

OFFERING MEMORANDUM

# ballard + fuentes

5731 NW 36th St  
Virginia Gardens, FL 33166

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POSITIONED IN A RAPIDLY GROWING AIRPORT HUB —FOCUSED ON FUTURE



# TABLE OF CONTENTS

## CONTENTS

- 01 **Executive Summary**  
Investment Summary
- 02 **Location**  
Location Summary
- 03 **Property Description**  
Property Features  
Property Images
- 04 **Demographics**  
Demographics
- 05 **Company Profile**  
Company Bio  
Advisor Profile

## 1 EXECUTIVE SUMMARY

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## 2 LOCATION

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## 3 PROPERTY DESCRIPTION

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## 4 DEMOGRAPHICS

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*Exclusively Marketed by:*

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01

Executive Summary

Investment Summary



## OFFERING SUMMARY

ADDRESS	5731 NW 36th St Virginia Gardens FL 33166
PRICE	\$4,495,000
PRICE PSF	\$136.63
LAND SF	32,900 SF
LAND ACRES	.76
ZONING TYPE	BU-3

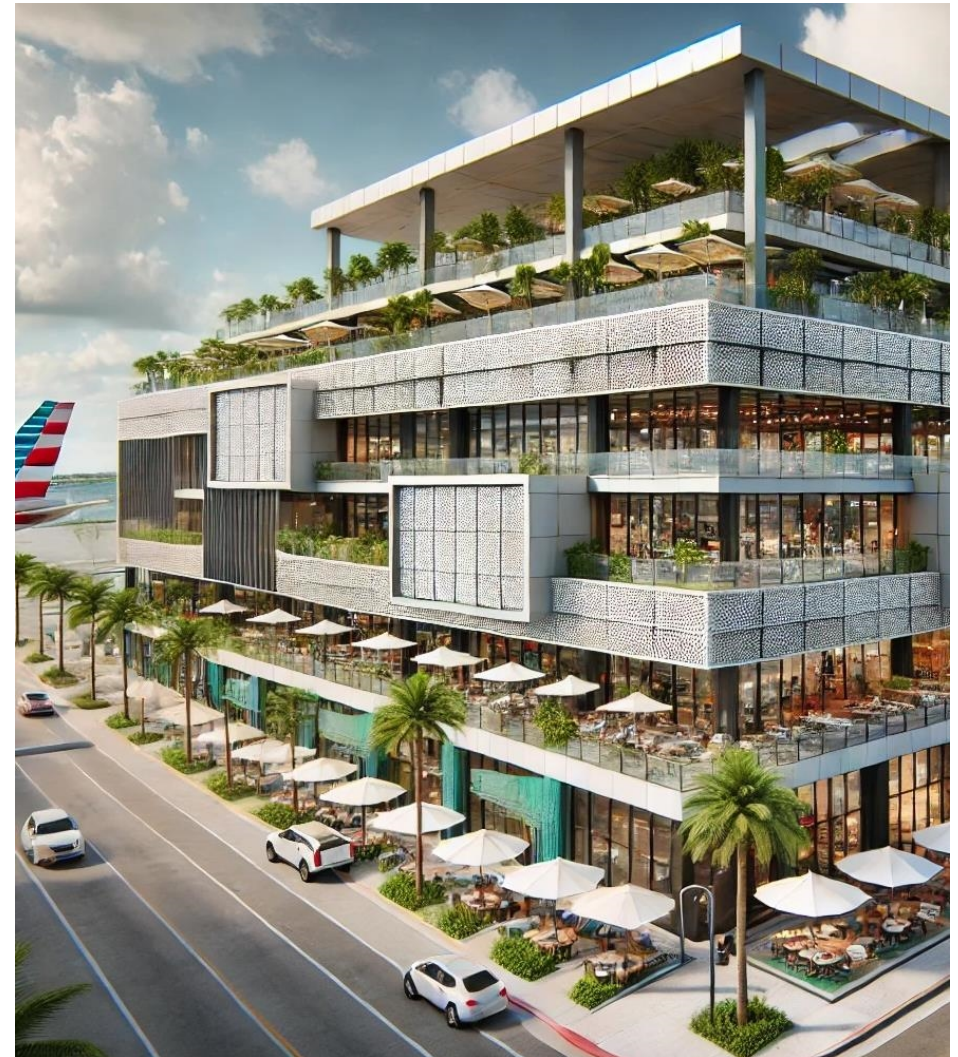
## PROPOSED FINANCING

LOAN TYPE	Interest Only
DOWN PAYMENT	\$115,000
LOAN AMOUNT	\$4,380,000
INTEREST RATE	6.00%
ANNUAL DEBT SERVICE	\$262,800
LOAN TO VALUE	97%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	7,982	152,683	548,415
2025 Median HH Income	\$97,536	\$49,616	\$50,266
2025 Average HH Income	\$117,054	\$76,435	\$80,405

## Investment Highlights

- This offering presents an exceptional 0.76-acre parcel situated in a prime location adjacent to Miami International Airport.
- As a Prime Commercial Property with Dual Access Near the Airport, the asset offers unparalleled convenience for investors seeking a site with high visibility, excellent accessibility, and tremendous Dual Access: Frontage street access coupled with a dedicated rear access road provide seamless connectivity.



- Strategic Location: Immediate proximity to a major international airport ensures high visibility and continuous traffic flow.
- Robust Infrastructure: The site is fully serviced with public utilities, including water, sewer, and natural gas.
- Zoned for Business: With a BU-3 designation in a thriving business district, the property's highest and best use is retail or similar commercial operations.

- Future Growth Catalyst: Ongoing and planned airport redevelopment initiatives are set to further increase property values and attract a diverse range of commercial tenants.



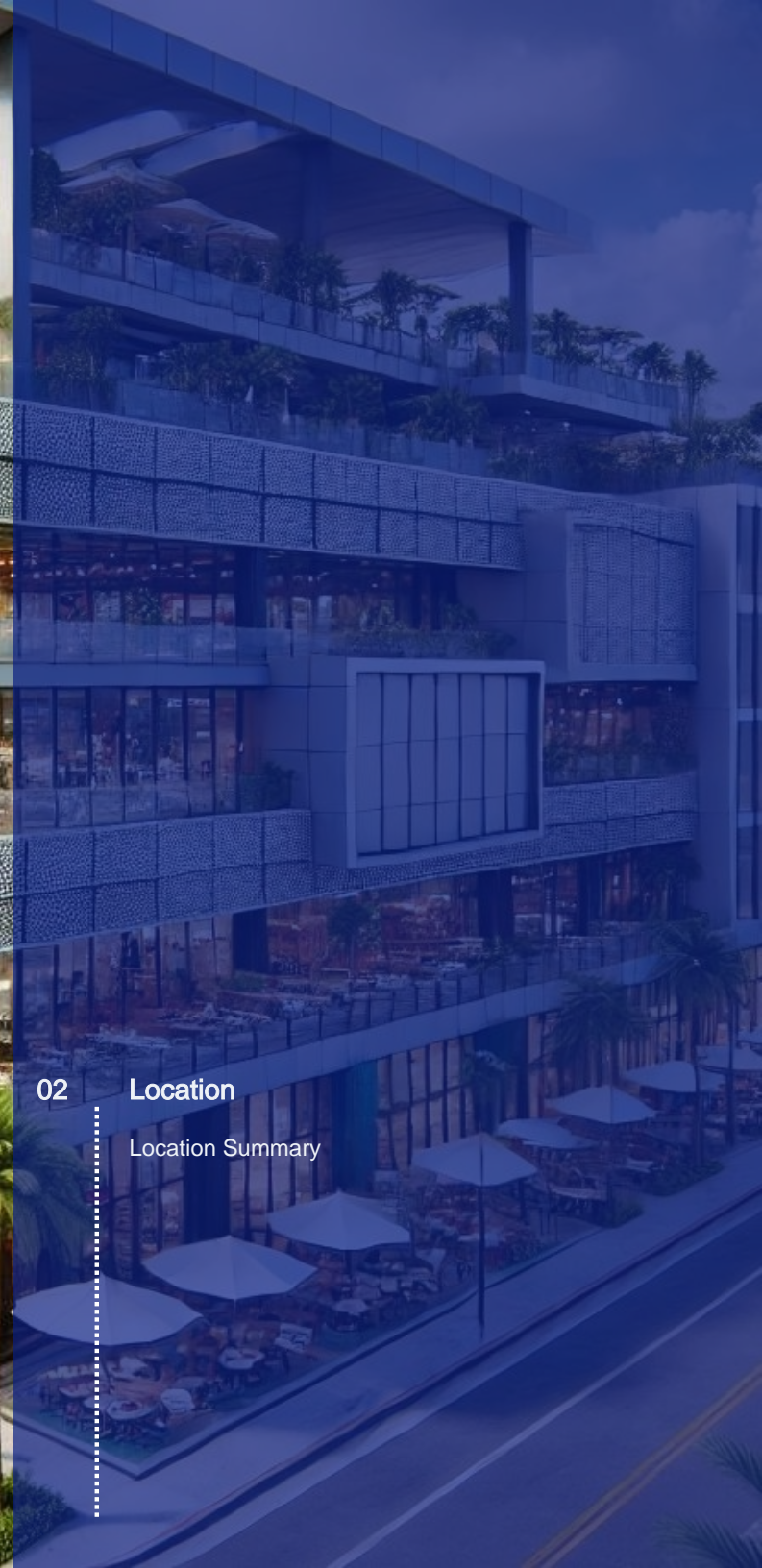




02

Location

Location Summary





## Location & Market Opportunity

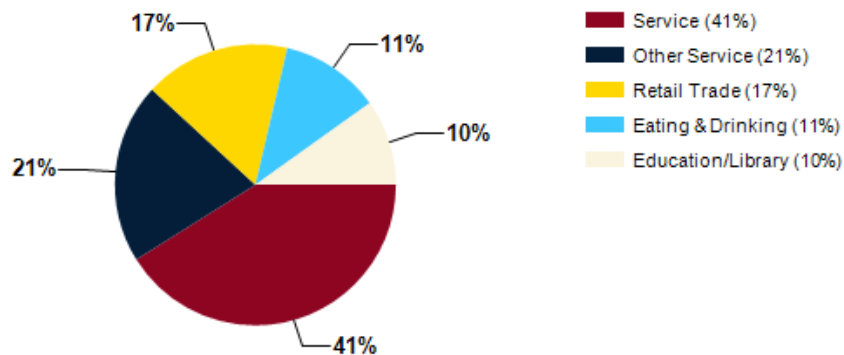
- Strategically located directly across from Miami International Airport, this parcel benefits from excellent dual access—featuring both a prominent frontage street access and a rear access road that ensures smooth ingress and egress for clients, deliveries, and staff. The property is positioned in a rapidly evolving commercial hub where extensive redevelopment plans are already underway. Miami-Dade County and the City have initiated aggressive airport modernization programs aimed at enhancing terminal facilities, expanding passenger and cargo capacity, and ultimately driving economic growth in the region.

Given its ideal location and established infrastructure, the property presents multiple development avenues:

**Retail & Service Businesses:** The high visibility and accessibility cater to enterprises that require a prime location to attract a steady flow of customers.

**Logistics Hub:** The dual-access configuration is especially advantageous for operations needing efficient delivery.

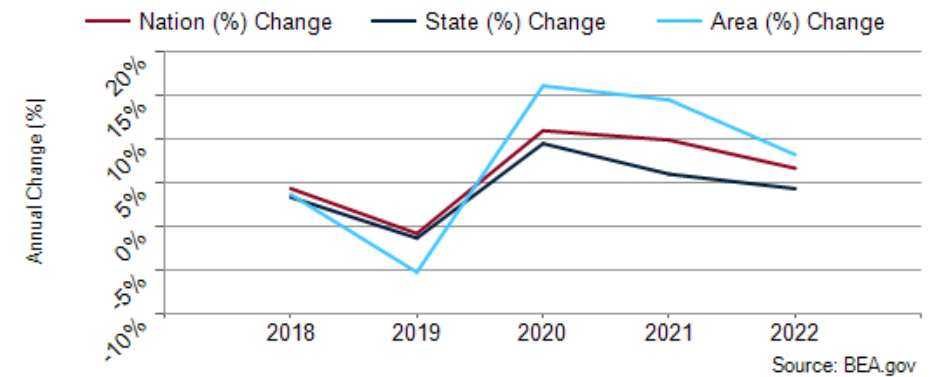
## Major Industries by Employee Count



## Largest Employers

FedEx Express Miami Hub	500
Candlewood Suites Miami International Airport - 36th St	100
Durham Aircraft Service	50
Virginia Gardens Condominium Association	20
Virginia Gardens Research Corp	15
Best Care Of Miami Inc	10
36 Rehabilitation Center Corp	10
Tu Spacio Miami	5

## Miami-Dade County GDP Trend





5731 NW 36 ST, Virginia Gardens, FL 33166-5701

03

## Property Description

Property Features

Property Images



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# PROPERTY FEATURES

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LAND SF	32,900
LAND ACRES	.76
ZONING TYPE	BU-3
CORNER LOCATION	235' NW 36th Street, 235' NW 37th Street

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# DEMOGRAPHICS



04

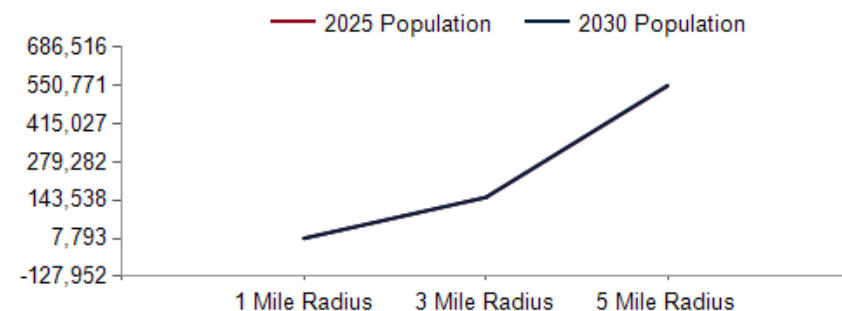
Demographics

Demographics

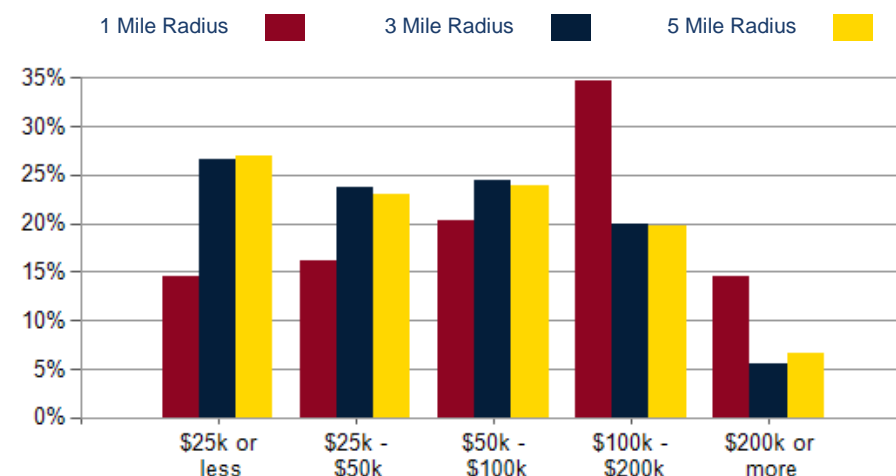
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,960	137,837	515,169
2010 Population	8,091	143,951	528,852
2025 Population	7,982	152,683	548,415
2030 Population	7,793	153,689	550,771
2025-2030: Population: Growth Rate	-2.40%	0.65%	0.45%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	239	8,166	30,332
\$15,000-\$24,999	197	6,775	24,059
\$25,000-\$34,999	222	6,364	21,618
\$35,000-\$49,999	266	7,001	24,919
\$50,000-\$74,999	274	6,655	23,564
\$75,000-\$99,999	336	7,088	24,876
\$100,000-\$149,999	785	8,025	27,178
\$150,000-\$199,999	261	3,170	12,630
\$200,000 or greater	435	3,097	13,381
Median HH Income	\$97,536	\$49,616	\$50,266
Average HH Income	\$117,054	\$76,435	\$80,405

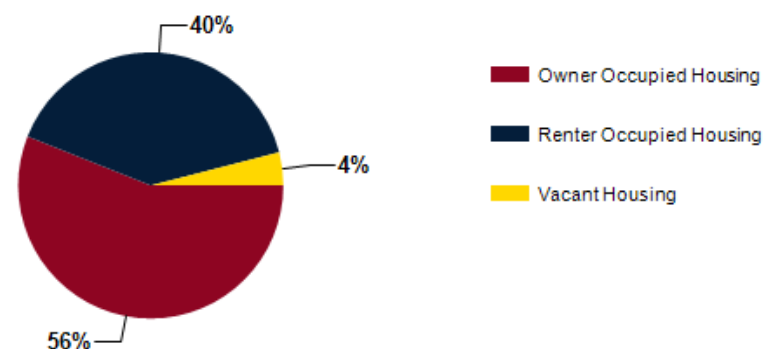
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,063	48,283	184,323
2010 Total Households	2,965	49,854	182,234
2025 Total Households	3,016	56,341	202,557
2030 Total Households	3,007	57,945	208,011
2025 Average Household Size	2.58	2.67	2.68
2025-2030: Households: Growth Rate	-0.30%	2.80%	2.65%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

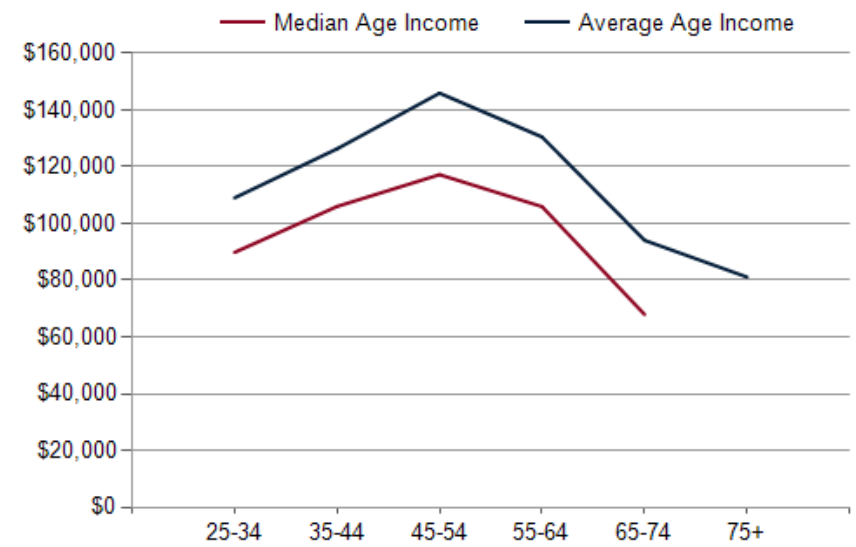
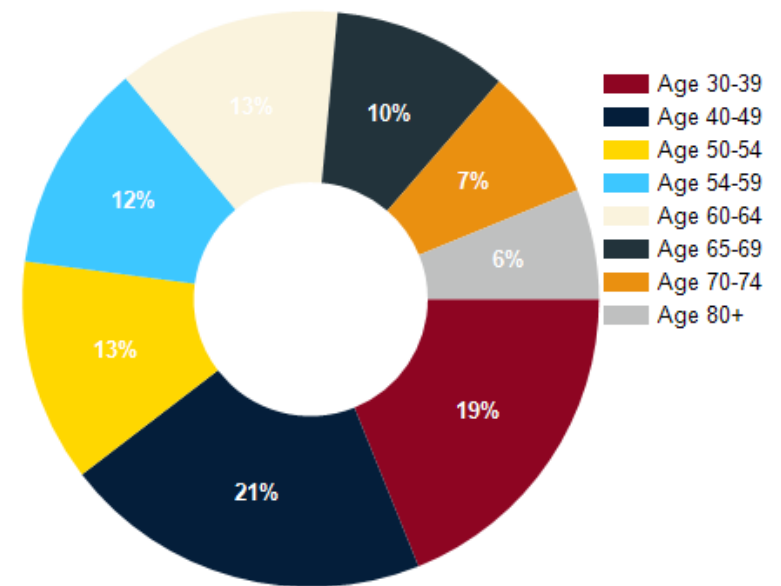


Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	444	10,225	36,261
2025 Population Age 35-39	525	10,325	36,892
2025 Population Age 40-44	529	10,121	36,346
2025 Population Age 45-49	531	10,156	35,721
2025 Population Age 50-54	642	12,122	41,809
2025 Population Age 55-59	605	11,921	40,960
2025 Population Age 60-64	645	11,429	40,132
2025 Population Age 65-69	505	8,484	30,563
2025 Population Age 70-74	383	6,980	25,650
2025 Population Age 75-79	317	5,884	21,281
2025 Population Age 80-84	249	4,545	16,321
2025 Population Age 85+	337	5,894	19,995
2025 Population Age 18+	6,700	128,784	457,605
2025 Median Age	47	46	45
2030 Median Age	48	46	45

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,774	\$60,991	\$61,890
Average Household Income 25-34	\$108,989	\$80,729	\$84,263
Median Household Income 35-44	\$105,980	\$70,553	\$69,397
Average Household Income 35-44	\$126,287	\$93,194	\$95,705
Median Household Income 45-54	\$117,197	\$68,091	\$72,026
Average Household Income 45-54	\$145,914	\$92,127	\$98,246
Median Household Income 55-64	\$105,921	\$54,558	\$55,210
Average Household Income 55-64	\$130,464	\$79,656	\$84,380
Median Household Income 65-74	\$67,914	\$37,615	\$38,247
Average Household Income 65-74	\$94,056	\$64,064	\$67,789
Average Household Income 75+	\$81,107	\$46,717	\$50,779



# TEAM

05

Company Profile

Company Bio

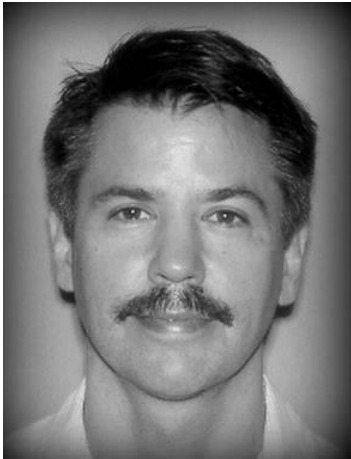
Advisor Profile



Proficient in conducting comprehensive research and analysis within the realm of commercial real estate, specializing in income properties.

Possess in-depth expertise in real estate finance, adept at negotiating development-phase deals, facilitating 1031 Exchanges, and structuring financing agreements for real estate development projects.

Endorsed by numerous clients for a keen understanding and excellence in navigating the intricacies of the real estate investment market.



**David Ballard**  
Senior Broker/Realtor

Seasoned Investor Leveraging Data-Driven Insights for lucrative Commercial and Residential Properties. Senior Broker/Realtor at Florida Realty Of Miami.



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