Chariff Realty Group is proud to present for lease: 285 NW 36th St, a development site located next to the I-195 Expressway, and near Midtown, a thriving neighborhood in Miami, this lot features 9,500 SF which can be ideal for uses such as:

- Parking Lot
- Ground Floor Retail with Residential above
- Other commercial use

**PROPERTY HIGHLIGHTS**
- Ideally located next to I-195 and close to I-95
- Approx. 15 Minutes from Miami International Airport
- Located near an affluent demographic area

**SURROUNDING AREAS**
- Miami Design District
- Wynwood Arts District
- Downtown Miami/Brickell
- MiMo Historic District
- Miami Beach

**SALE PRICE**

<table>
<thead>
<tr>
<th>SIZE</th>
<th>9,500 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOLIO</td>
<td>01-3124-002-1710</td>
</tr>
</tbody>
</table>
The Design District is a thriving neighborhood in Miami that continues to expand as a fashion center and is now home to luxurious brands such as Louis Vuitton, Prada, Christian Louboutin, Chanel, Givenchy, Valentino, etc. It also houses the Miami Institute Of Contemporary Arts (ICA), as well as the artistic Museum Garage.

Midtown is a thriving residential/retail community built around the synergy mimicking New York’s SOHO neighborhood, with the Design District focused on securing luxury retailers, Midtown has become a hub for big box retailers.

The Wynwood Art District is a rapidly emerging neighborhood with a multitude of vacant industrial buildings, in the last couple of decades the local arts scene has been dominated by local street artists and muralists who have repurposed old warehouse buildings into lofts, restaurants, galleries, and event spaces.
All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.
All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.