

WYNWOOD COMMERCIAL SPACE

144-150 NW 36TH STREET
MIAMI, FL 33127

FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

144-150 NW 36th Street, Miami, FL 33127



PROPERTY DESCRIPTION

Commercial space available for lease with frontage along busy NW 36th Street corridor in trending Wynwood neighborhood, steps from Shoppes at Midtown. The space can be used for retail business, creative office, showroom, or many other uses. 4,218 sf is currently available, and is proximate to the Wynwood walls, restaurants, art galleries, Midtown Miami, and the Design District. Storefront Windows could also be installed for qualified tenants. Properties are one block from the highway ramp entrance to I-195 and I-95 interchange. Great opportunity to have a space at the intersection of the Design District, Wynwood, and Midtown!

PROPERTY HIGHLIGHTS

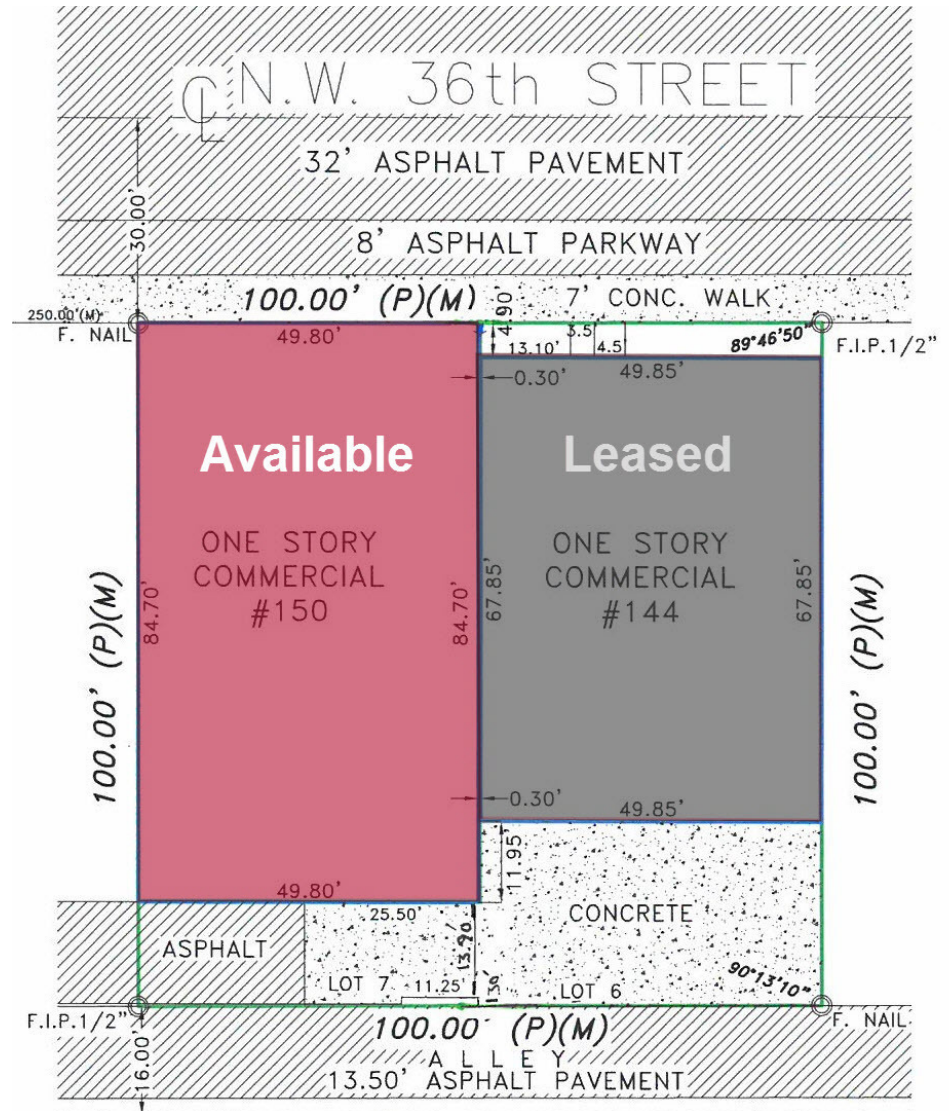
OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	4,218 SF
Lot Size:	10,000 SF
Building Size:	7,600 SF
Market:	South Florida
Submarket:	Wynwood/Midtown
Traffic Count:	19,500 AADT
Frontage:	100 ft

AVAILABLE SPACES

144-150 NW 36th Street, Miami, FL 33127

LEASE TYPE		-		LEASE SPACE		-	
LEASE TERM		Negotiable		LEASE RATE		Negotiable	
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION		



FRONTAGE & EXPOSURE

144-150 NW 36th Street, Miami, FL 33127



NEW STOREFRONT FACADE OPTION

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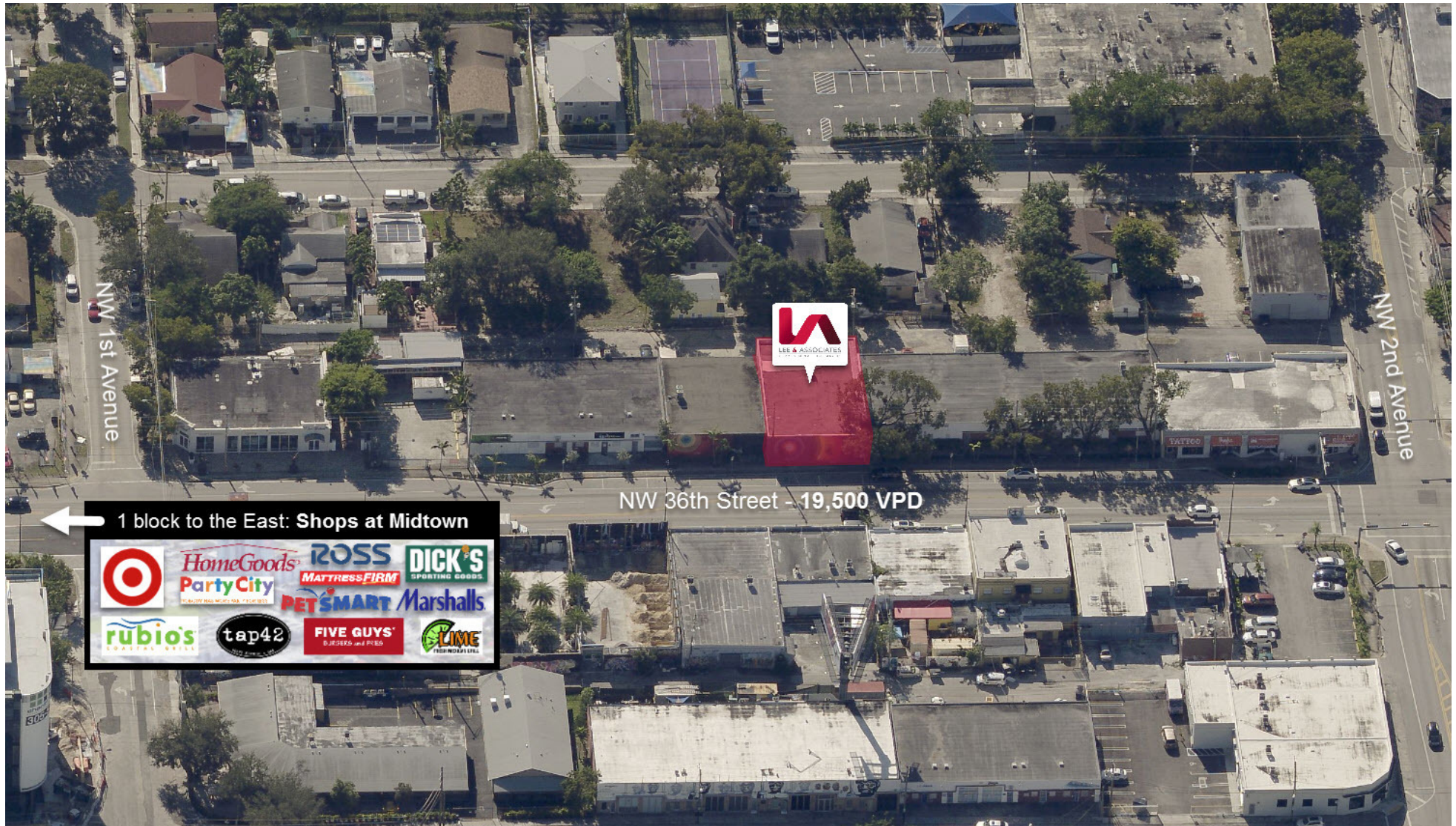


STOREFRONT WINDOWS

For qualified tenants, the property owner will consider updating the facade to include storefront windows to accommodate a variety of street retail and showroom uses. The immediate area and other neighboring properties have experienced a rapid rate of redevelopment and influx in street retailers which has improved pedestrian traffic, as well as invited more vehicular traffic directly along NW 36th St as the area continues to grow.

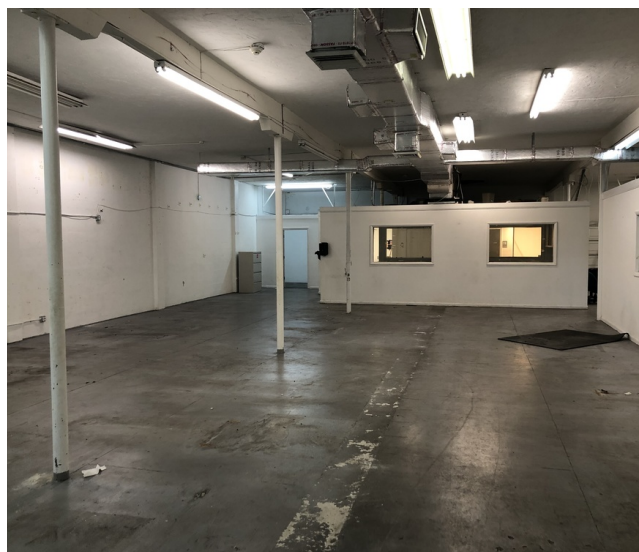
AERIAL PHOTO

144-150 NW 36th Street, Miami, FL 33127



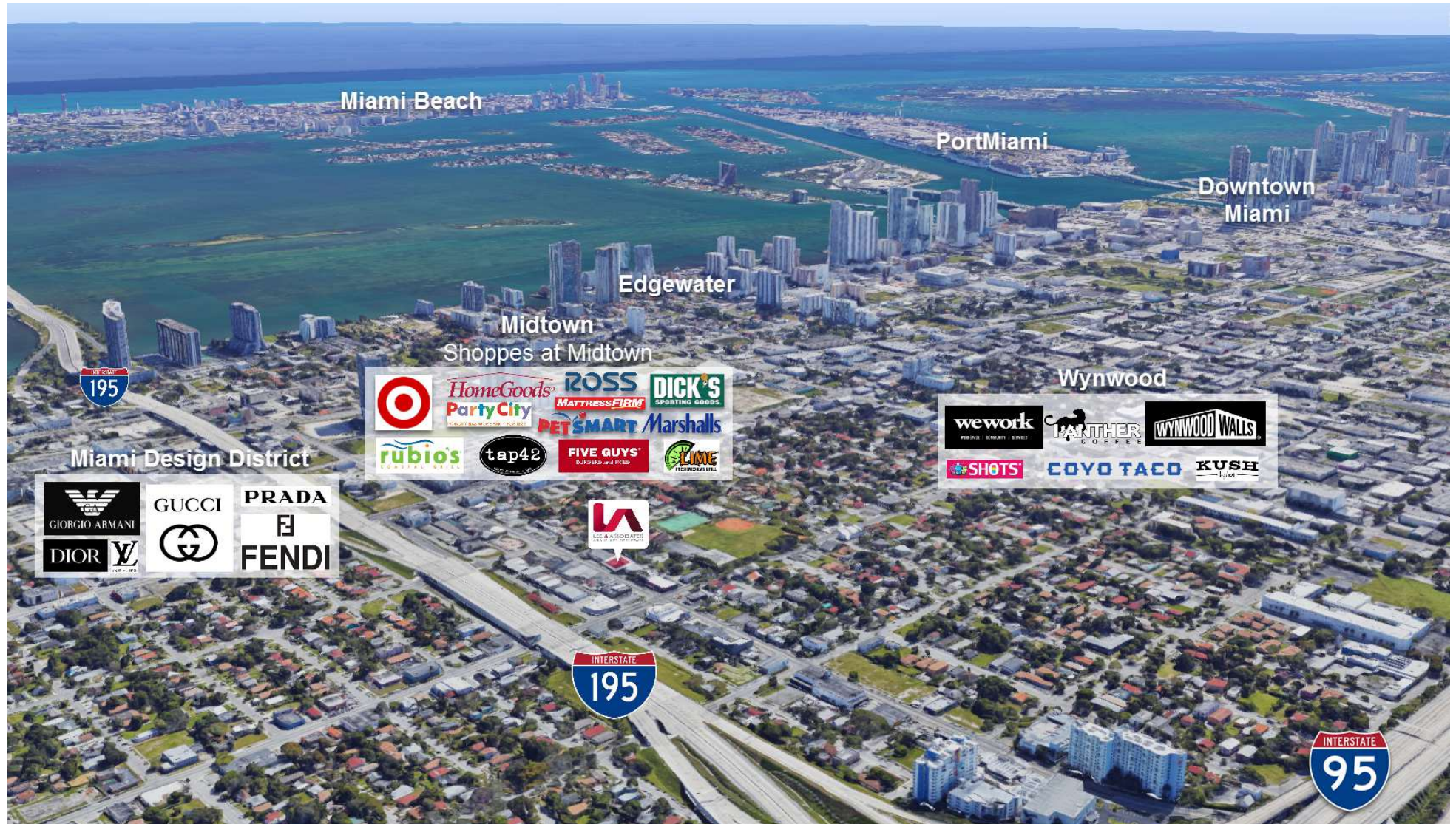
ADDITIONAL PHOTOS

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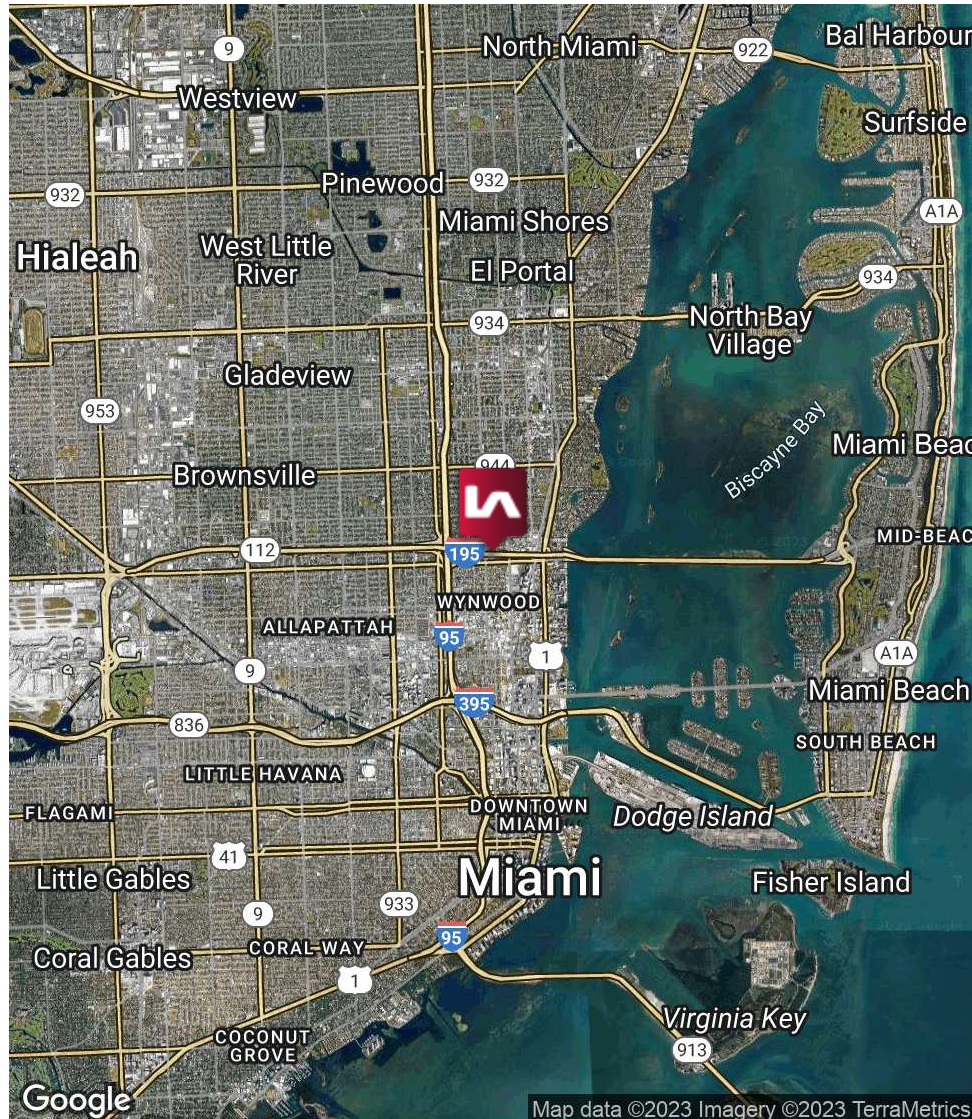
NEIGHBORHOOD MAP

144-150 NW 36th Street, Miami, FL 33127



LOCATION MAPS

144-150 NW 36th Street, Miami, FL 33127



LOCATION OVERVIEW

In between three high profile Miami neighborhoods - Wynwood, Midtown, Design District - the subject property is on a major east-west thoroughfare through the area. Its has great visibility and access to highway system including I-95 and I-195. The subject property is +/- 15 minutes to Miami Beach, Downtown Brickell, and the Miami International Airport.

CITY INFORMATION

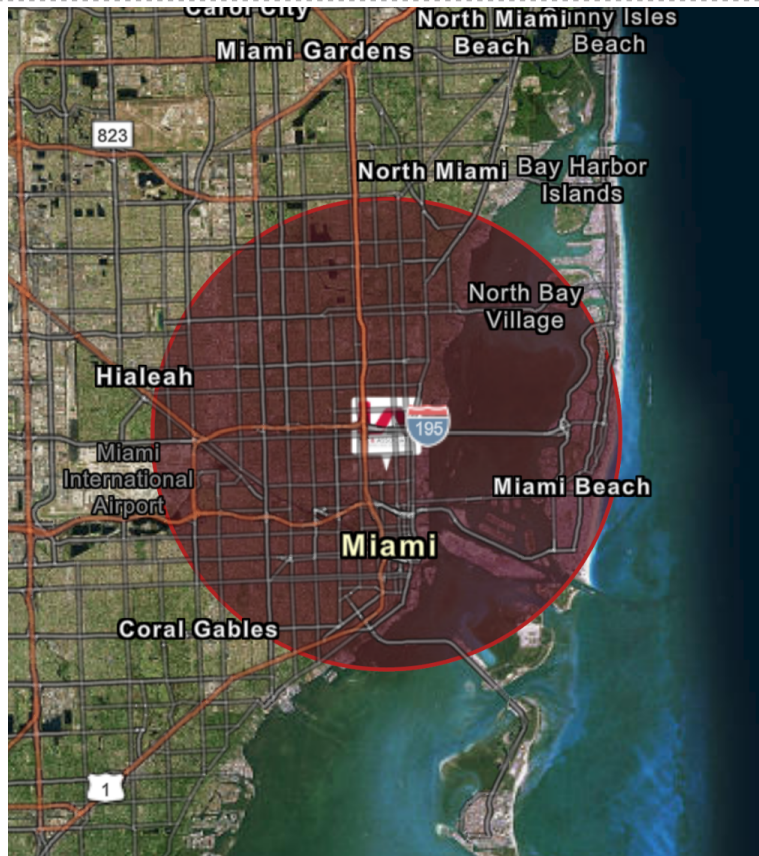
City:	Miami
Market:	South Florida
Traffic Count:	19,500
Submarket:	Wynwood/Midtown
Cross Streets:	NW 1st Ave and NW 2nd Ave

MARKET DEMOGRAPHICS

144-150 NW 36th Street, Miami, FL 33127



Ring of 5 miles



KEY FACTS

580,517

Population

38.9

Median Age

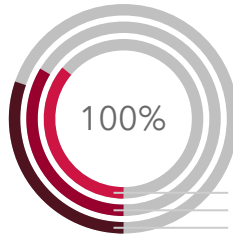


Average
Household Size

62,880

2018 Average
Household Income

HOUSING UNITS



2023 Total Housing Units 294,259
2018 Total Housing Units 274,161
2010 Total Housing Units 246,743



BUSINESS



29,569

Total
Businesses



330,165

Total
Employees



\$53,840,440

2018 Total
Sales (\$000)

DAYTIME POPULATION



681,478

Total Daytime
Population



368,096

Daytime Population:
Workers



313,382

Daytime Population:
Residents

EMPLOYMENT



54%
White Collar



22%
Blue Collar



24%
Services

6.6%

Unemployment
Rate