

OFFICE DEPOT - MIAMI AIRPORT

3600 LE JEUNE RD
MIAMI, FL 33166

FOR LEASE
24,533 RSF
1.77 ACRES

RETAIL FOR LEASE

office DEPOT

C-3

ARNALDO CANTERO III
Founder | Managing Principal
(305) 763-8150
acantero@c-3realestate.com
CQ1071716, Florida

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ARNALDO CANTERO III

FOUNDER | MANAGING PRINCIPAL

O: (305) 763-8150

C: (305) 967-0557

acantero@c-3realestate.com

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PROPERTY DESCRIPTION

Office Depot
3600 Le Jeune Rd | Miami, FL 33166

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3600 Le Jeune Rd | Miami, FL 33166

Freestanding retail building totaling approximately 24,553 SF, positioned on a signalized hard corner at Le Jeune Road and NW 36th Street. The property offers excellent visibility with over 164 feet of frontage and exposure to 96,800 vehicles per day.

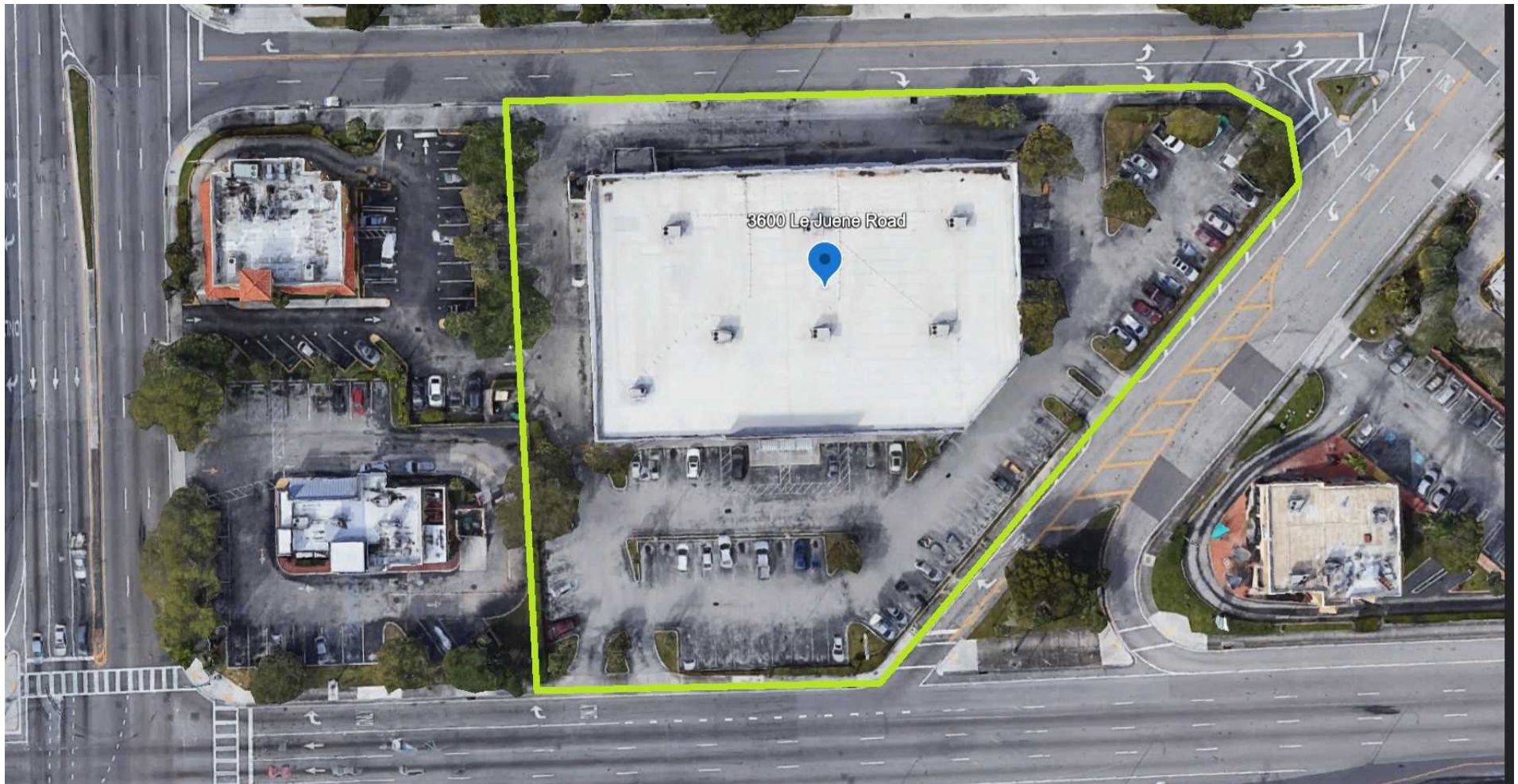
Originally constructed in 1993, the building sits on 1.77 acres and provides 81 surface parking spaces (approx. 3.24 spaces per 1,000 SF). The site is currently occupied by Office Depot under a NNN lease, providing stable income with minimal landlord responsibilities and approximately three years remaining on the term.

Strategically located across from Miami International Airport, the property benefits from strong surrounding demographics and easy access to major transportation corridors. Zoning allows for commercial and potential mixed-use development, offering significant long-term redevelopment upside in a dense, high-demand market.

PROPERTY SUMMARY

Office Depot
3600 Le Jeune Rd | Miami, FL 33166

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Property Summary

Lease Rate:	NEGOTIABLE
Lease Term:	NEGOTIABLE
Available SF:	24,553 SF
Lot SF:	77,101 SF
Frontage:	1,500 SF
Lot (Acres):	1.77

Property Overview

This property features a 24,553-square-foot freestanding retail building offering 164 feet of frontage on Le Jeune Road. It provides 81 on-site parking spaces (a ratio of 3.24 per 1,000 SF) and flexible floor plans suitable for a variety of uses permitted under B-2

Location Overview

This site is strategically located at a signalized corner directly across from Miami International Airport, with exposure to approximately 96,800 vehicles per day. It sits just west of the under-construction Miami Freedom Park—Inter Miami CF's flagship new

PROPERTY PHOTOS

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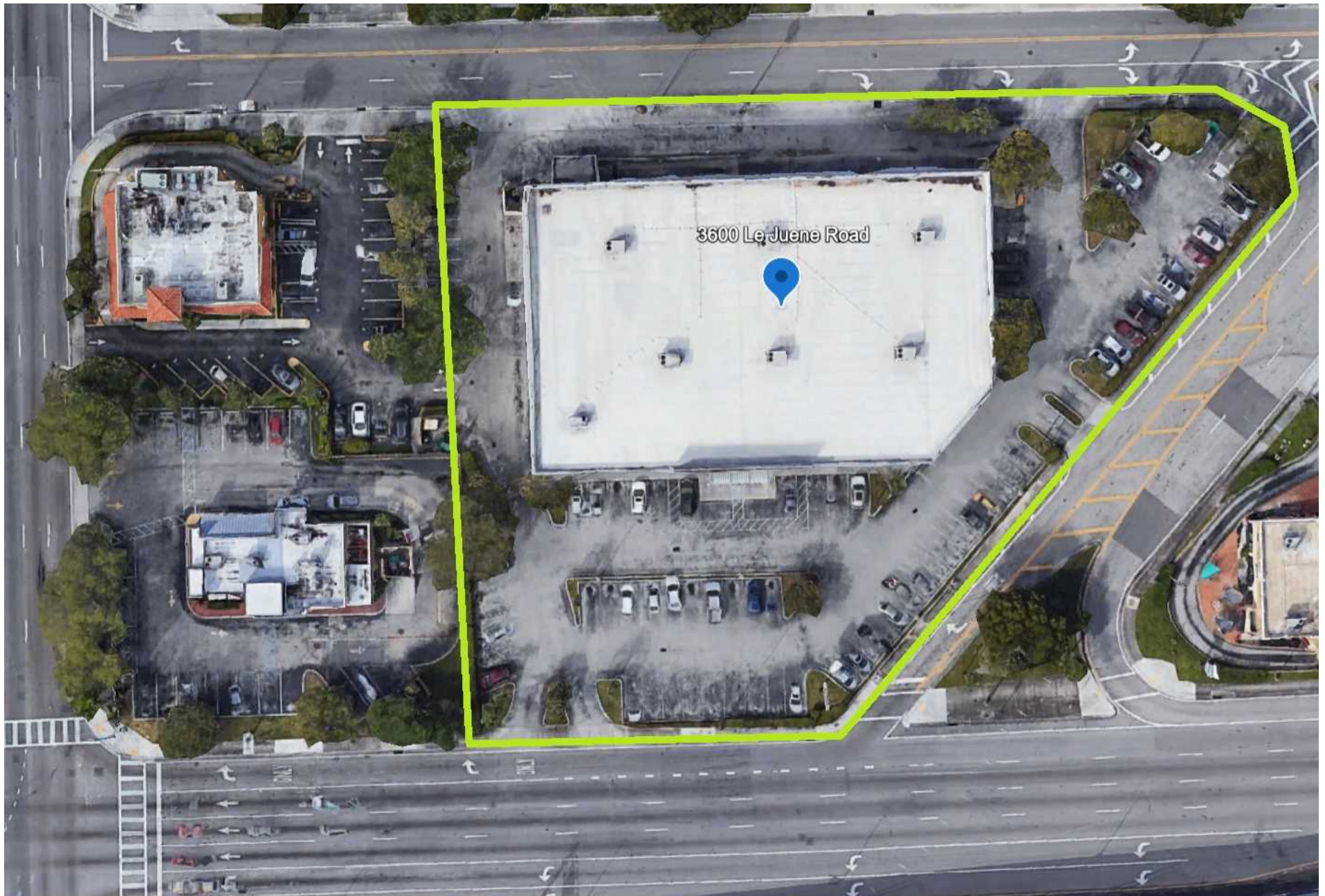


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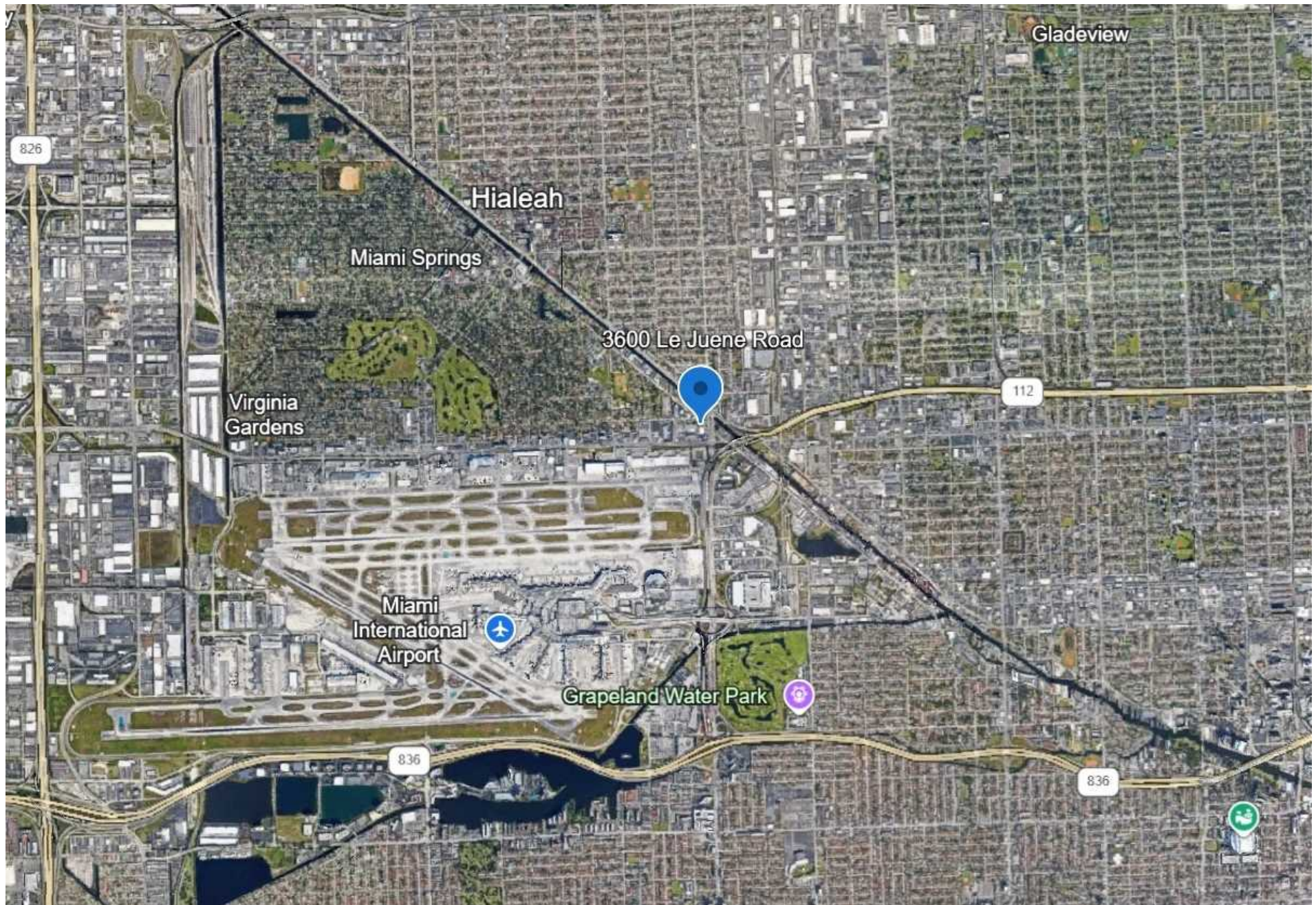
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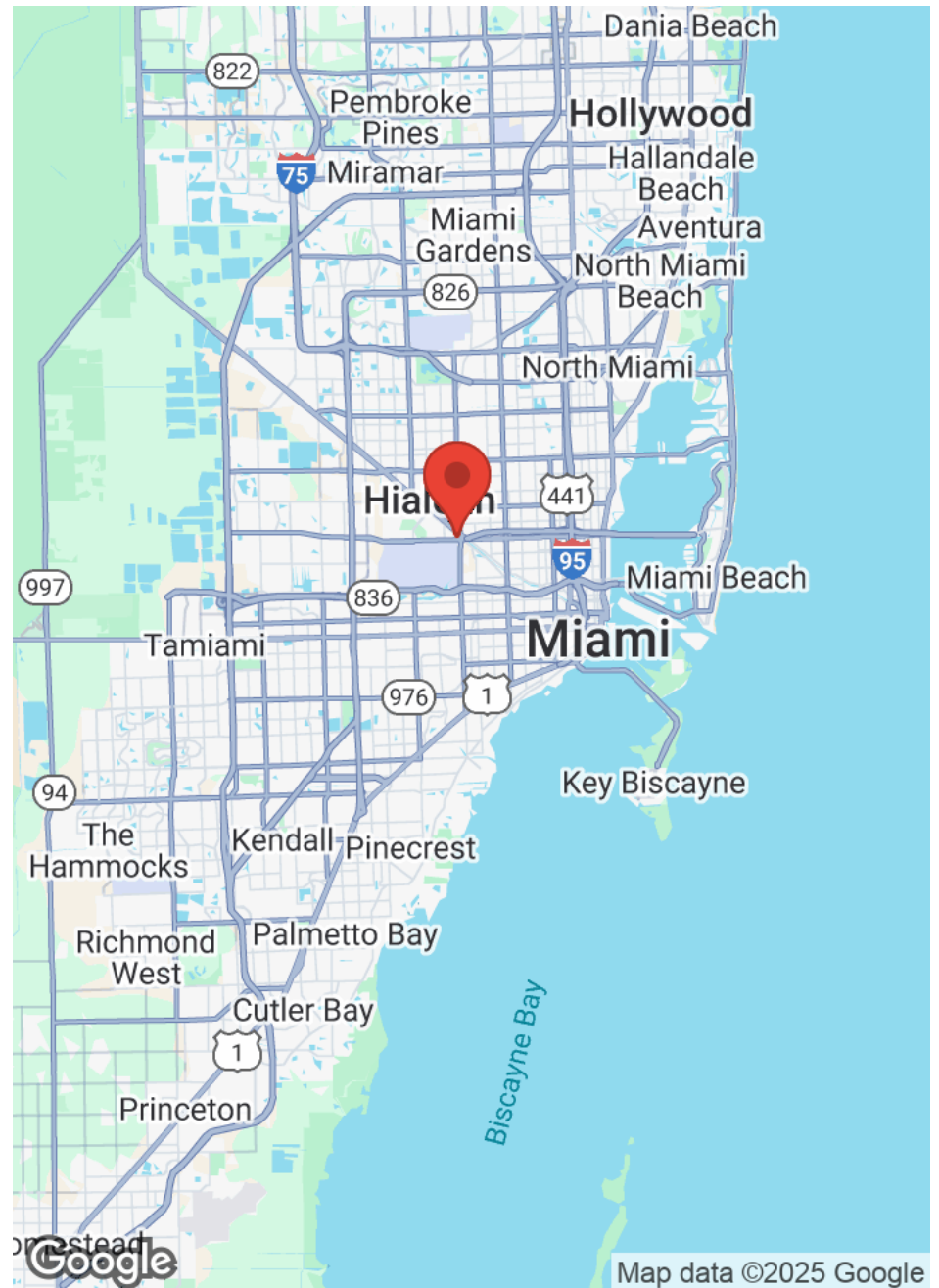


LOCATION MAPS

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BUSINESS MAP

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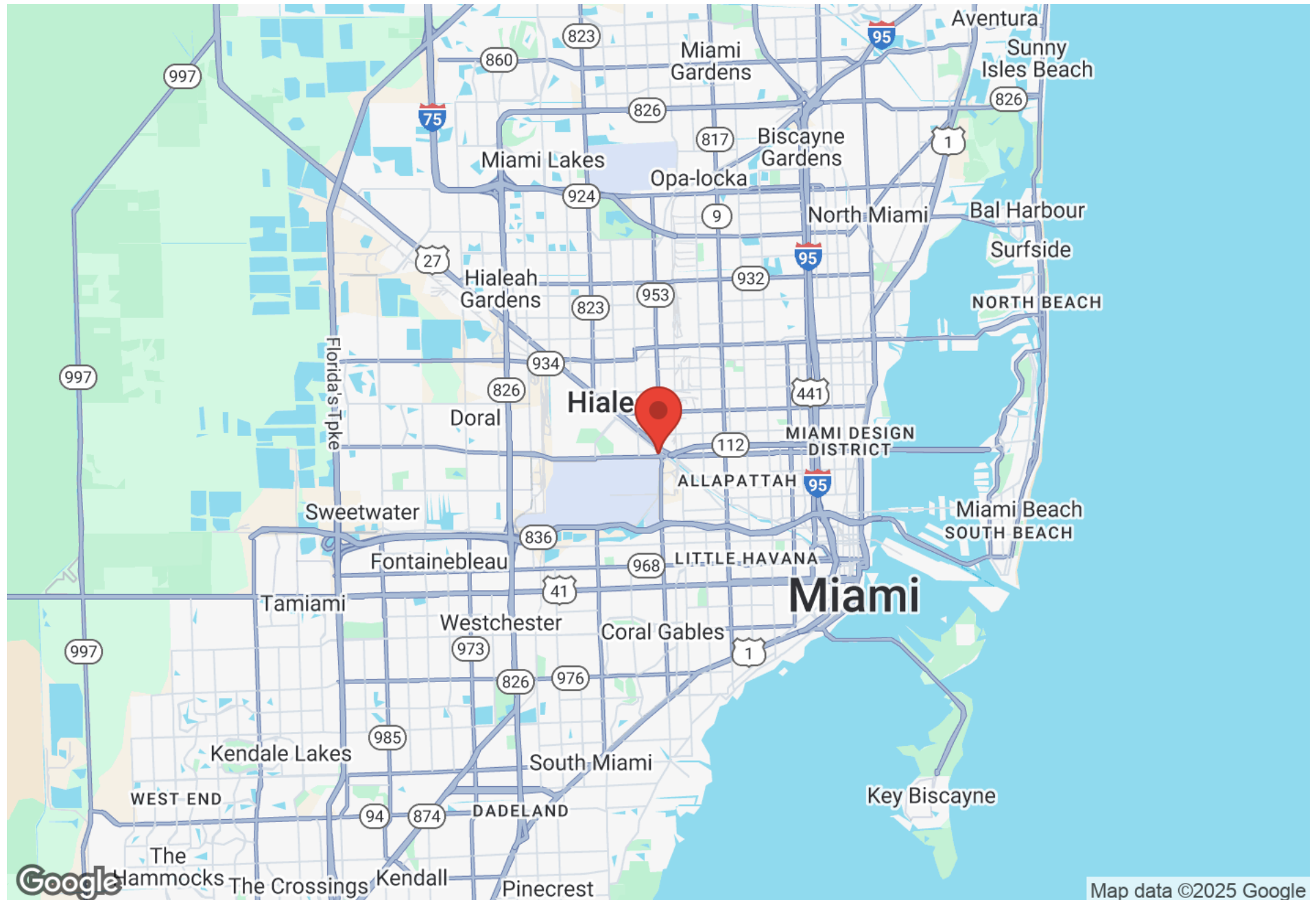
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REGIONAL MAP

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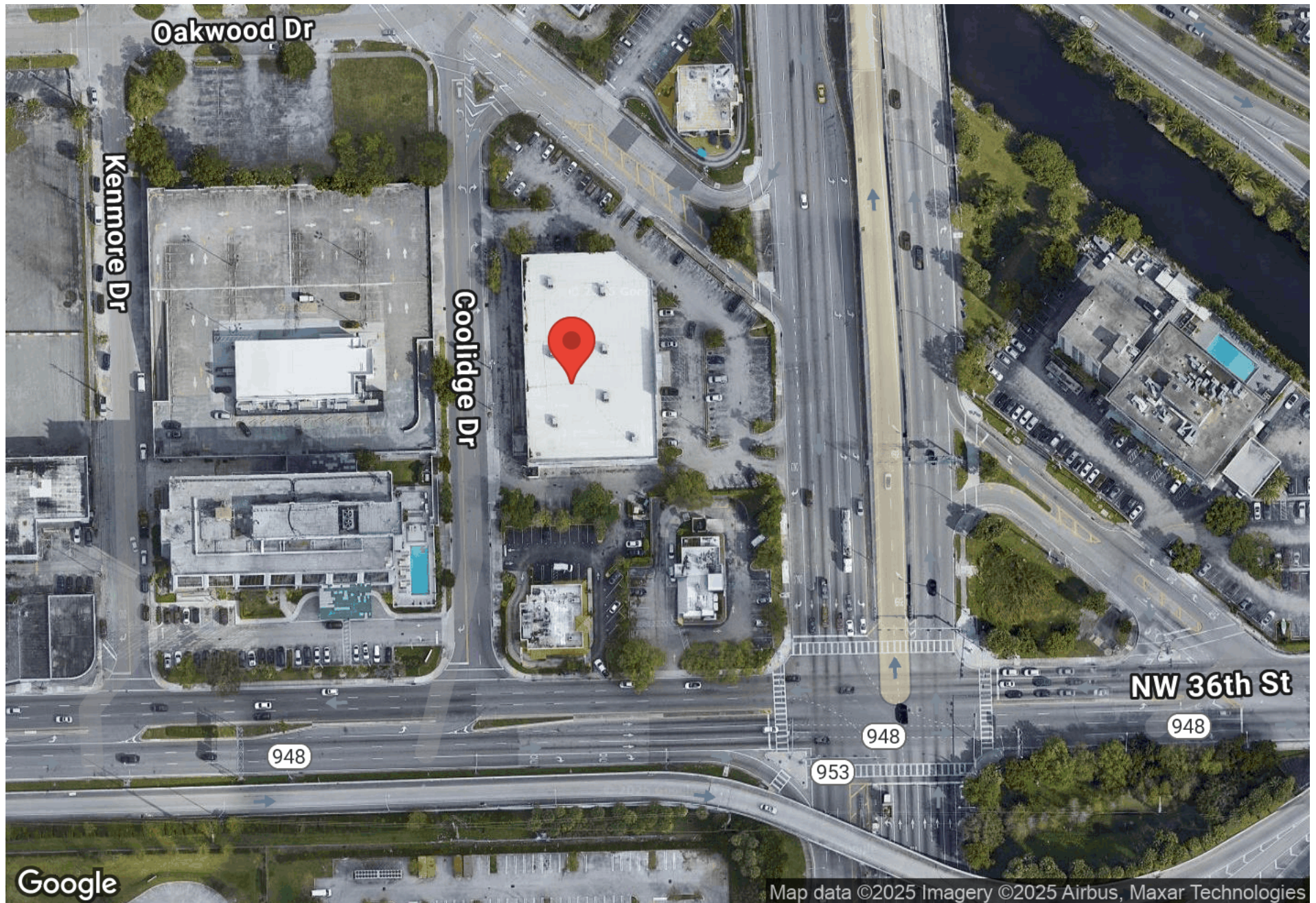


AERIAL MAP

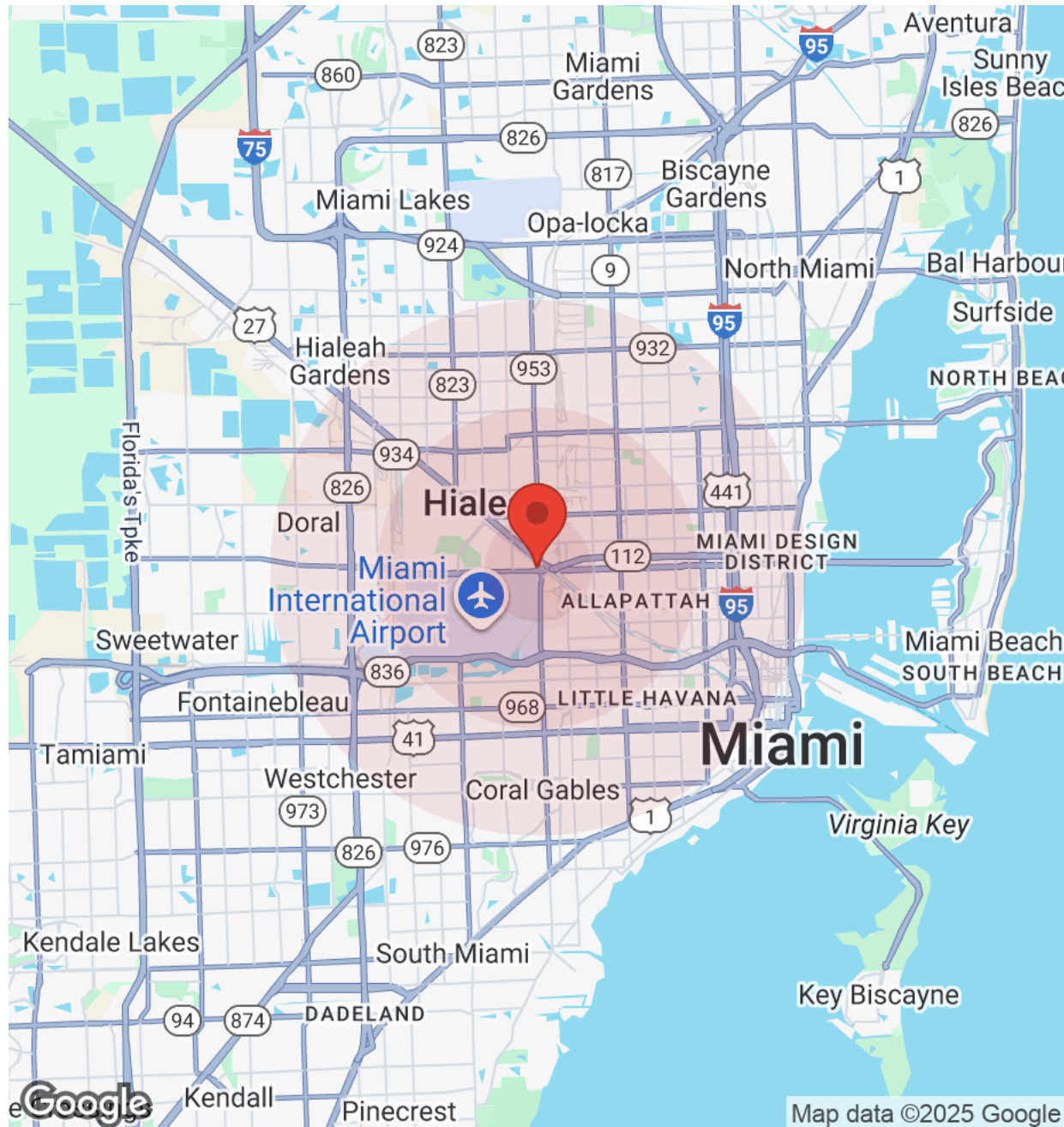
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Office Depot
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Population	1 Mile	3 Miles	5 Miles
Male	5,565	101,808	333,455
Female	5,670	103,993	342,074
Total Population	11,235	205,800	675,528

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,623	31,662	104,112
Ages 15-24	1,110	21,850	70,039
Ages 25-54	4,530	81,082	284,838
Ages 55-64	1,806	30,365	92,215
Ages 65+	2,167	40,843	124,326

Race	1 Mile	3 Miles	5 Miles
White	1,116	17,020	68,093
Black	498	23,996	94,777
Am In/AK Nat	3	41	203
Hawaiian	N/A	N/A	N/A
Hispanic	9,517	162,788	502,052
Asian	57	967	5,945
Multi-Racial	24	576	3,107
Other	20	391	1,284

Income	1 Mile	3 Miles	5 Miles
Median	\$71,342	\$52,189	\$58,693
< \$15,000	318	11,088	35,023
\$15,000-\$24,999	310	7,194	23,225
\$25,000-\$34,999	361	7,388	22,571
\$35,000-\$49,999	420	9,887	30,320
\$50,000-\$74,999	596	12,969	43,564
\$75,000-\$99,999	557	7,951	27,289
\$100,000-\$149,999	820	9,624	36,319
\$150,000-\$199,999	230	3,681	16,322
> \$200,000	188	3,788	21,658

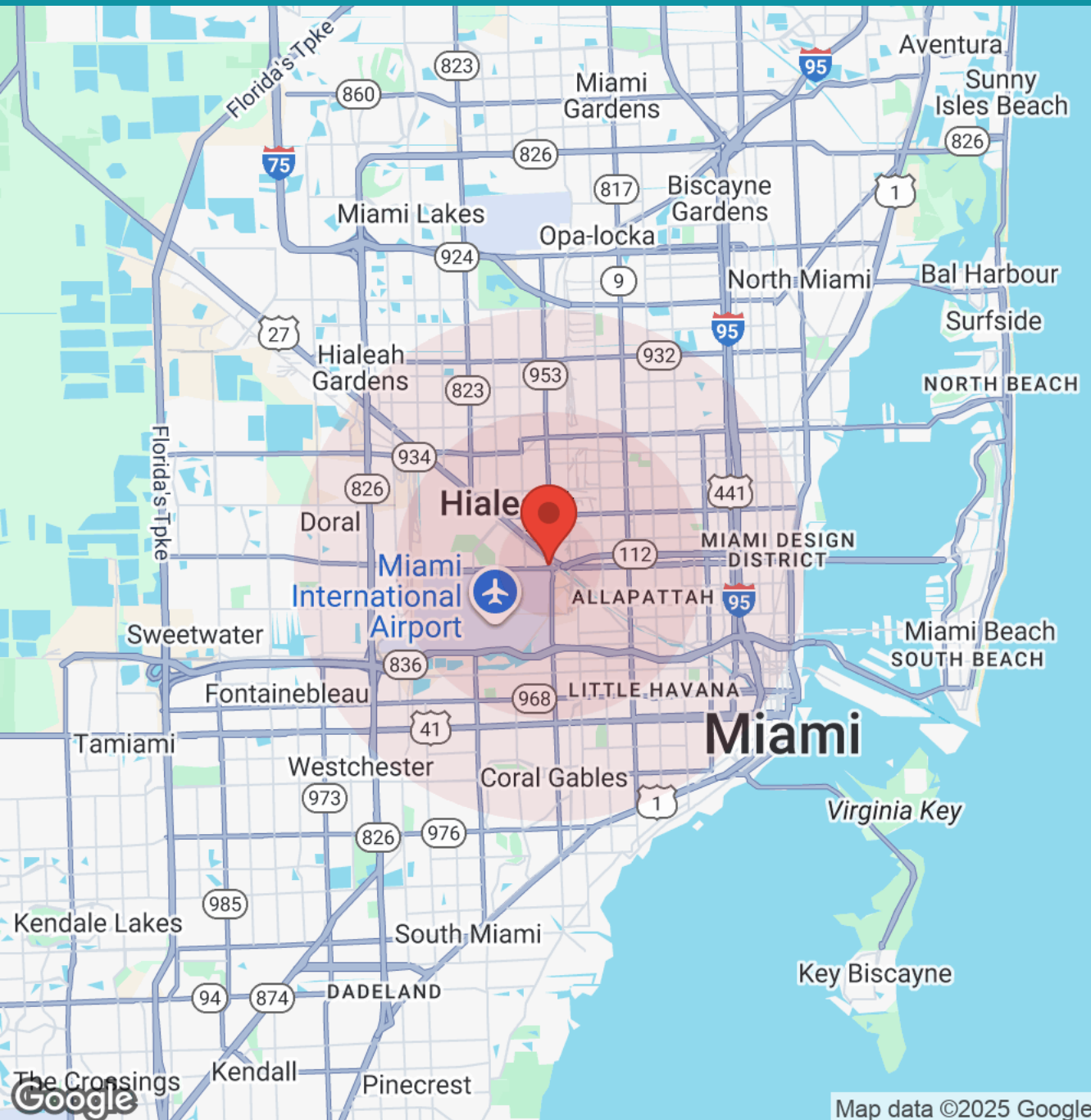
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,051	78,785	276,678
Occupied	3,800	73,569	256,290
Owner Occupied	1,725	24,658	82,945
Renter Occupied	2,075	48,911	173,345
Vacant	251	5,216	20,388

DETAILED DEMOGRAPHICS

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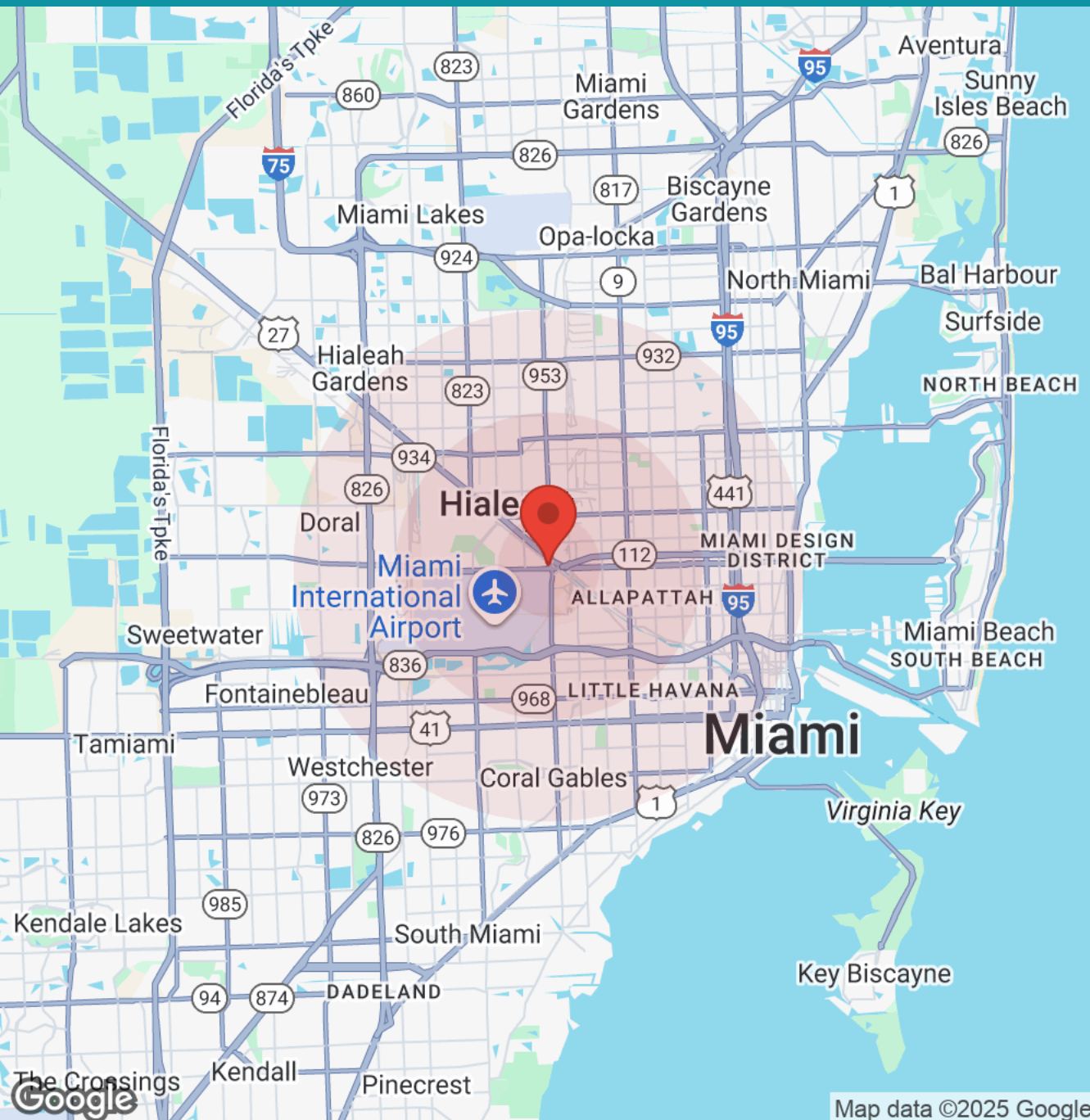
Age	1 Mile	3 Miles	5 Miles
Ages 0-4	546	10,643	35,988
Ages 5-9	554	10,731	35,152
Ages 10-14	523	10,288	32,972
Ages 15-19	580	11,224	34,523
Ages 20-24	530	10,626	35,516
Ages 25-29	621	11,767	45,159
Ages 30-34	695	13,536	52,281
Ages 35-39	762	13,409	48,833
Ages 40-44	702	12,687	44,991
Ages 45-49	810	13,968	45,236
Ages 50-54	940	15,715	48,338
Ages 55-59	965	16,184	49,151
Ages 60-64	841	14,181	43,064
Ages 65-69	613	11,267	34,835
Ages 70-74	524	9,458	29,217
Ages 74-79	371	7,655	23,399
Ages 80-84	322	6,188	18,407
Ages 85+	337	6,275	18,468

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Income	1 Mile	3 Miles	5 Miles
Median	\$71,342	\$52,189	\$58,693
< \$10,000	131	4,176	15,448
\$10,000-\$14,999	187	6,912	19,575
\$15,000-\$19,999	137	3,615	11,407
\$20,000-\$24,999	173	3,579	11,818
\$25,000-\$29,999	111	3,393	11,784
\$30,000-\$34,999	250	3,995	10,787
\$35,000-\$39,999	102	3,670	10,251
\$40,000-\$44,999	223	3,375	10,957
\$45,000-\$49,999	95	2,842	9,112
\$50,000-\$59,999	168	5,608	19,561
\$60,000-\$74,999	428	7,361	24,003
\$75,000-\$99,999	557	7,951	27,289
\$100,000-\$124,999	334	5,765	21,379
\$125,000-\$149,999	486	3,859	14,940
\$150,000-\$199,999	230	3,681	16,322
> \$200,000	188	3,788	21,658

ARNALDO CANTERO III

Founder | Managing Principal



C-3 Commercial Real Estate Advisory
Brickell Heights - 25 SW 9 Street, Suite 404
Miami, FL 33130
O: (305) 763-8150
C: (305) 967-0557
acantero@c-3realestate.com
CQ1071716, Florida

Arnaldo Cantero III is the Founder and President of C-3 Commercial Real Estate Advisory, a South Florida-based real estate advisory firm specializing in institutional-grade brokerage, investment sales, investment leasing, and development strategy across retail, mixed-use, and hospitality assets. With over a decade of transactional experience and more than \$500 million in career deal volume, Arnaldo is recognized for his data-driven valuation methodology, creative deal structuring, and deep market intelligence across South Florida's urban corridors.

Arnaldo advises property owners, developers, and private capital groups with a full-spectrum approach that blends brokerage execution with high-level financial modeling, entitlement guidance, and exit strategy planning. His leadership at C-3 focuses on curating off-market opportunities, underwriting complex assets, and delivering tailored solutions for sellers and investors across all cycles of the market.

Known for his relentless attention to detail and strategic vision, Arnaldo has successfully represented assets ranging from stabilized NNN retail centers to repositioning plays and assemblages primed for redevelopment. He continues to lead the firm's advisory initiatives, empowering clients to extract maximum value through thoughtful execution and long-term planning.