

400 NE 36TH ST

MIAMI, FL 33137

EDGEWATER HIGH EXPOSURE LAND FOR LEASE



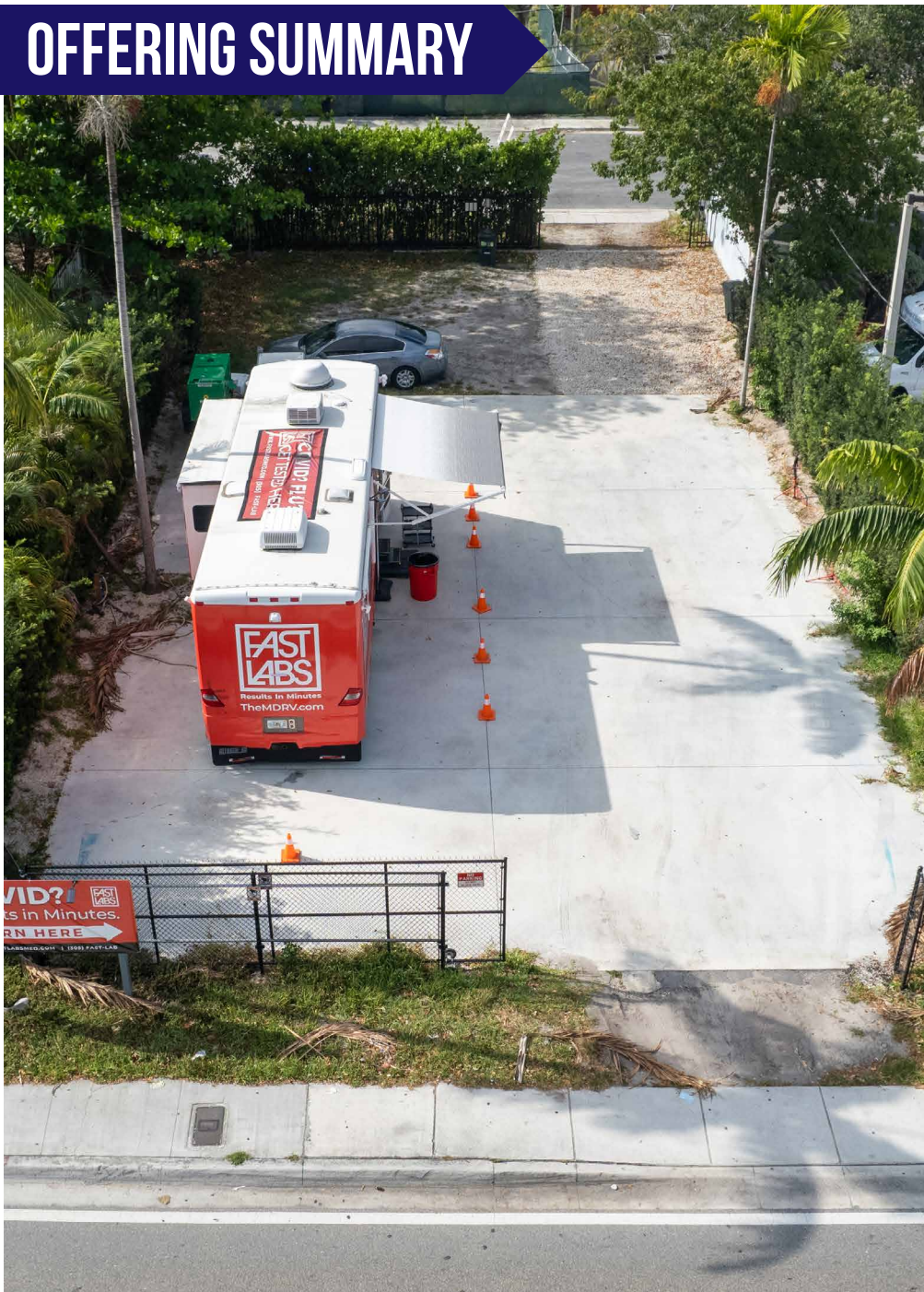
APEX
CAPITAL REALTY

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OFFERING SUMMARY



APEX Capital Realty is proud to present the opportunity to lease an extremely high exposure land site at the gateway between Edgewater and Miami Beach.

Situated directly behind a row of national retailers which includes McDonalds, Wendy's, and Pollo Tropical, and adjacent to the highest grossing Taco Bell location in the United States, the site sits just one parcel off the busiest intersection of Miami's urban core Edgewater area - NE 36th Street & Biscayne Boulevard.

The property is also walking distance to both the Design District and Midtown.

Lot Size:	6,400 SF (0.15 acres)
Zoning:	T6-36A-O
Lot Dimensions:	50' X 120'
Asking Price (Lease):	\$10,900 + NNN expenses

BIRD'S EYE VIEW



120'

50'

NORTH VIEW



BISCAYNE BLVD

AADT - 40,500



SOUTH VIEW



EAST VIEW



NE 36TH ST
AADT - 17,200

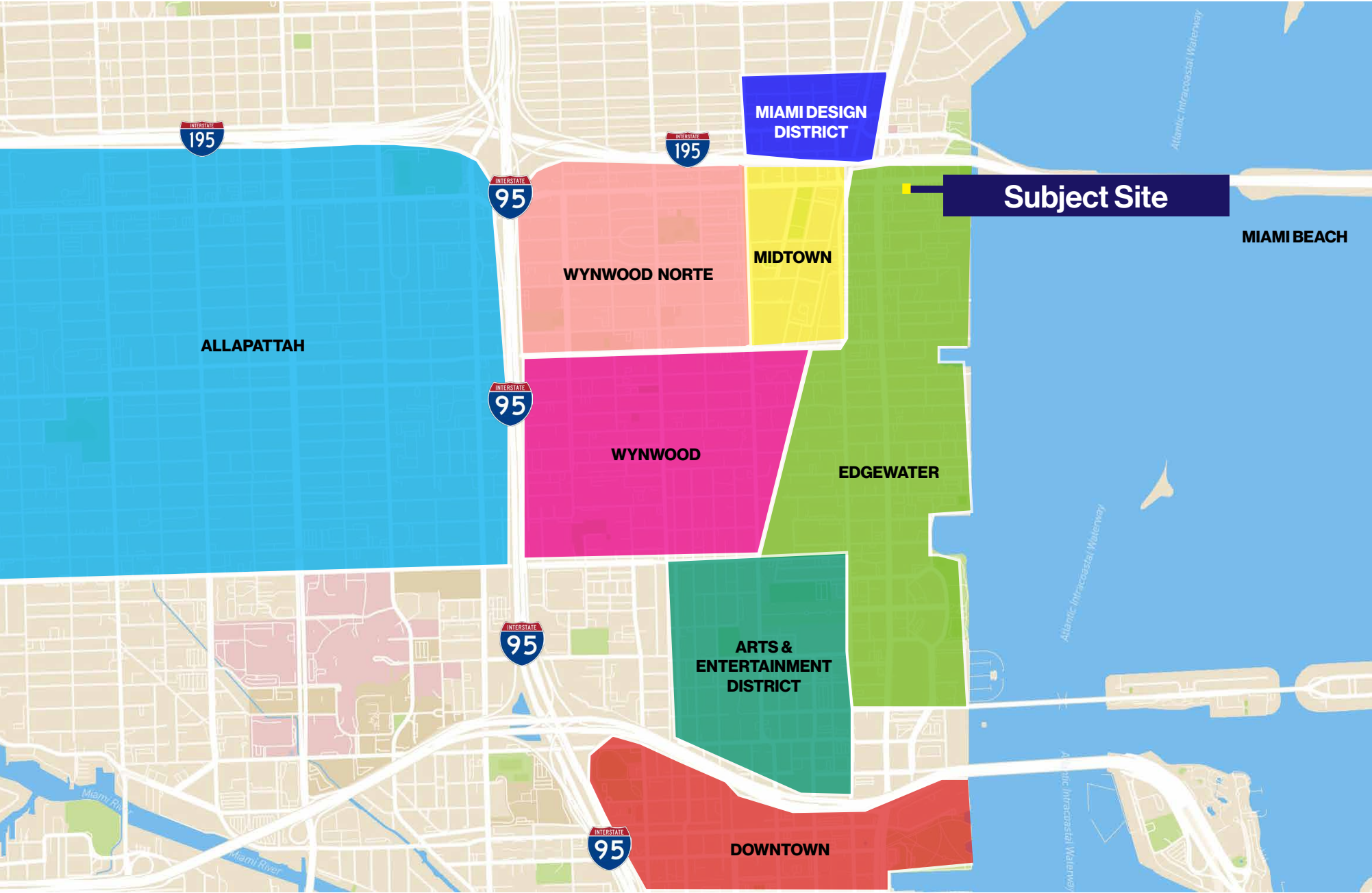
**JULIA TUTTLE
CAUSEWAY**



RETAILER MAP



NEIGHBORHOOD MAP



DEVELOPMENT MAP



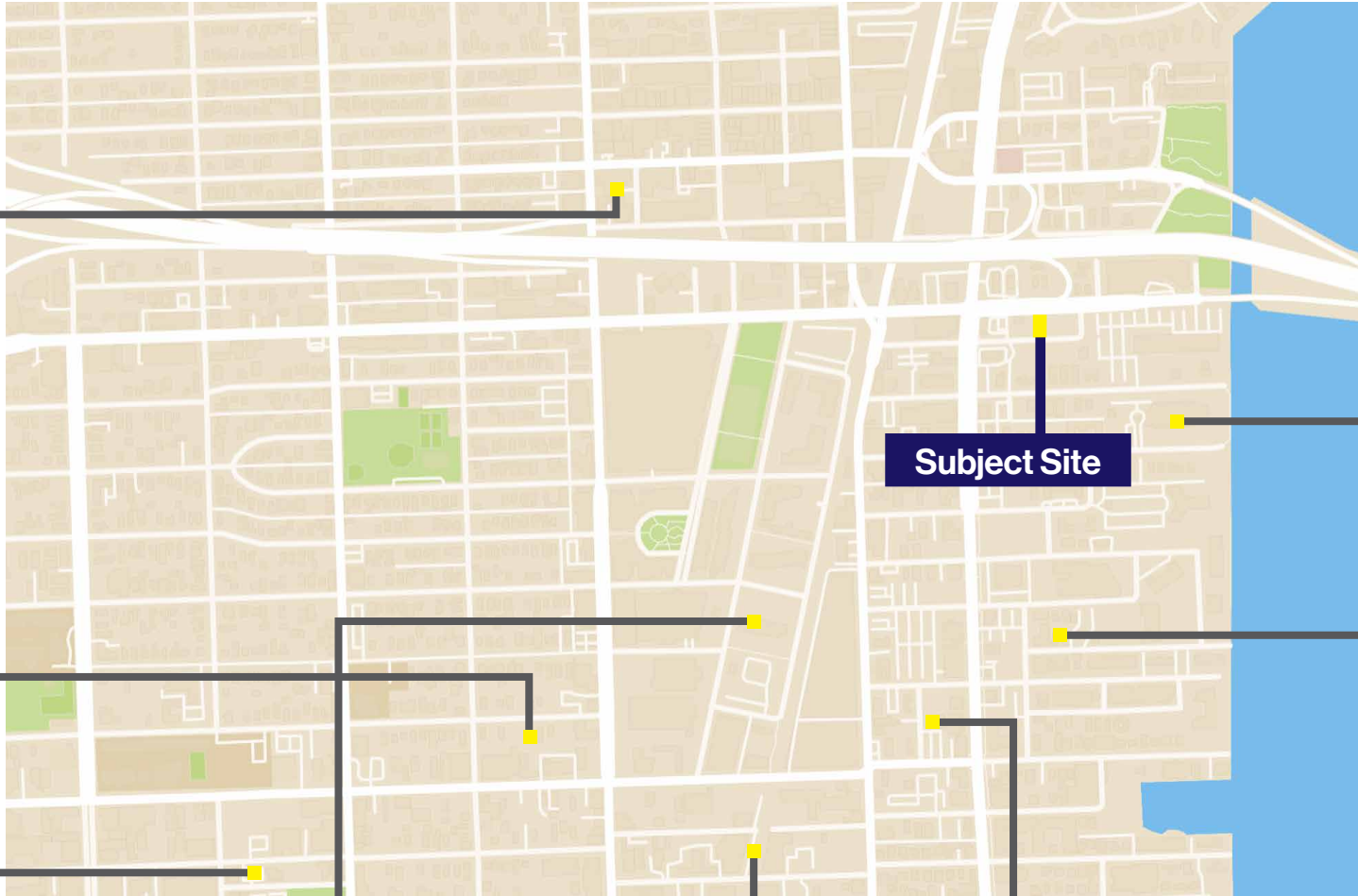
THE URSA
30 NE 39th St
Class-A Office Space



WYNWOOD PLAZA
30 NE 29TH ST
509 UNITS



THE DORSEY
280 NW 28TH ST
306 UNITS



Subject Site



AIMCO PROJECT
505 NE 34TH ST



METRO EDGEWATER
433 NE 30TH TER
279 UNITS



THE STANDARD RESIDENCES
3100 NE 1ST AVE
228 UNITS



BRIGHTLINE TRAIN STATION
27TH STREET
(PROPOSED)



NEMA
2900 Biscayne Blvd
588 UNITS



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