

# FOR LEASE

CAPITAL SQUARE

OUTPARCEL AVAILABLE

**NAI** Miami  
Fort Lauderdale



OUTPARCEL | CENTRAL MIAMI

## 801 NW 37th Avenue

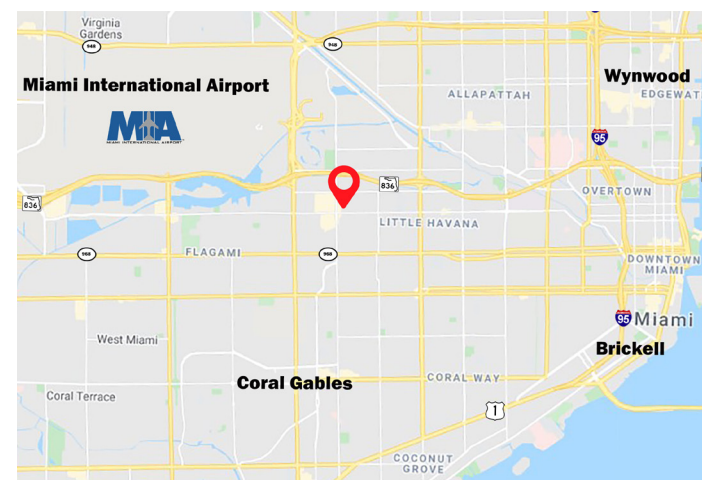
Miami, Florida 33125

### Property Features

- **Outparcel: Ground lease available. 6,660 SF**
- Diverse tenant mix
- Newly remodeled
- Common area bathrooms
- Join Check Cashing USA, Neives Medical Center, Pollo Tropical and US Army Corps of Engineers, and Advance America

### Pricing

**\$175,000.00 NNN**  
Outparcel (per year)



**Jeremy Larkin**

+1 786 260 0402

jlarkin@naimiami.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



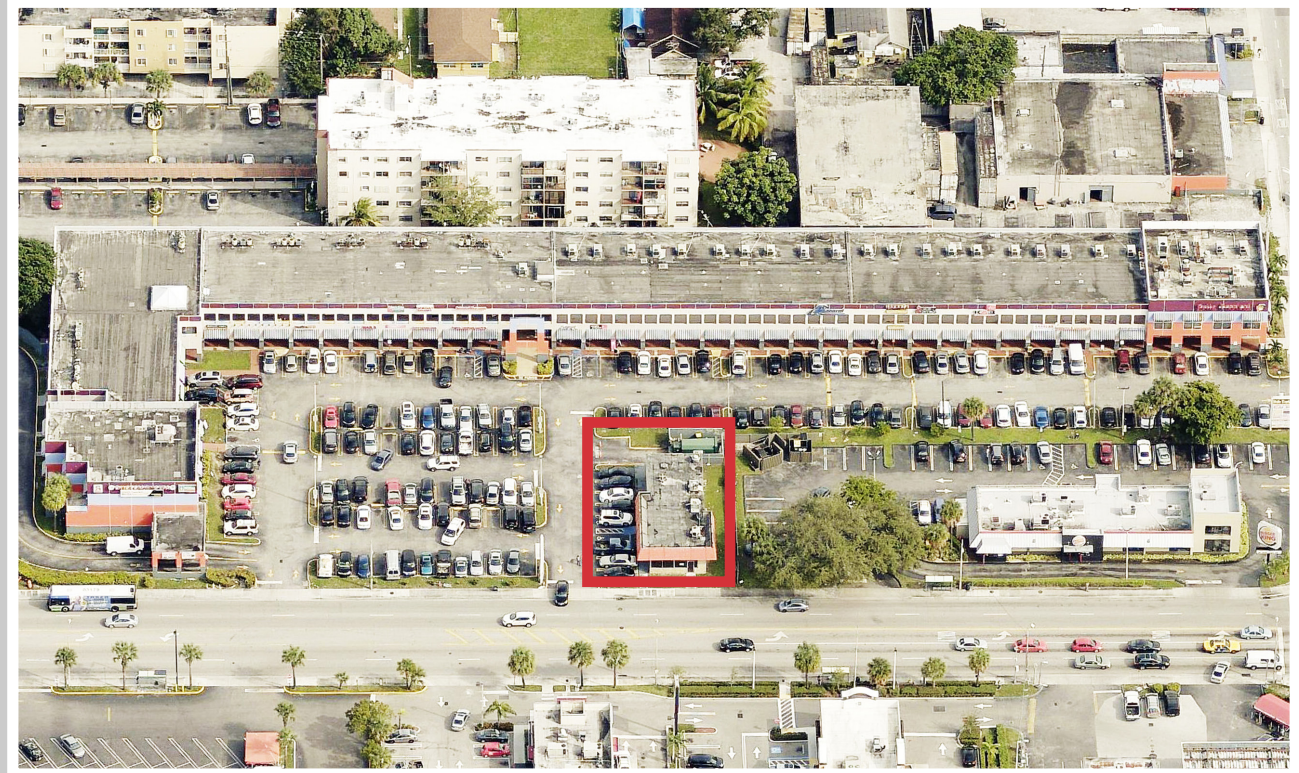
# AERIAL VIEW

# CAPITAL SQUARE

801 NW 37<sup>th</sup> AVENUE, MIAMI, FL 33125  
6,660-SF OUTPARCEL AVAILABLE

## Demographics

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	33,348	267,495	637,036
TOTAL EMPLOYEES	9,770	160,378	430,801
TRAFFIC COUNT	214,000 VPD via SR 836 & NW 37 Ave		
AIRPORT TRAFFIC	Over 50 million passengers in 2022		



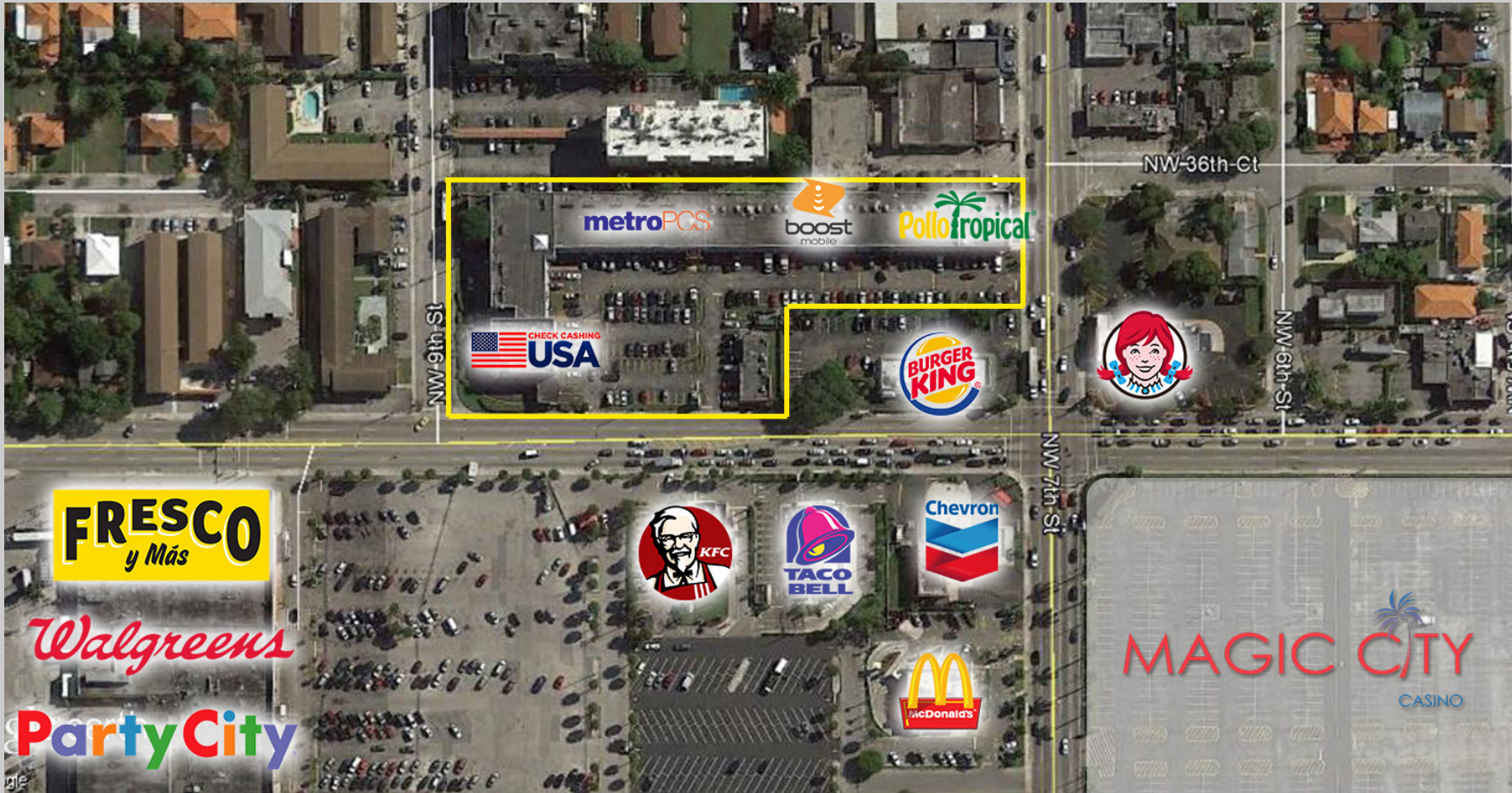
**Jeremy Larkin**  
+1 786 260 0402  
jlarkin@naimiami.com



# RETAIL MAP

# CAPITAL SQUARE

801 NW 37<sup>th</sup> AVENUE, MIAMI, FL 33125  
6,660-SF OUTPARCEL AVAILABLE



Jeremy Larkin  
+1 786 260 0402  
jlarkin@naimiami.com

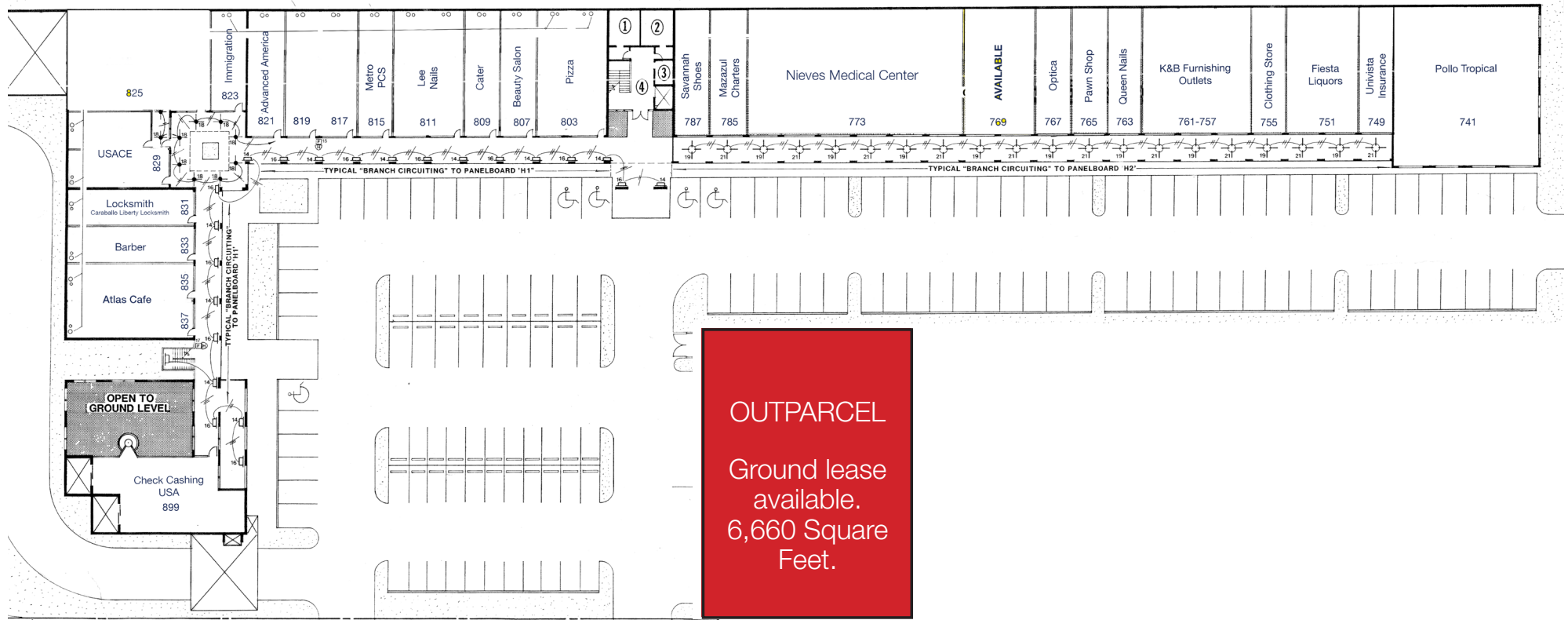
# SITE PLANS

1<sup>ST</sup> FLOOR

# CAPITAL SQUARE

801 NW 37<sup>TH</sup> AVENUE, MIAMI, FL 33125

6,660-SF OUTPARCEL AVAILABLE



**Jeremy Larkin**  
+1 786 260 0402  
jlarkin@naimiami.com



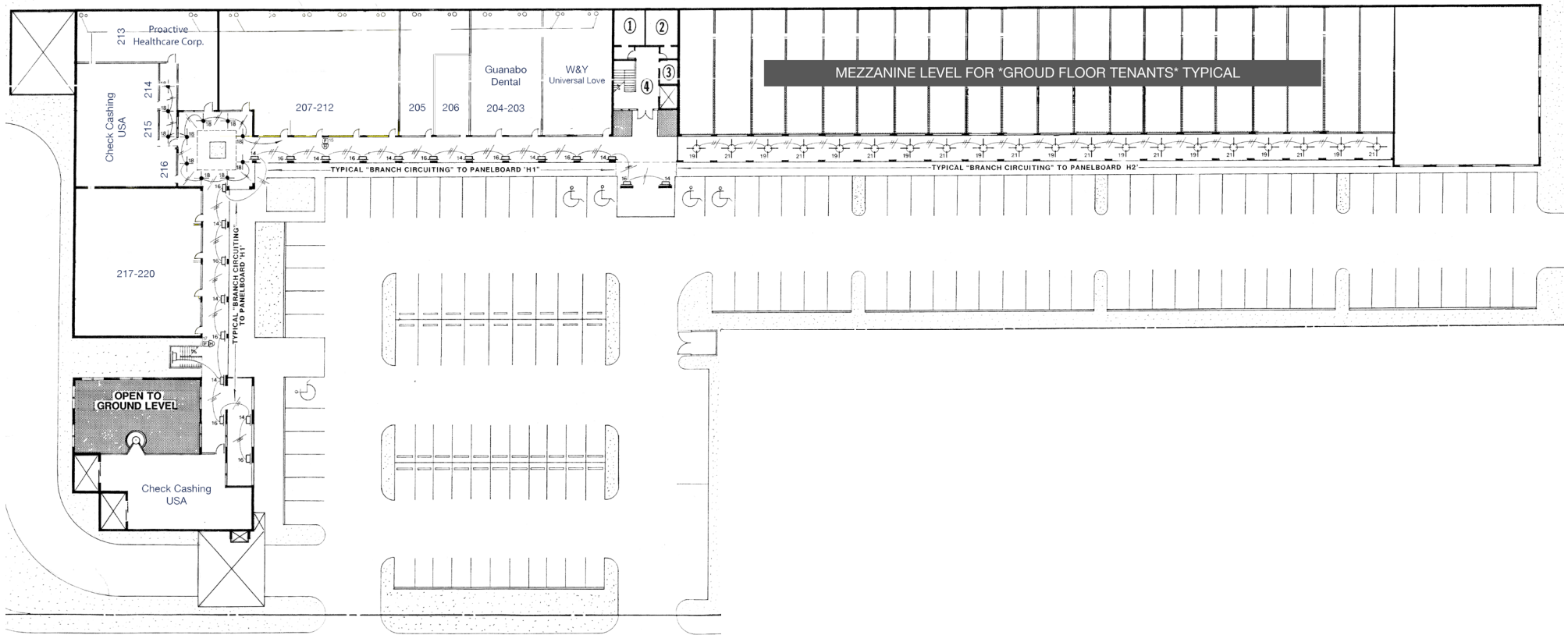
# SITE PLANS

2<sup>ND</sup> FLOOR

# CAPITAL SQUARE

801 NW 37<sup>TH</sup> AVENUE, MIAMI, FL 33125

6,660-SF OUTPARCEL AVAILABLE



**Jeremy Larkin**

+1 786 260 0402

jlarkin@naimiami.com

