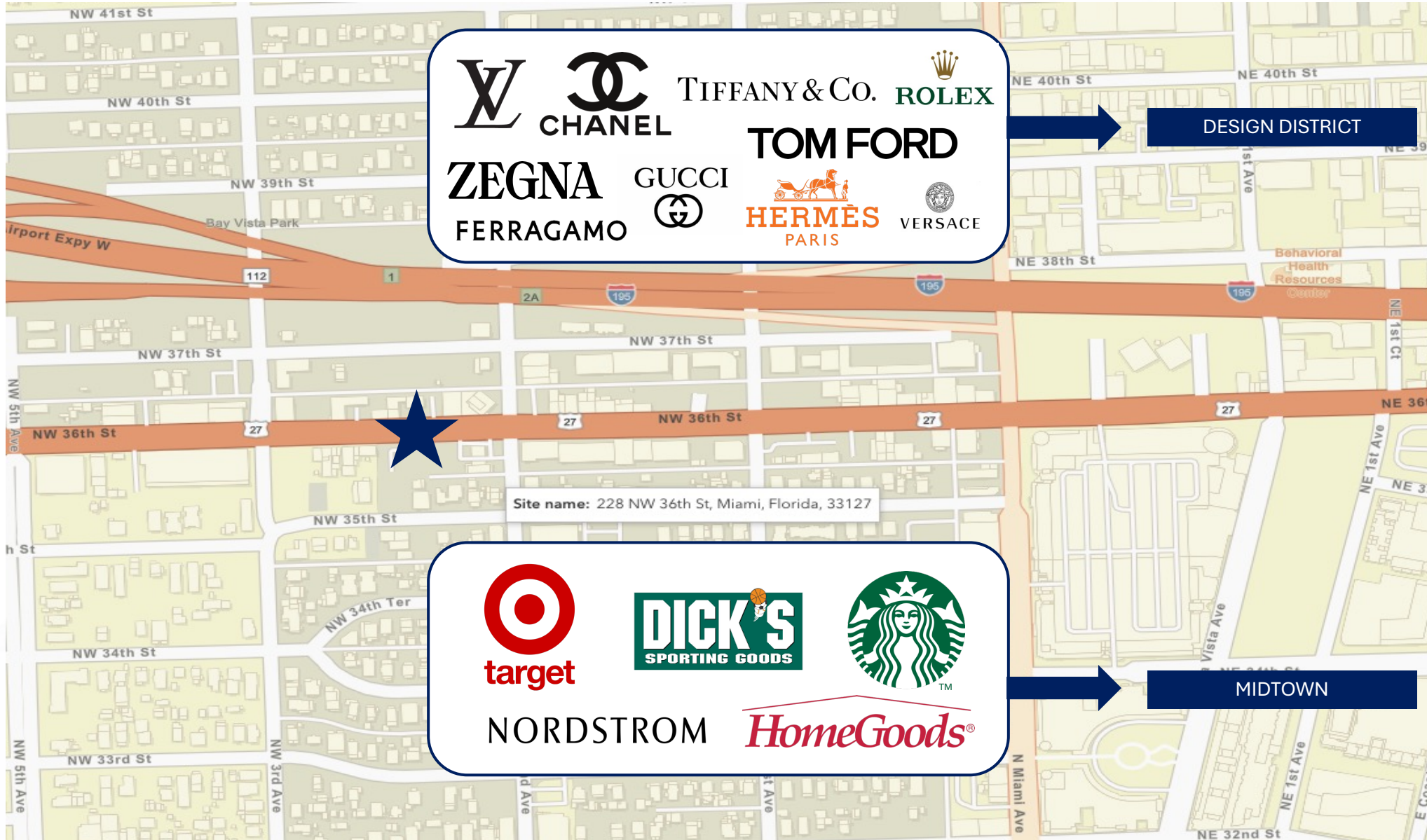
BRICKELL / DOWNTOWN

CORAL GABLES



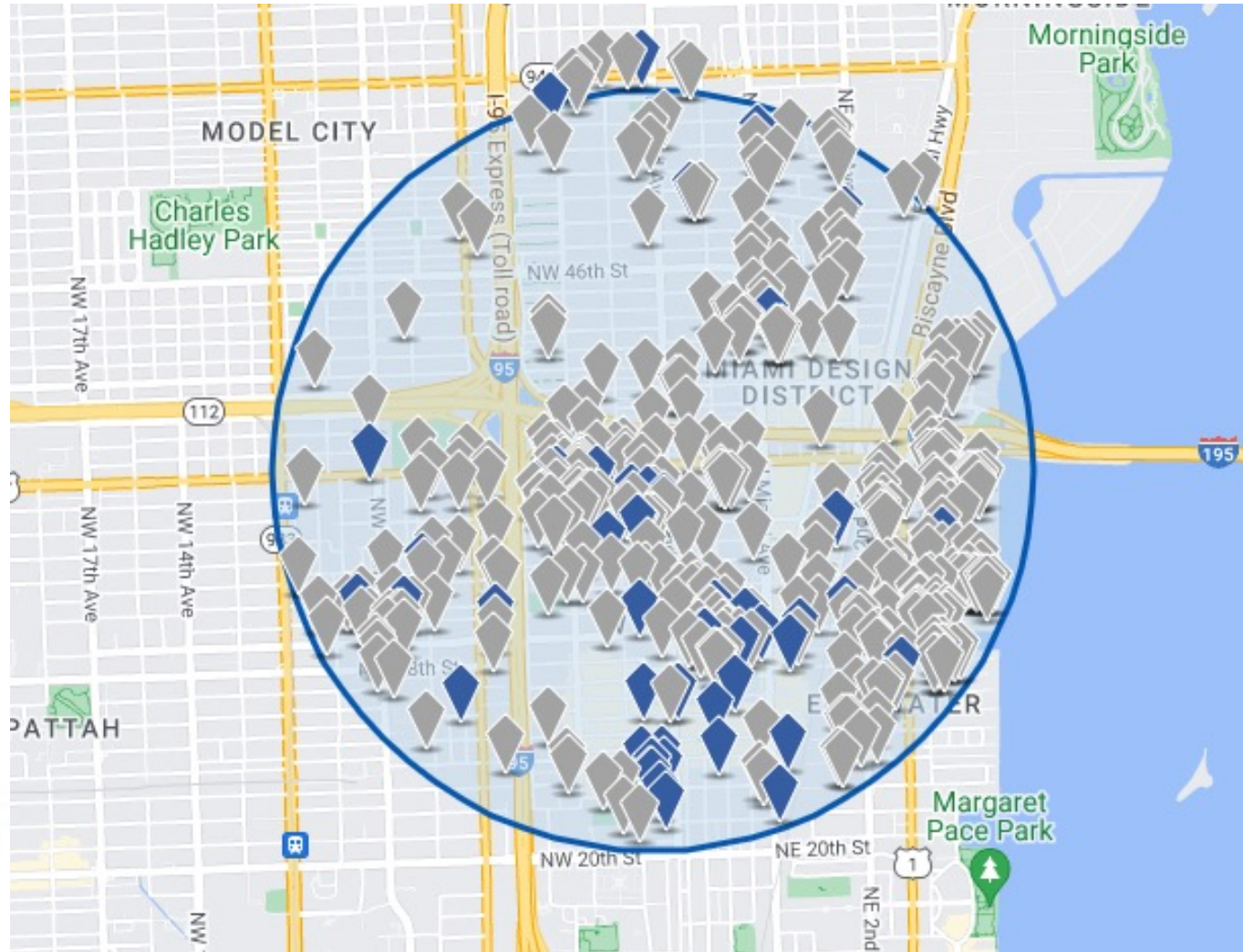
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MULTIFAMILY (1 MILE RADIUS)

INVENTORY UNITS

- 10,821

UNDER CONSTRUCTION

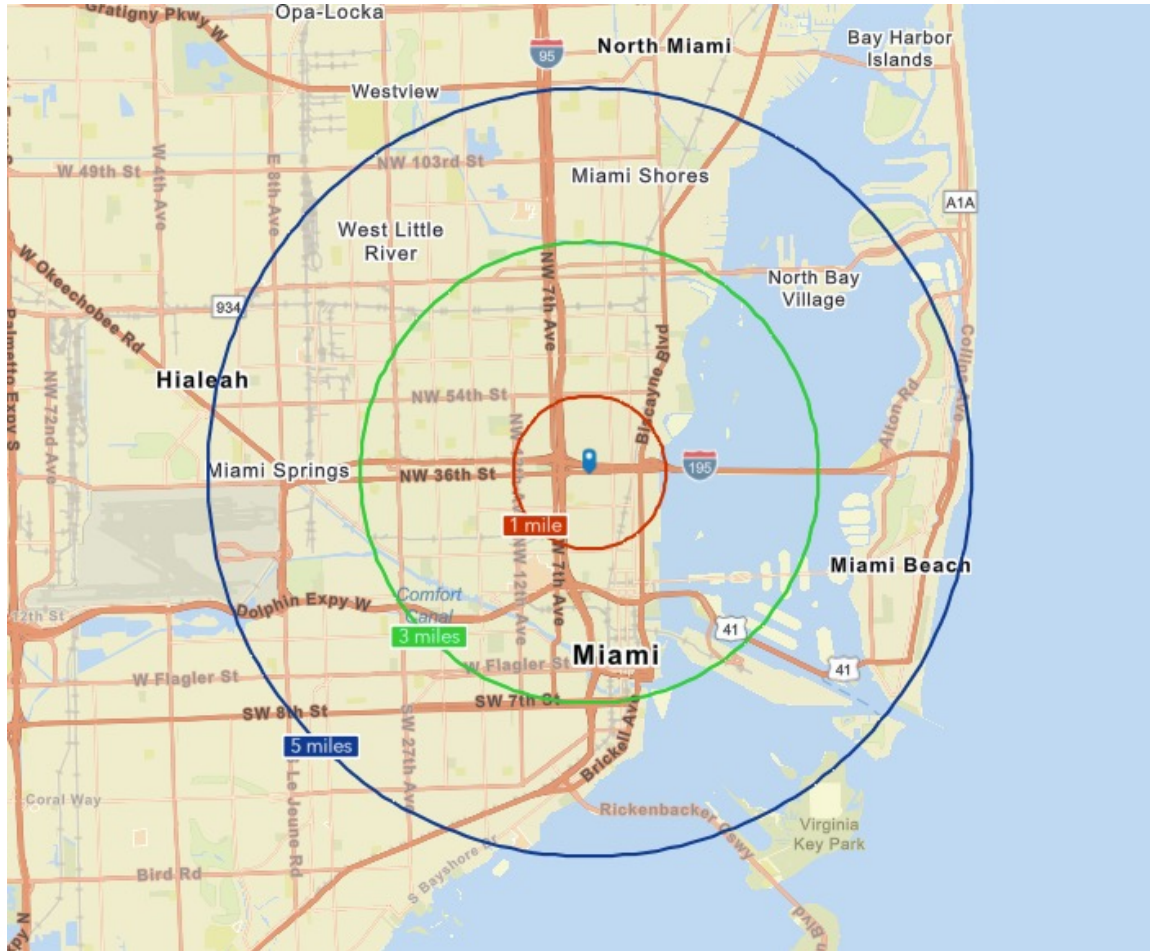
- 3,856

MARKET RENT/UNIT

- \$2,980/month

DEMOGRAPHICS

ALLEN MORRIS COMPANY



Radius	1 mile	3 miles	5 miles
Population			
2010 Population	30,387	223,608	526,007
2023 Population	37,156	263,132	561,702
2028 Population Projection	37,440	263,637	553,509
Annual Growth 2010-2023	1.7%	1.4%	0.5%
Annual Growth 2023-2028	0.2%	0.0%	-0.3%
Households			
2010 Households	11,362	85,303	208,174
2023 Households	14,260	101,133	222,123
2028 Household Projection	14,408	101,313	218,610
Annual Growth 2010-2023	2.0%	1.4%	0.8%
Annual Growth 2023-2028	0.2%	0.0%	-0.3%
Avg Household Size	2.40	2.40	2.40
Avg Household Vehicles	1.00	1.00	1.00
Housing			
Median Home Value	\$390,724	\$326,967	\$373,288
Median Year Built	1974	1976	1970
Owner Occupied Households	3,554	24,219	72,681
Renter Occupied Households	10,855	77,094	145,929
Household Income			
< \$25,000	3,237	34,727	64,249
\$25,000 - 50,000	3,043	23,370	49,151
\$50,000 - 75,000	3,037	15,025	34,871
\$75,000 - 100,000	1,969	9,664	22,320
\$100,000 - 125,000	1,202	5,777	15,080
\$125,000 - 150,000	368	3,390	8,987
\$150,000 - 200,000	432	3,390	10,719
\$200,000+	974	5,790	16,745
Avg Household Income	\$75,467	\$64,941	\$75,328
Median Household Income	\$55,872	\$41,557	\$48,565

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