RETAIL/OFFICE SPACES

1313 NW 36th St
MIAMI, FLORIDA

FOR LEASE

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• Space available right off of the Airport Expressway (112) and I-95

• Subject property located between two heavily utilized Metro Stations

• Exclusive parking space available on-site

• Located in Allapattah, one of Miami’s most sought-after commercial submarkets

• Property with excellent co-tenancy on a high traffic street (approx. 35,000 daily commuters)

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GROUND FLOOR RETAIL
600-2,500 SF +/-
LEASING RATE
$1,700/Month

OFFICE SPACE (5TH FLOOR)
4,766 SF +/-
LEASING RATE
$25/SF Modified Gross

ZONING
T6-8 O
1313 NW 36th St

— GROUND FLOOR RETAIL —

Bank of America

Fully occupied by Anchor tenant, Bank of America

Space 1
+/- 1,300 SF

Space 2
+/- 600 SF

Space 3
+/- 600 SF

Office Space (5th Floor): +/- 4,766 SF

Space 1
+/- 1,300 SF

Space 2
+/- 600 SF

Space 3
+/- 600 SF

Subject property features on-site parking + additional street parking

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OFFICE (5TH FLOOR)

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DEMOGRAPHICS

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1 MILE

HOUSEHOLD INCOME

- $75K-$100K: 5.3%
- $35K-$75K: 23.5%
- $0K-$35K: 67.8%

Average: $33,492

AGE DISTRIBUTION

- 65+: 14.7%
- 50-64: 19.9%
- 40-49: 13.8%
- 30-39: 14.8%
- 20-29: 13.5%
- 0-19: 23.4%

Average: 38.9

3 MILE

HOUSEHOLD INCOME

- $100K+: 10.8%
- $75K-$100K: 8.2%
- $35K-$75K: 26.3%

Average: $56,914

Average: $0K-$35K: 54.7%

AGE DISTRIBUTION

- 65+: 14.7%
- 50-64: 19.6%
- 40-49: 15.1%
- 30-39: 16.7%
- 20-29: 13%
- 0-19: 21.9%

Average: 39.2

5 MILE

HOUSEHOLD INCOME

- $100K+: 12.3%
- $75K-$100K: 9.4%
- $35K-$75K: 27.4%

Average: $62,334

Average: $0K-$35K: 50.9%

AGE DISTRIBUTION

- 65+: 16.2%
- 50-64: 19.4%
- 40-49: 15.2%
- 30-39: 15.6%
- 20-29: 12.4%
- 0-19: 21.1%

Average: 40.4

SUMMARY

<table>
<thead>
<tr>
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<th>1 MILE</th>
<th>3 MILE</th>
<th>5 MILE</th>
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</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>33,110</td>
<td>341,652</td>
<td>623,369</td>
</tr>
<tr>
<td>2010 Population</td>
<td>29,002</td>
<td>279,529</td>
<td>537,106</td>
</tr>
<tr>
<td>2024 Population</td>
<td>34,593</td>
<td>360,364</td>
<td>652,772</td>
</tr>
<tr>
<td>Employees</td>
<td>48,266</td>
<td>202,941</td>
<td>366,493</td>
</tr>
<tr>
<td>Total Businesses</td>
<td>3,855</td>
<td>18,947</td>
<td>37,044</td>
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<tr>
<td>Average Household Income</td>
<td>$33,492</td>
<td>$56,914</td>
<td>$62,334</td>
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<tr>
<td>Median Household Income</td>
<td>$22,066</td>
<td>$33,094</td>
<td>$37,151</td>
</tr>
<tr>
<td>Total Consumer Spending</td>
<td>$157,52M</td>
<td>$2.4B</td>
<td>$4.8B</td>
</tr>
<tr>
<td>Median Age</td>
<td>38.6</td>
<td>39.0</td>
<td>40.5</td>
</tr>
<tr>
<td>Households</td>
<td>10,531</td>
<td>131,573</td>
<td>242,448</td>
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<tr>
<td>Percent College Degrees or Above</td>
<td>7%</td>
<td>14%</td>
<td>15%</td>
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<tr>
<td>Average Housing Unit Value</td>
<td>$251,116</td>
<td>$367,705</td>
<td>$401,504</td>
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1313 NW 36th St
The neighborhood of Allapattah is located just west of Wynwood and Edgewater, and in recent years has been experiencing a sort of revival with plenty of art galleries, start-ups and big name tenants being drawn to the area due to its still young and affordable status. Word on the street says this area is poised to become one of Miami’s newest tenant draws and commercial hot spots.

A 1.4Million-square-foot Mixed-Use development is planned for Allapattah near 2140 NW 12th Ave and 1243/1215 NW 21st St. The project would feature 2,400 living units, 231,000 SF of office space, and 129,000 SF of retail, and more than 1,000 parking spaces! This is sure to spark on fire in the area as similar projects by like-minded investors and developers populate the area.

Arquitectonica-Designed Office/Hotel/Retail project under planning in Allapattah. Building will have a glassy, angled facade and would bring +/- 400K SF of medical offices, along with a hotel, retail and a parking garage

Proposed mixed-use project for development
This project, better known as “16 Allapattah” would have 323 apartments, 20K SF of retail and office space and a 336-space parking structure. The mind behind this project is renowned developer Lissette Calderon, who aims to plant her flag in Miami’s very own Allapattah with this second apartment/mixed use project.

These Businesses already joined this booming area:

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