

345-409 NE 36 ST.

NE 36TH & I-195

MIAMI, FL 33137

HIGH VISIBILITY DEVELOPMENT SITE FOR SALE



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PROPERTY OVERVIEW

HIGHLIGHTS

- Office Gross Buildable +/- 219,772 Sq Ft
- Up to 270 Hotel Keys
- Up to 135 Units
- FAR of 7, Bonus* of Thirty Percent (30%)
- Centrally located between the Design District, Midtown & Miami Beach



NE 36TH & I-195

Apex Capital Realty is pleased to exclusively offer the opportunity to acquire one of the most visible development sites in Edgewater Miami - NE 36th Street ("The Site").

The property is composed of a 2-parcel assemblage spanning almost an acre next to I-195 at NE 36th Street with 146,000 vehicles passing the property daily (AADT 2019).

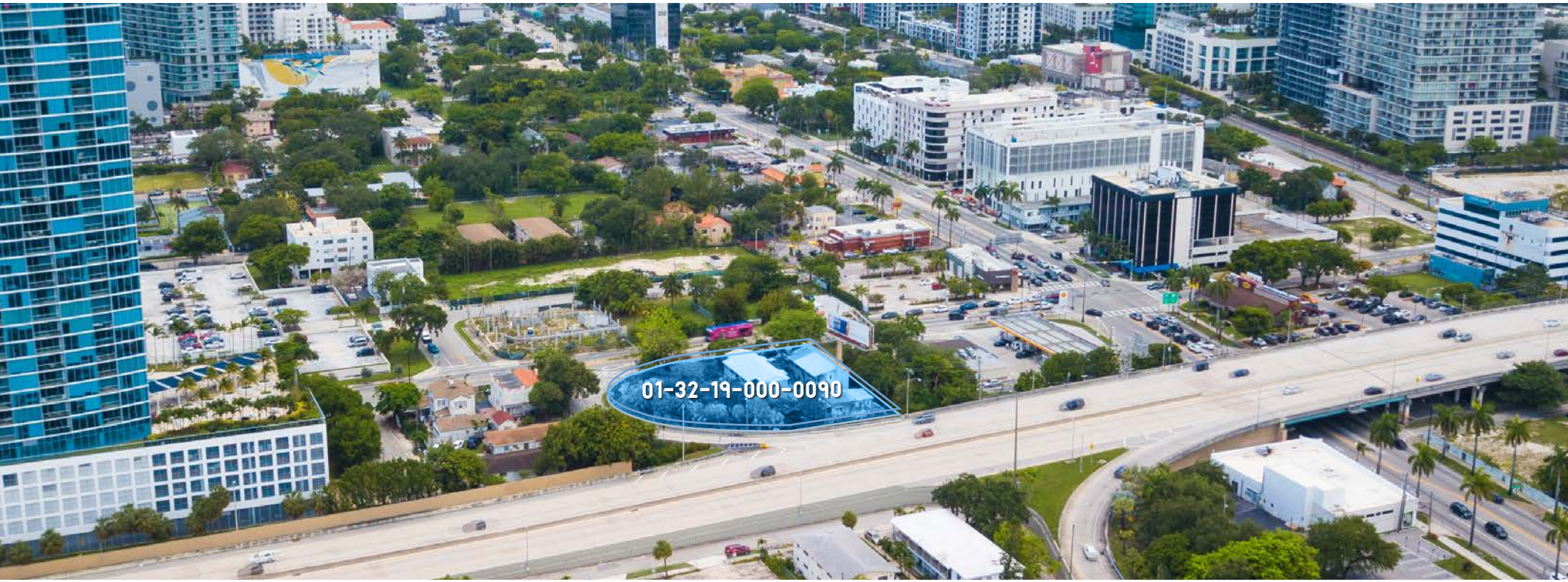
This represents a cornerstone opportunity to acquire a signature site with an allowed density of 135 residential units or 270 hotel keys and with a buildable area of over 219,000 SF. The zoning allows a variety of uses including Office, Multifamily, Hotel, Retail, or Luxury Condominiums. Billboard income is included and can be converted to a garage banner for advertising income which allows a developer to capitalize on the high visibility and prestigious location with immediate access to the Design District, Miami Beach, Midtown and other high-traffic, dense areas sought after in Miami.

Be a part of the new Edgewater growth as Miami continues to attract investments in key locations such as the NE 36th Street site.

Total Lot Size:	31,396 Sq Ft (0.90 Acres)
Price per Buildable SF:	\$56.84
Gross Development SF:	+/- 219,772 Sq Ft
Gross Development SF (w/ bonus*):	+/- 285,703 Sq Ft
Residential Density Allowed:	135 (\$88K per Door)
Hotel Keys Allowed:	270 (\$44K per Key)
Asking Price:	\$11,930,480

* Bonus Building Height Permitted Only If The Development Contributes Toward Specified Programs That Provide Benefits To The Public. Additional Height For Leed Certified Buildings, For Development Of A Brownfield Or For Development That Donates A Civic Space Type Or Civil Support Use Area To The City Of Miami.

PARCEL 1



Parcel # :	01-32-19-000-0090
Zoning:	T6-24A-O
Allowed Uses:	Residential, Lodging, Office, Commercial, Civic, Civic Support, Educational, Industrial
Overlays:	Affordable Housing / Workforce Density Bonus
Additional Information:	Sec. 3.13.1 (b) Sustainability, Off-street bicycle parking, County Future Land Use Business and Office, County Future Land Use Transportation, FAA 649' Height Limitation

Parcel Size :	22,146 Sq Ft
Minimum Open Space:	10%
Maximum Height Stories:	24 Stories, 48 Stories With Bonus*
Maximum Residential Units Allowed:	104
Primary Frontage Setback:	10.00 Ft
Secondary Frontage Setback:	10.00 Ft
Max Lot Coverage:	80%

* Bonus Building Height Permitted Only If The Development Contributes Toward Specified Programs That Provide Benefits To The Public. Additional Height For Leed Certified Buildings, For Development Of A Brownfield Or For Development That Donates A Civic Space Type Or Civic Support Use Area To The City Of Miami .

PARCEL 2



Parcel # :	01-32-19-000-0080
Zoning:	T6-24A-O
Allowed Uses:	Residential, Lodging, Office, Commercial, Civic, Civic Support, Educational, Industrial
Overlays:	Affordable Housing / Workforce Density Bonus
Additional Information:	Sec. 3.13.1 (b) Sustainability, Off-street bicycle parking, County Future Land Use Business and Office, County Future Land Use Transportation, FAA 649' Height Limitation

Parcel Size :	9,250 Sq Ft
Minimum Open Space:	10%
Maximum Height Stories:	24 Stories, 48 Stories With Bonus*
Maximum Residential Units Allowed:	31
Primary Frontage Setback:	10.00 Ft
Secondary Frontage Setback:	10.00 Ft
Max Lot Coverage:	80%

* Bonus Building Height Permitted Only If The Development Contributes Toward Specified Programs That Provide Benefits To The Public. Additional Height For Leed Certified Buildings, For Development Of A Brownfield Or For Development That Donates A Civic Space Type Or Civil Support Use Area To The City Of Miami .

BIRD'S EYE VIEW



NE 36TH STREET

22,146 SF LOT

9,250 SF LOT

NE 36TH & I-195

31,396 TOTAL SF

EXIT RAMP

MIAMI BEACH



MIAMI INTERNATIONAL AIRPORT

BISCAYNE BLVD

DEVELOPMENT CONTEXT MAP



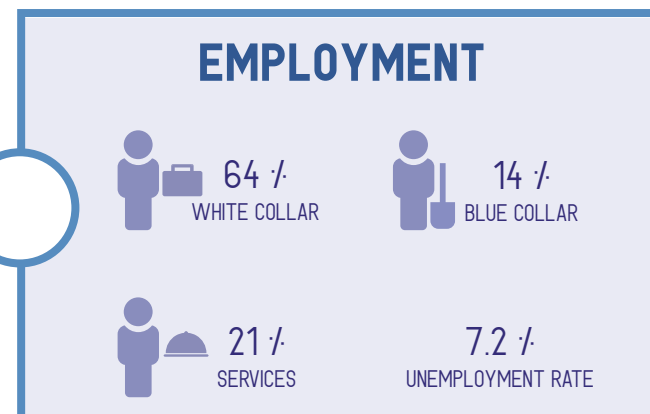
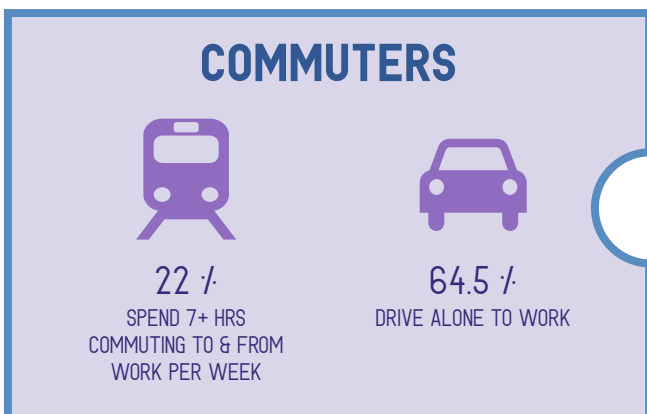
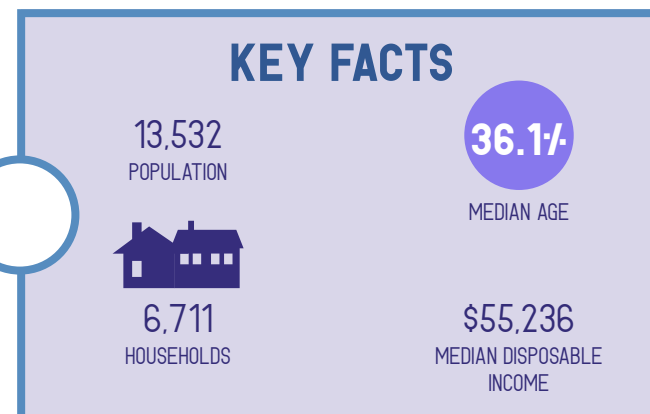
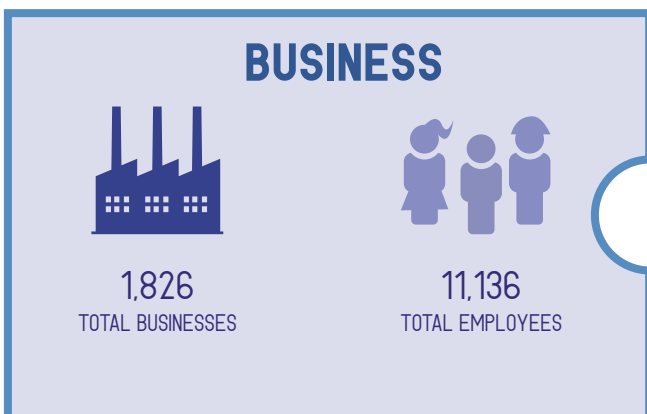
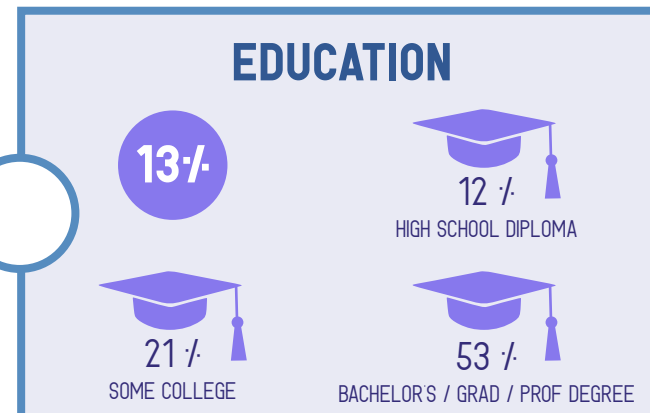
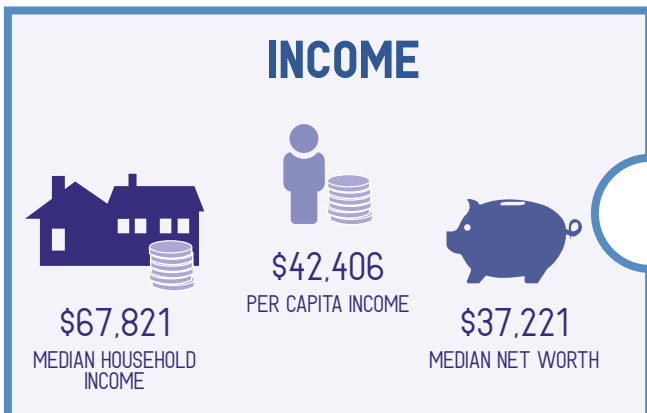
EDGEWATER / A&E / MIDTOWN

- | | | |
|-------------------------------------|----------------------------------|---------------------------------------|
| 1 PARAIISO DISTRICT – 1,300 UNITS | 11 ELYSEE – 100 UNITS | 21 URBAN 22 – 441 UNITS |
| 2 BISCAYNE BEACH – 399 UNITS | 12 MODERA BISCAYNE – 296 UNITS | 22 CANVAS – 513 UNITS |
| 3 ICON BAY – 300 UNITS | 13 ARIA ON THE BAY – 648 UNITS | 23 FILLING STATION LOFTS – 81 UNITS |
| 4 BLU27 – 330 UNITS | 14 NEMA APARTMENTS – 845 UNITS | 24 MIAMI PLAZA – 425 UNITS |
| 5 THE CRIMSON – 90 UNITS | 15 WYNWOOD BAY – 156 UNITS | 25 SQUARE STATION – 710 UNITS |
| 6 MISSONI BAI A – 249 UNITS | 16 KUSHNER TOWER – 400 UNITS | 26 ART PLAZA – 667 UNITS |
| 7 26 EDGEWATER – 86 UNITS | 17 MELODY TOWER – 497 UNITS | |
| 8 IN NITY/ARCH – 250 UNITS | 18 AMLI MIDTOWN – 512 UNITS | |
| 9 MODERA EDGEWATER – 296 UNITS | 19 MIDTOWN 29 – 309 UNITS | |
| 10 ARIA RESERVE – 391 UNITS | 20 27 EDGEWATER – 400 UNITS | |

Total Residential Units
 Under Construction / Planned / Completed:
10,692
 within the last 5 years.

KEY DEMOGRAPHICS / 15 MINUTE WALK TIME

EMPLOYMENT OVERVIEW 345-409 NE 36TH ST, MIAMI, FL 33173



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2015-2019, 2020, 2025.

KEY DEMOGRAPHICS / 15 MINUTE WALK TIME

KEY FACTS



\$345,295
MEDIAN HOME VALUE



\$67,821
MEDIAN HH INCOME

5.1

HOME VALUE TO
INCOME RATIO

36.1
MEDIAN AGE

6,711
HOUSEHOLDS

EDUCATION



13%
NO HS DIPLOMA



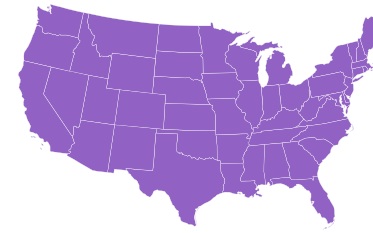
14%
HS GRADUATE



21%
SOME COLLEGE

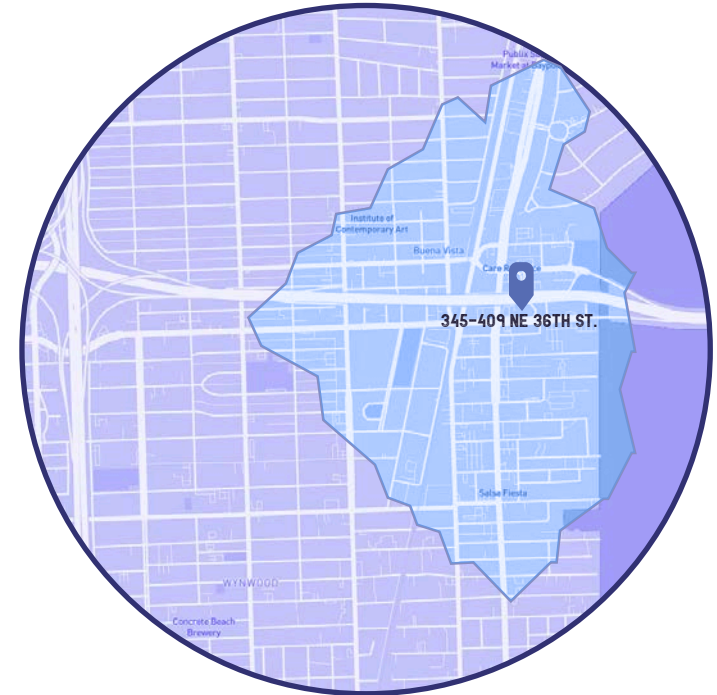


53%
DEGREE OR HIGHER

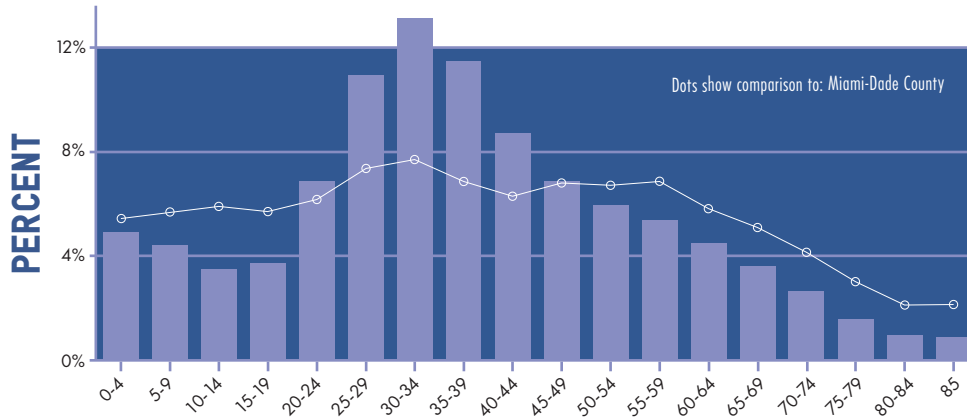


TAPESTRY SEGMENTATION

THE FABRIC OF AMERICA'S NEIGHBORHOODS



AGE PROFILE



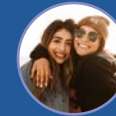
Households By Income

The Largest Group: \$50,000 - \$74,999 (19.2%)

The Smallest Group: \$200,000+ (5.8%)

Indicator	Value	Diff
<\$15,000	8.9%	-3.9%
\$15,000 - \$24,999	6.9%	-4.4%
\$25,000 - \$34,999	6.5%	-3.1%
\$35,000 - \$49,999	12.7%	+0.1%
\$50,000 - \$74,999	19.2%	+1.6%
\$75,000 - \$99,999	16.3%	+5%
\$100,000 - \$149,999	16.5%	+4.3%
\$150,000 - \$199,999	7.3%	+1.5%
\$200,000+	5.8%	-0.9%

TAPESTRY SEGMENTS



TRENDSSETTERS
2,720 HOUSEHOLDS

40.5%
OF HOUSEHOLDS



YOUNG & RESTLESS
1,443 HOUSEHOLDS

21.5%
OF HOUSEHOLDS

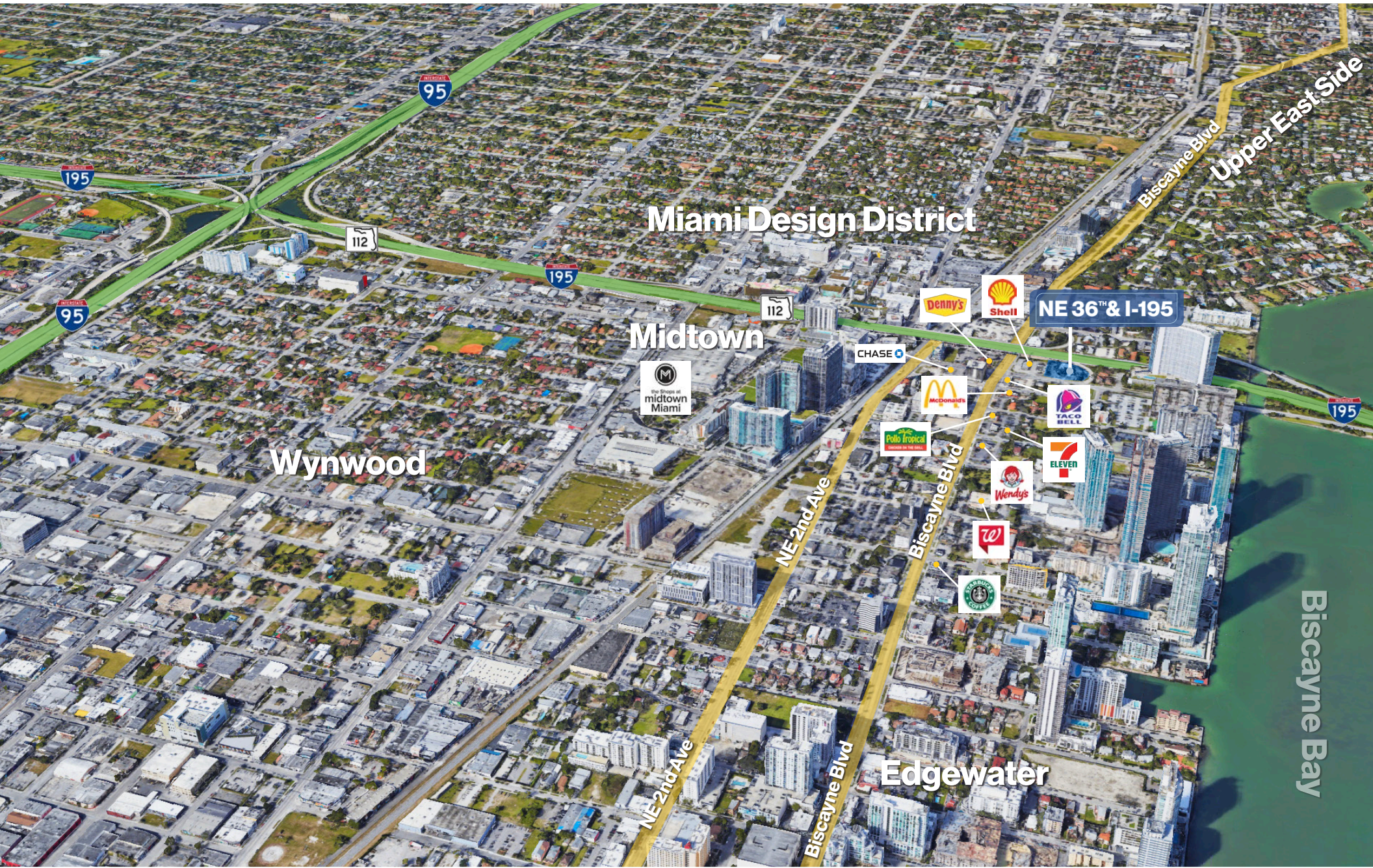


METRO RENTERS
1,071 HOUSEHOLDS

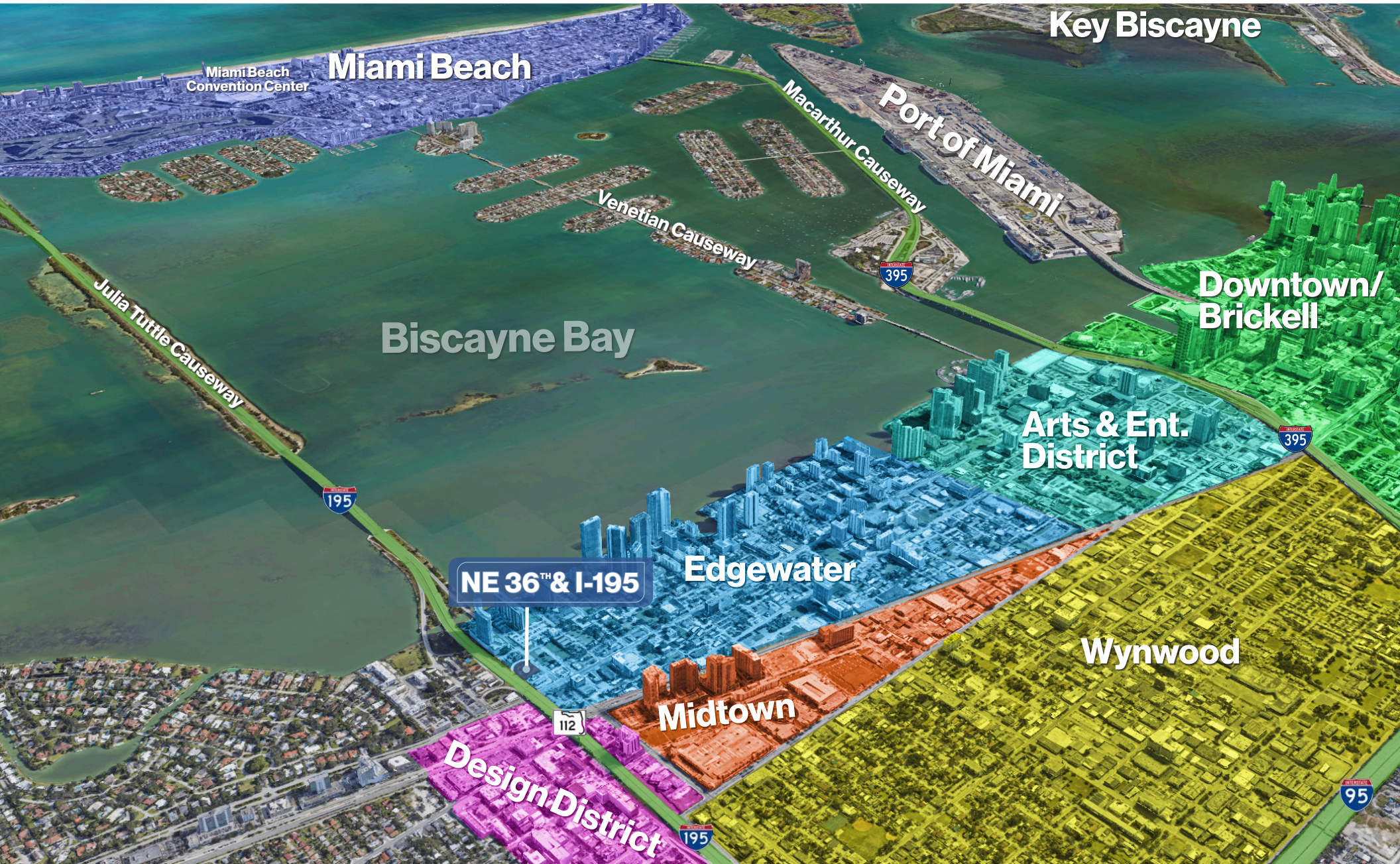
16%
OF HOUSEHOLDS

This infographic contains data provided by Esri. The vintage of the data is 2020. ©2021 Esri

RETAILER / LOCATION MAP



LOCATION MAP



Miami Beach
Convention Center

Miami Beach

Key Biscayne

Port of Miami

Downtown/
Brickell

Biscayne Bay

Arts & Ent.
District

NE 36TH & I-195

Edgewater

Wynwood

Midtown

Design District

WYNWOOD



MIAMI DESIGN DISTRICT



MIDTOWN





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