

Prime Hard Corner Lease Opportunity

High-Traffic Location in Allapattah District



3199 NW 36TH ST

#WEBUILDCOMMUNITIES

EXCLUSIVELY LISTED BY

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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 hard corner lease opportunity in the rapidly evolving Allapattah submarket. This rare land assemblage spans a 25,240 SF automotive showroom with a repair facility on 63,849 SF of land, 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.**


The property's zoning also allows for a wide array of permitted uses by right. In addition, the grandfathered automotive licenses accommodate all types of automotive uses.

These properties are ideal for a wide range of businesses, including:

- Restaurants, fast food franchises, and cafés
- Fitness centers and wellness studios
- Boutique hotels
- EV and mobility retailers
- Auto-related businesses (car washes, service stations, vehicle rentals, wholesale, auctions)
- Specialized and commercial vehicle services
- Bus and shuttle fleet operations

With excellent visibility, high traffic counts, and flexible zoning, this property presents a unique opportunity for investors or end users looking to capitalize on one of Miami's most dynamic commercial corridors.





PPSF: \$22/SF
Building Size: 25,240 SF
Zoning: T6-8-O, IU-1, BU-3

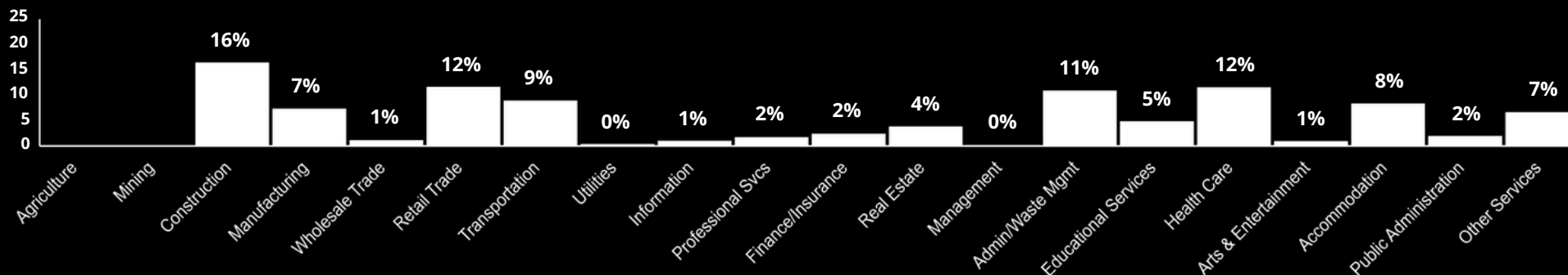
This is an aerial photograph of a commercial area. A red line outlines a specific industrial building and its adjacent parking lot. The building is a long, white, single-story structure with a flat roof. The parking lot is filled with numerous cars. To the left of the outlined area is another large parking lot with many cars. To the right is a multi-lane road with some commercial buildings and a gas station. In the foreground, there are several residential houses with brown roofs. A black text box with a red border is overlaid on the top left of the image, containing property details.

DAILY TRAFFIC COUNT



AADT: 29,500

AADT: 23,000



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



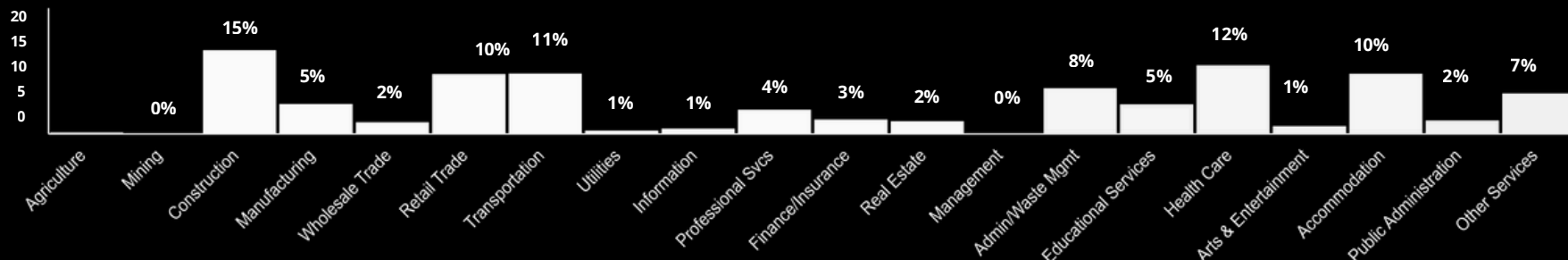
31%
HS Graduate



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



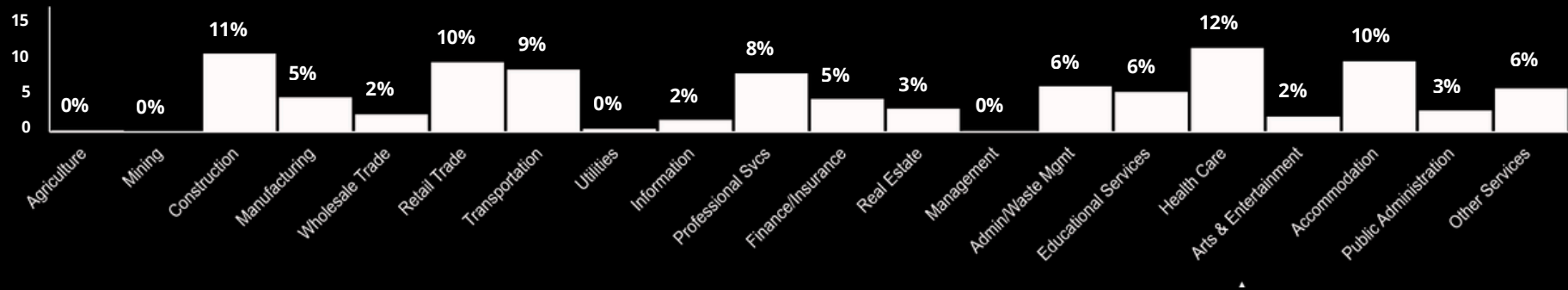
33%
HS Graduate



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

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 commercial property, identified as DanyCar Auto Sales. The property features a large, dark-colored building with 'DANYCAR AUTO SALES' signage in orange and white. The building is surrounded by extensive parking lots filled with numerous cars, mostly silver and white. In the background, there are other commercial buildings and a highway overpass. A large, stylized red 'X' is drawn across the bottom right portion of the image, partially obscuring the address text.

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