

**HIGH-EXPOSURE RETAIL —
PATH OF PROGRESS**

ALLAPATTAH | MIAMI, FL

2284 NW 36TH ST

NNN | OFFICE-RETAIL FLEX SPACE

\$4,000/MO

LEASE RATE

±25,000

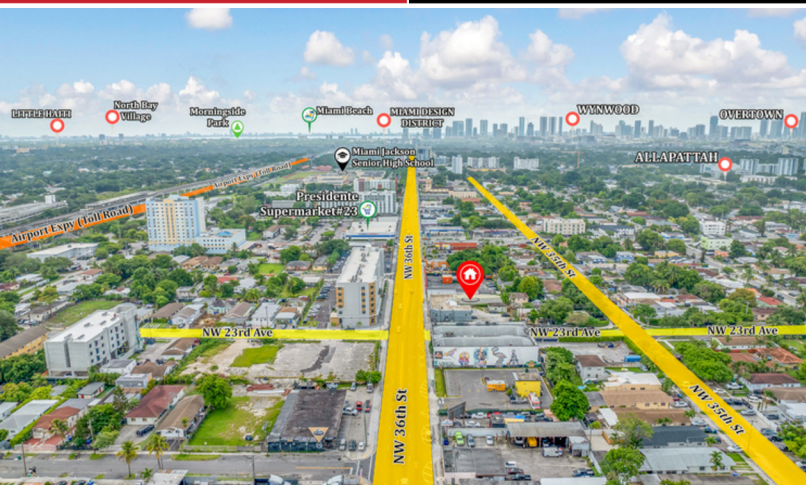
VEHICLES / DAY

T6-8-O

ZONING

±3,444 SF

AVAILABLE SF



LOCATION ADVANTAGES

- Allapattah Metrorail station plus I-95 & SR-112 access
- Steps from Wynwood, the Civic/Health District & Downtown Miami
- 35,000+ residents within the immediate Allapattah trade area

FAUSTO COMMERCIAL PRESENTS

Step into one of Miami's fastest-appreciating submarkets, where values have climbed roughly fivefold and institutional capital keeps flowing behind the Rubell Museum, new condo towers, and Live Local development. This freestanding office-retail storefront offers rare street-level exposure on a corridor evolving from industrial roots into a creative, mixed-use destination. A dense, growing residential base and an expanding medical workforce drive steady daytime and evening activity. With street-level supply tightening, well-positioned space here won't last.

PROPERTY HIGHLIGHTS

- ±6,968 SF lot with parking and prominent street signage
- Built in 1998 — ready for retail, medical, or service tenants
- Urban-core zoning permits up to 8 stories of mixed-use upside

EXCLUSIVELY LISTED BY



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