

WYNWOOD COMMERCIAL PROPERTY AT 45% OCCUPANCY

144-150 NW 36TH STREET
MIAMI, FL 33127

FOR SALE



**LEE &
ASSOCIATES**

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EXECUTIVE SUMMARY

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



OFFERING SUMMARY

Sale Price:	\$3,699,000
Building Size:	7,600 SF
Available SF:	
Lot Size:	10,000 SF
Price / SF:	\$486.71
Year Built:	1980
Zoning:	T5-O (C2)
Market:	South Florida
Submarket:	Wynwood/Midtown
Traffic Count:	19,500

PROPERTY OVERVIEW

Two-unit commercial building at 45% occupancy fronting busy NW 36th street for sale in the heart of Miami's trending Wynwood neighborhood near Midtown Miami and the Design District. Opportunity to keep as warehouse or convert to retail. Contiguous properties total +/- 7,600 square feet (3,382 sf and 4,218 sf respectively) with 100 ft frontage along busy 36th street and blocks away from the Wynwood Walls, Midtown Miami Town Square, and the Design District. Of the two units, one unit has a tenant in place for immediate cash flow, and the other unit is presently vacant. Great opportunity for owner-user to move into the vacant space and earn income from the current tenant in the other unit, or for an investor to reposition the properties. Properties are one block from the highway ramp entrance to I-195 and I-95 interchange.

PROPERTY HIGHLIGHTS

FRONTAGE & EXPOSURE

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



PROPERTY DETAILS

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

LOCATION INFORMATION

Building Name	Wynwood Commercial Property
Street Address	144-150 NW 36th Street
City, State, Zip	Miami, FL 33127
County	Miami-Dade
Market	South Florida
Sub-Market	Wynwood/Midtown
Cross-Streets	NW 1st Ave and NW 2nd Ave
Signal Intersection	Yes

PROPERTY INFORMATION

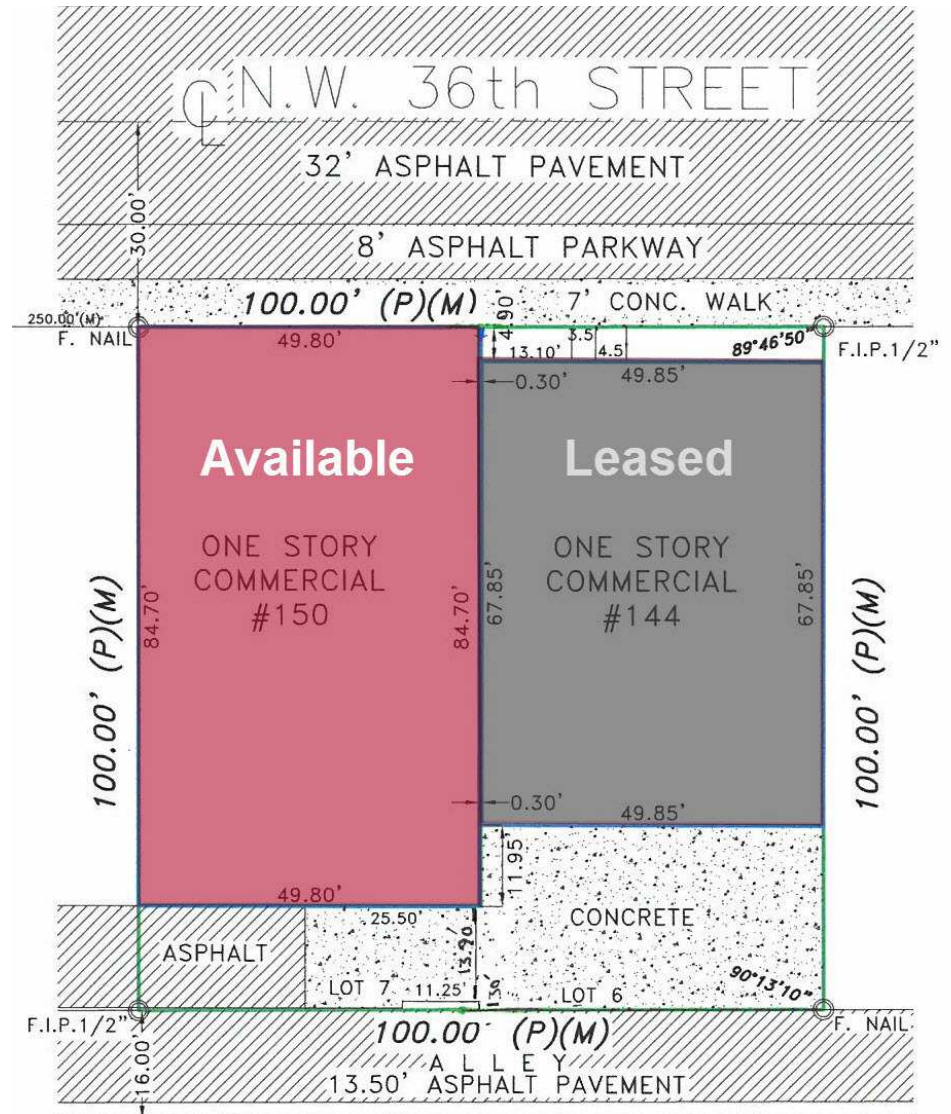
Property Type	Retail
Property Subtype	Office / Creative Loft
Property Subtype	Showroom
APN #	01-3125-019-0290, 01-3125-019-0300
Lot Frontage	100 ft
Lot Depth	95 ft
Traffic Count	19500
Traffic Count Street	36th Street

BUILDING INFORMATION

Occupancy %	44.5%
Tenancy	Multiple
Ceiling Height	15 ft
Number Of Floors	1
Year Built	1980
Free Standing	Yes

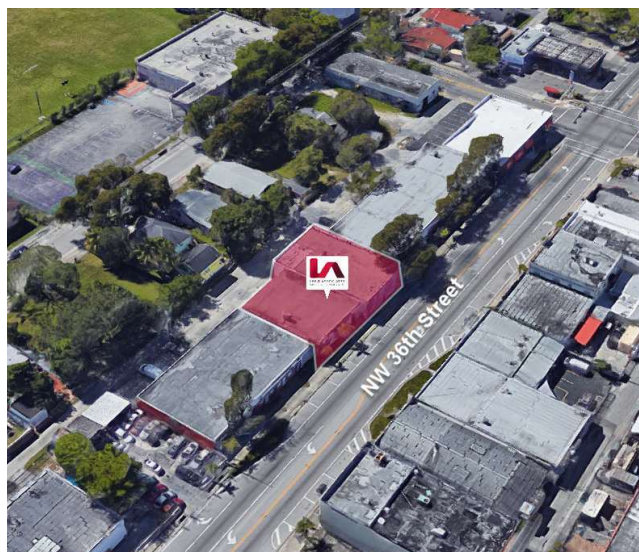
144-150 NW 36th Street, Miami, FL 33127

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
144 NW 36th St	-	3,382 SF	NNN	Negotiable	-
150 NW 36th St	-	4,218 SF	NNN	Negotiable	-



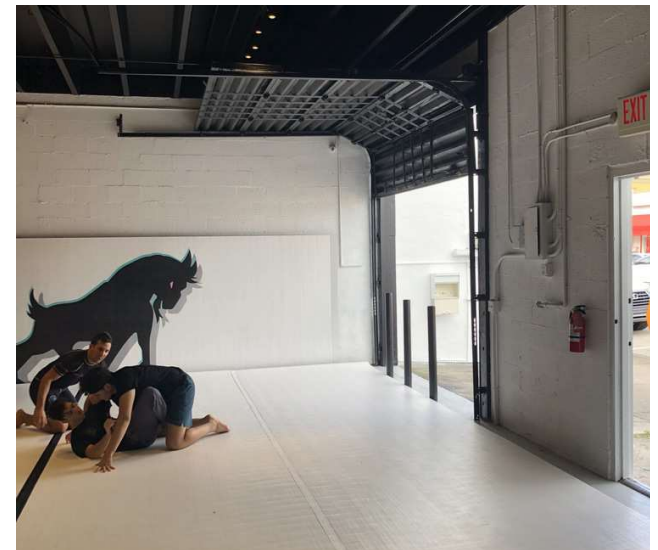
ADDITIONAL PHOTOS

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



ADDITIONAL PHOTOS - #144 LEASED

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



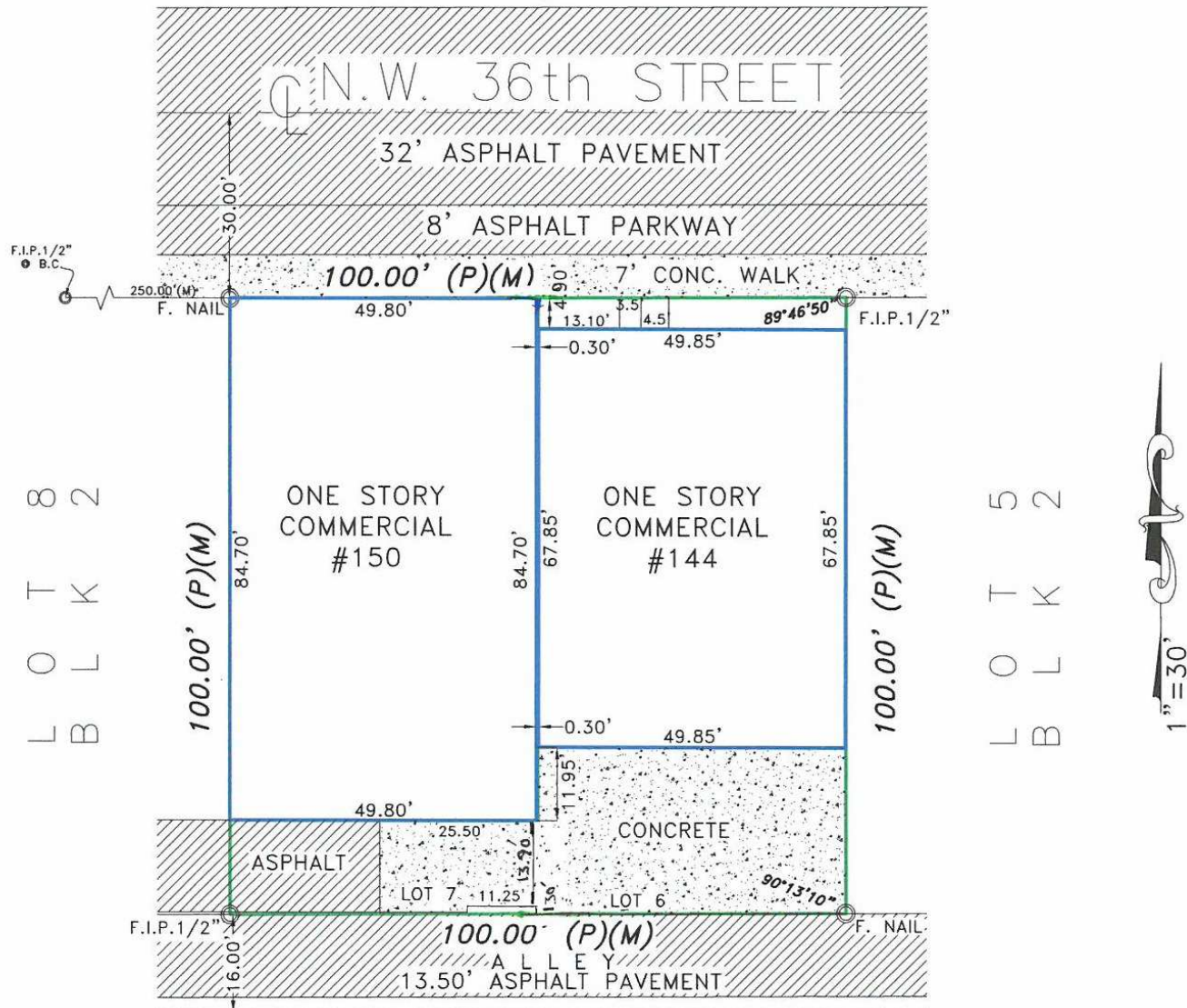
ADDITIONAL PHOTOS - #150 VACANT

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SITE PLAN

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CONVERT TO RETAIL STOREFRONTS

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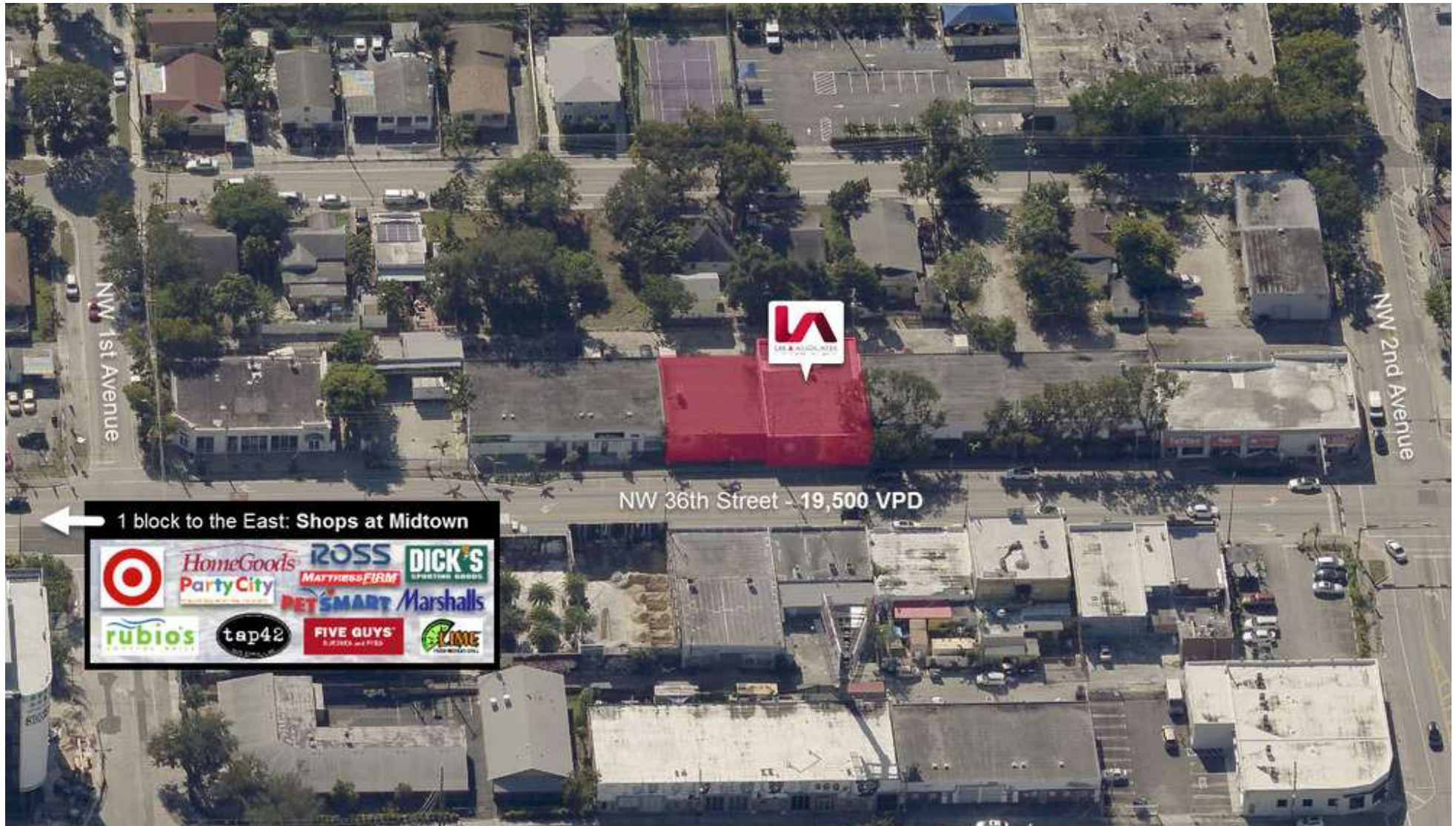


STOREFRONT WINDOWS

This property can easily be converted to an attractive retail storefront with the installation of retail storefront windows which would compliment the current activity in this developing retail corridor. This conversion would allow higher lease rates and accommodate a variety of street retail and showroom uses.

AERIAL PHOTO

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



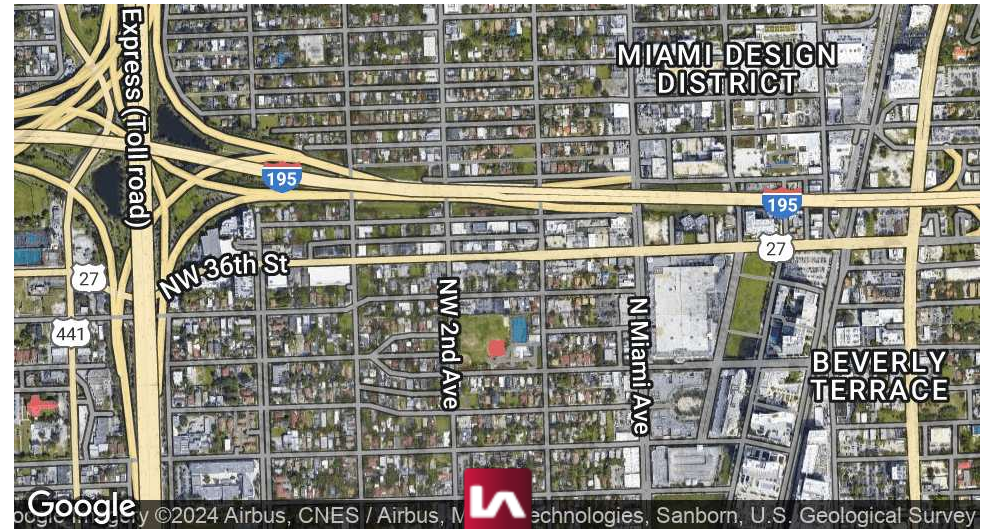
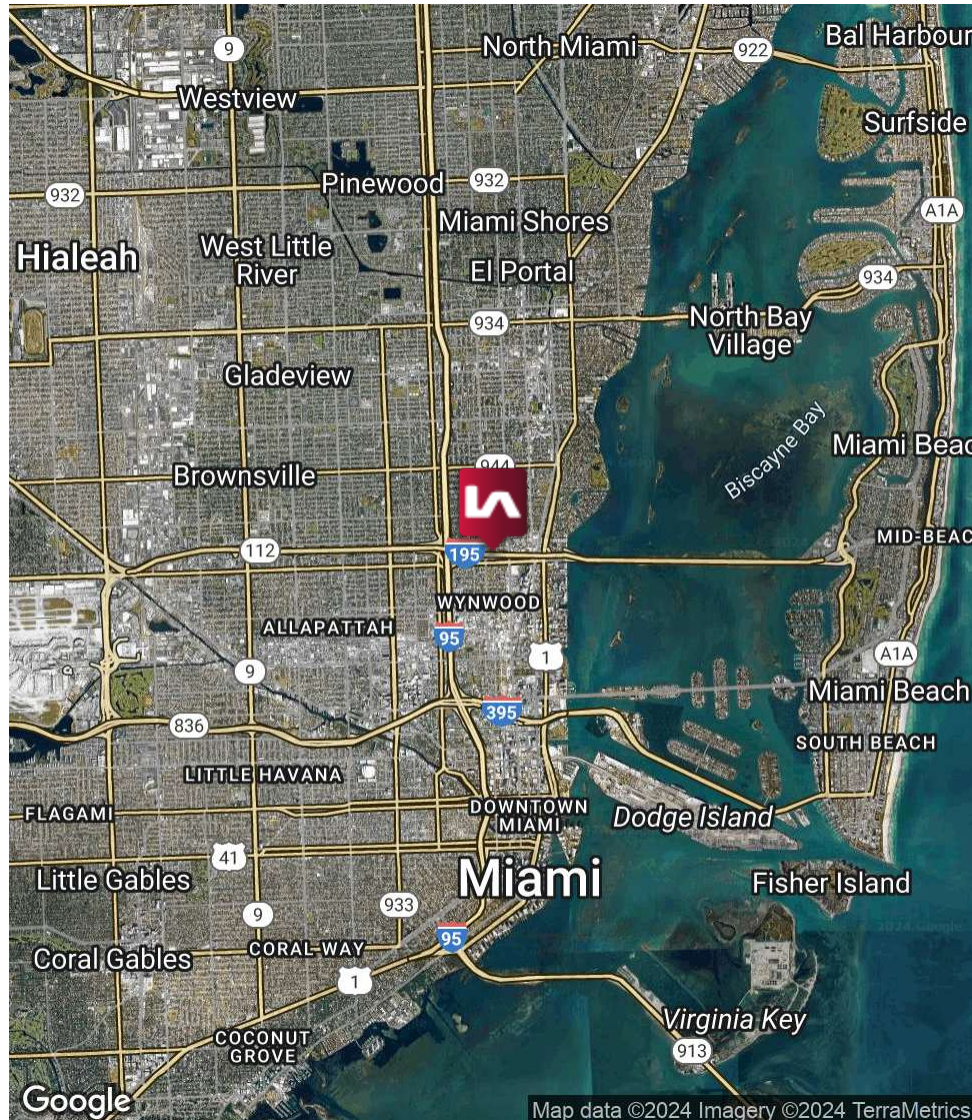
NEIGHBORHOOD MAP

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



LOCATION MAPS

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



LOCATION OVERVIEW

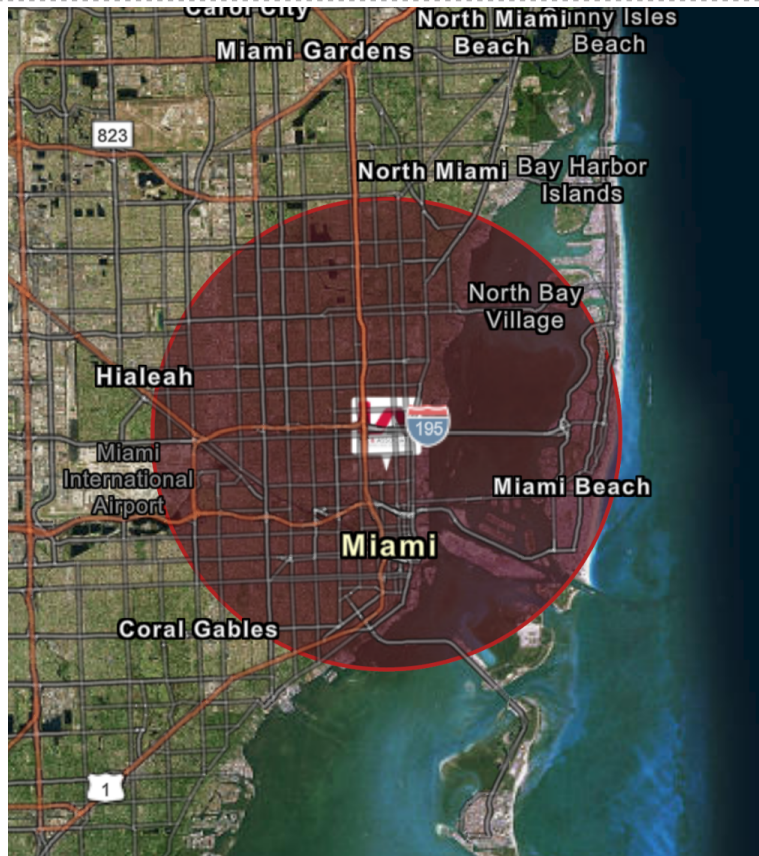
In between three high profile Miami neighborhoods - Wynwood, Midtown, Design District - the subject property is on a major east-west thoroughfare through the area. Its has great visibility and access to highway system including I-95 and I-195. The subject property is +/- 15 minutes to Miami Beach, Downtown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

MARKET DEMOGRAPHICS

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



Ring of 5 miles



KEY FACTS

580,517

Population

38.9

Median Age

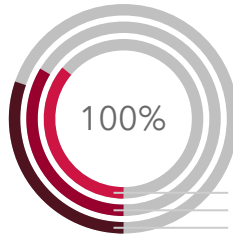


Average
Household Size

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

ZONING MAP & DESCRIPTION

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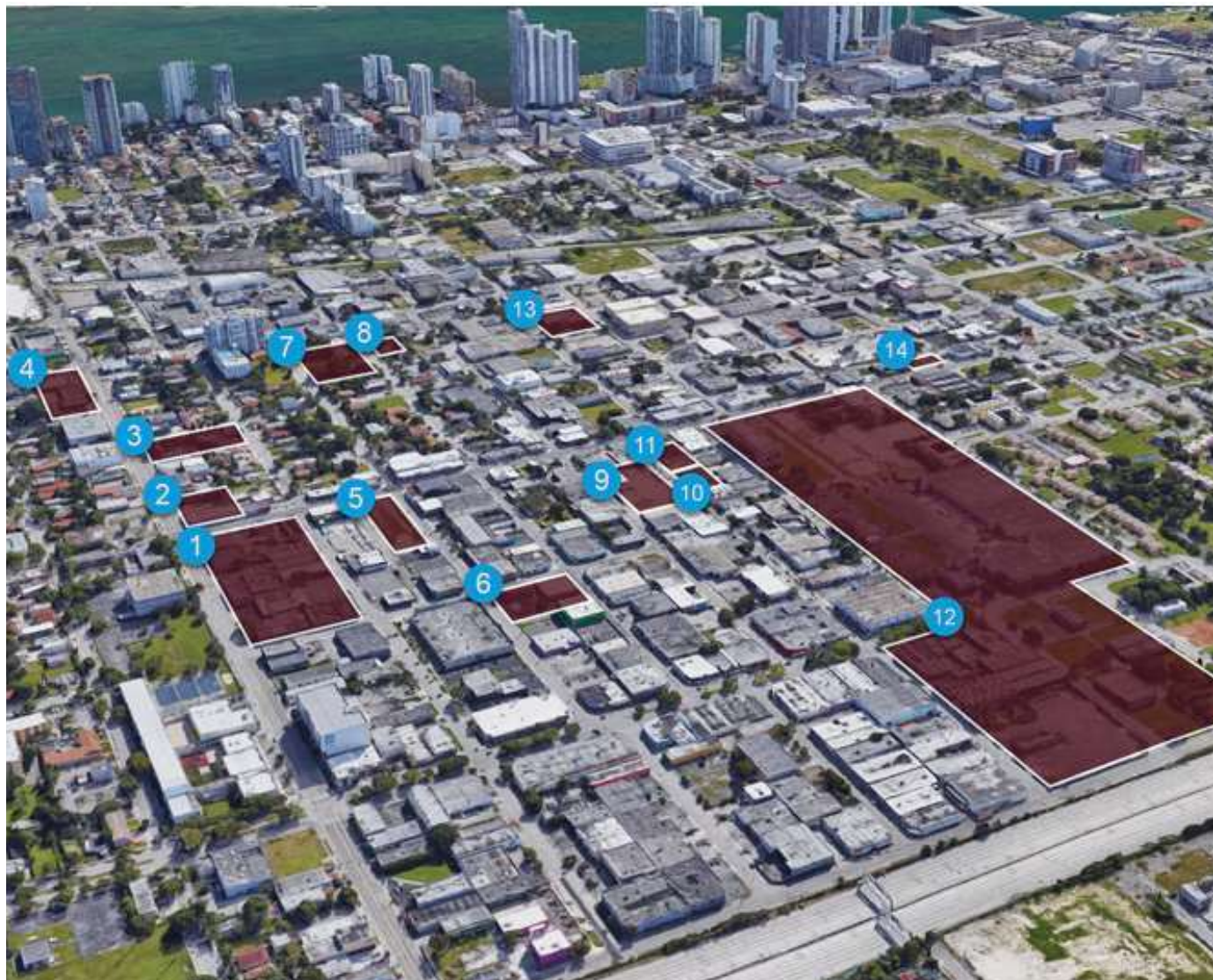


T5-O ZONING DESCRIPTION

Centrally located in the heart of Miami's Wynwood Art District with T5-O Zoning. In T5 zones, the emphasis is on limited mixed-use and multi-family residences. T5 creates a small town centre feel and encourages pedestrian activity with options for tourist-driven businesses and small lodging. T5-O further allows additional lodging and entertainment establishments permitted.

WYNWOOD DEVELOPMENT PROJECTS

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



Wynwood Plant



Ducati Site



Wynwood 29



Gateway at Wynwood



Forum



Wynwood Garage



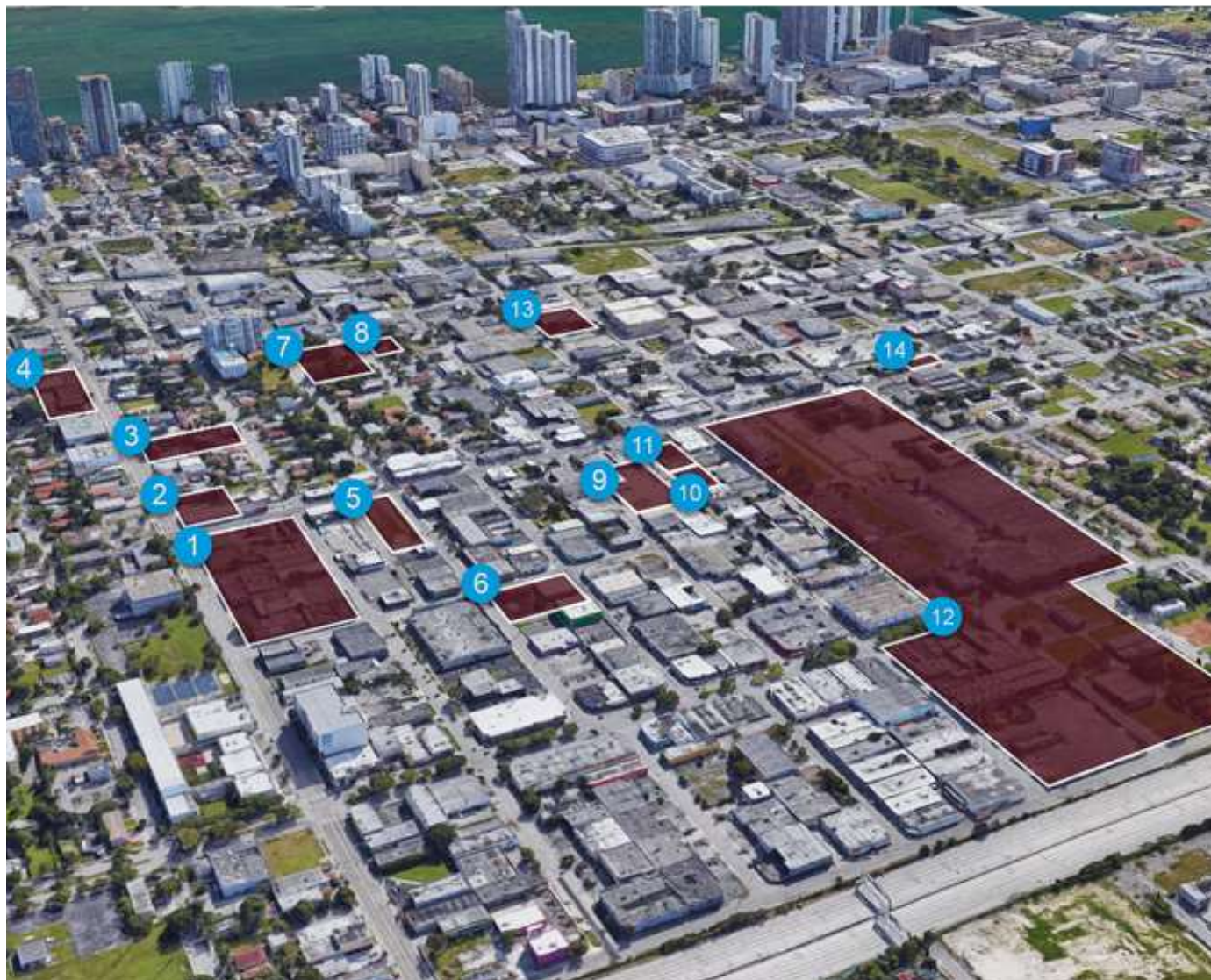
The Bradley



Wyn26

WYNWOOD DEVELOPMENT PROJECTS

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



Wynwood 25



250 Wynwood



CUBE Wynwd



Mana Wynwood



Wynwood Arcade



2121 Wynwood