EDGEWATER

GROUND LEASE

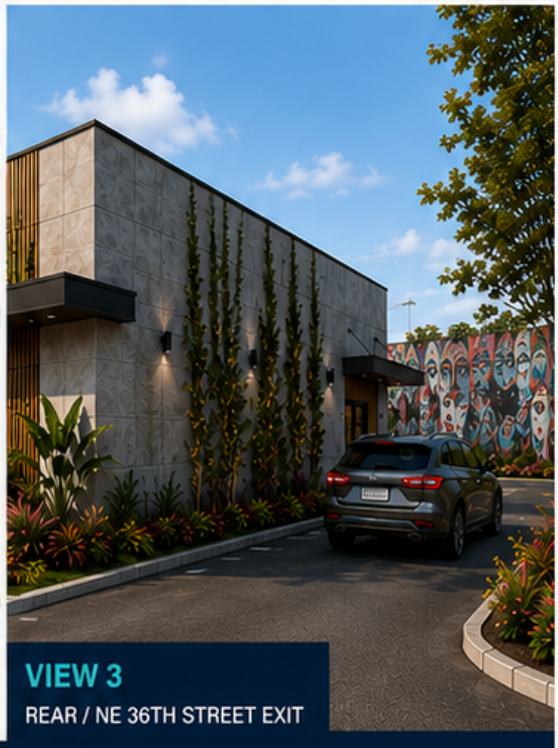
400 NE 36th Street | MIAMI, FL 33137

DRIVE-THROUGH GROUND LEASE

- ±6,400 SF Ground Lease Opportunity
- Potential ± **1,300 SF** Freestanding Drive-Through Building
- Premier Edgewater Location on NE 36th Street
- Immediate Access to I-195 / Julia Tuttle Causeway
- Direct Connection to Miami Beach
- Minutes from Design District, Midtown & Wynwood
- High-Visibility Location Near Biscayne Boulevard
- Surrounded by High-Density Residential Development
- Strong Daytime & Residential Population Nearly 60,000 Vehicles Per Day
- Ideal for QSR, Coffee, Financial & High-Traffic Retail Users

VIEW 1
FRONT / NE 35TH TERRACE ENTRY

VIEW 2
DRIVE THRU SIDE VIEW

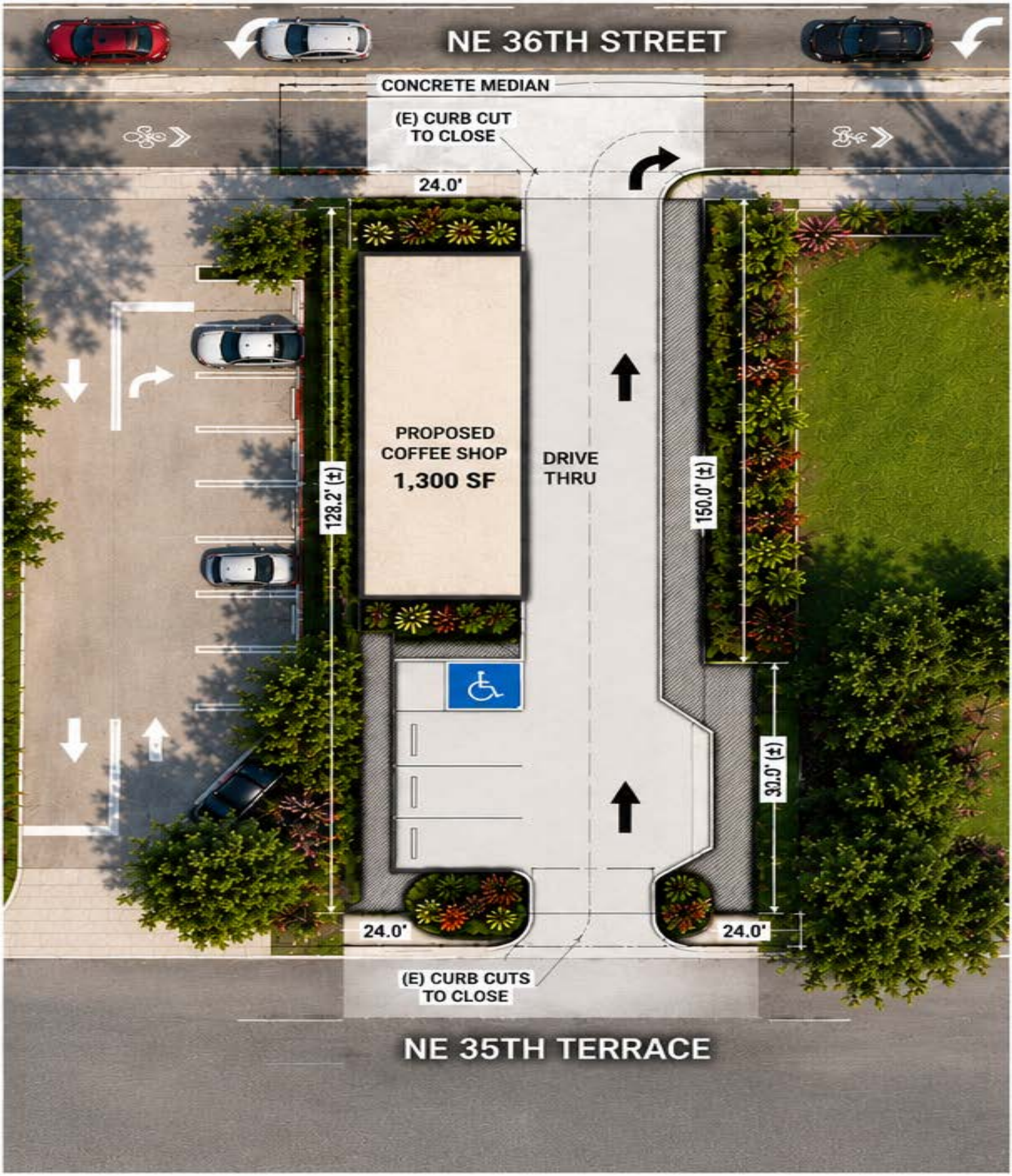


VIEW 3
REAR / NE 36TH STREET EXIT

FIP COMMERCIAL
COMMERCIAL REAL ESTATE SERVICES

LEASING CONTACT
JULIAN HUZENMAN
SR VP OF LEASING & BROKERAGE

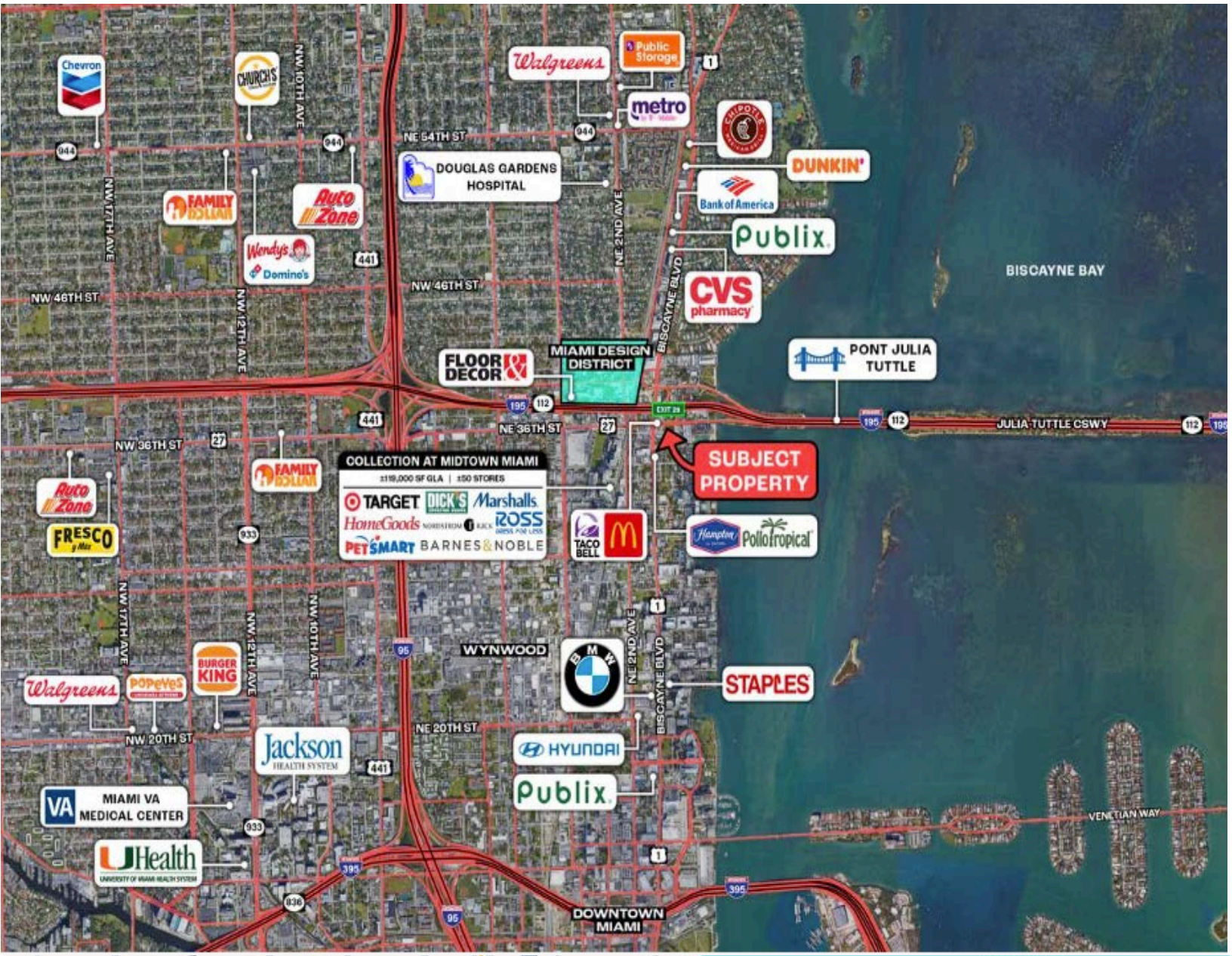
julian@fipcommercial.com
305.773.1213

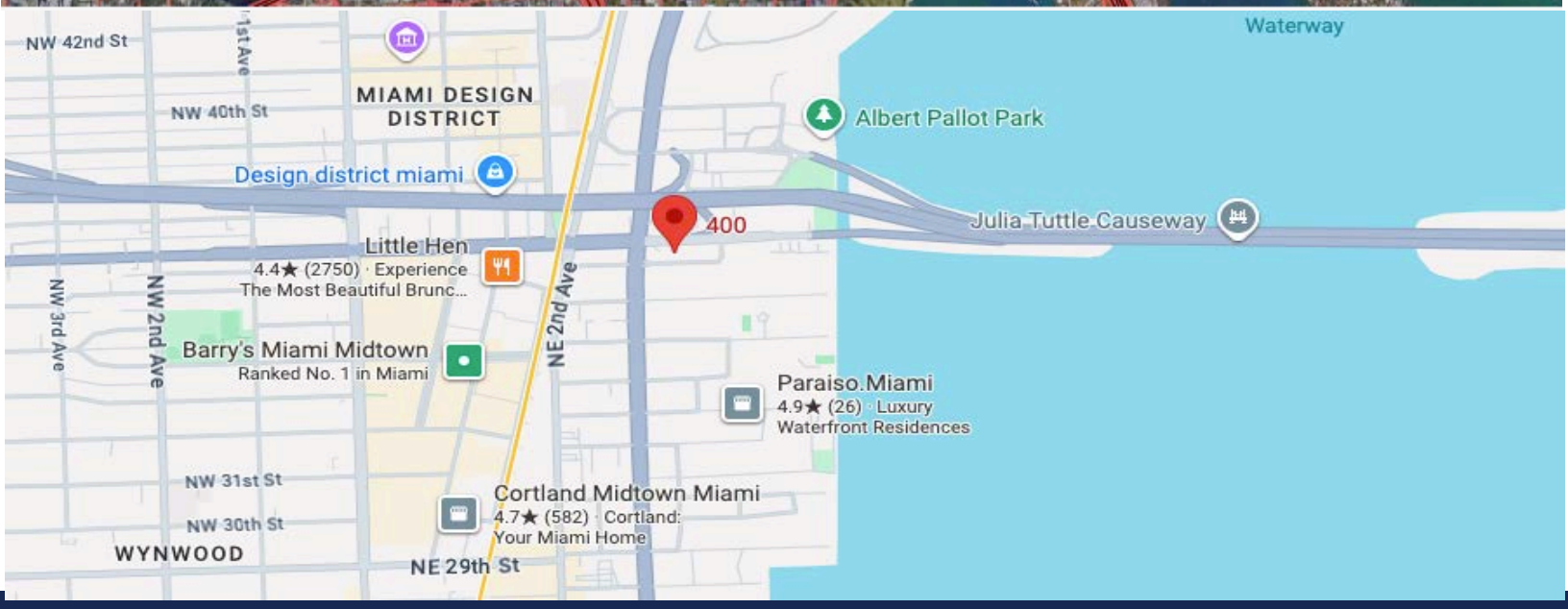


FIP COMMERCIAL

(305) 438-7740

2627 NE 203rd Street, Suite 207
Miami, FL 33127
www.fipcommercial.com





FIP COMM

JULIAN HUZENMAN
VP OF LEASING &

(M) 305.773.1213
(O) 786-361-6971

Miami, FL 33127
www.fipcommercial.com

MARKET DEMOGRAPHICS

400 NE 36TH STREET | MIAMI, FL 33137

GROUND LEASE OPPORTUNITY

103,117	$106,754	45,596	$1.2B
2025 POPULATION	AVG. HOUSEHOLD INCOME	2025 HOUSEHOLDS	CONSUMER SPENDING
2 MILES	2 MILES	2 MILES	2 MILES

DEMOGRAPHIC SNAPSHOT

	2 MILES	5 MILES	10 MILES
2025 Population	**103,117**	**603,509**	**1,455,043**
2030 Population Projection	**113,385**	**657,978**	**1,575,912**
2025-2030 Annual Growth	**2.0%**	**1.8%**	**1.7%**
Median Age	**38.6**	**41.3**	**42.6**
2025 Households	**45,596**	**257,795**	**570,668**
2030 Household Projection	**50,353**	**282,131**	**620,279**
Avg. Household Income	**$106,754**	**$100,347**	**$98,661**
Median Household Income	**$74,303**	**$68,000**	**$67,181**
Median Home Value	**$641,063**	**$627,452**	**$536,395**
Total Consumer Spending	**$1.2B**	**$6.9B**	**$15.9B**

DAYTIME EMPLOYMENT & TRAFFIC

DAYTIME EMPLOYMENT

2 Miles	68,962 employees
5 Miles	345,316 employees
10 Miles	846,677 employees
2-Mile Businesses	9,175
5-Mile Businesses	45,980

2026 TRAFFIC COUNTS

Julia Tuttle Causeway	149,241 VPD | 0.08 mi
Biscayne Boulevard	48,145 VPD | 0.05 mi
Biscayne Boulevard	46,192 VPD | 0.12 mi
US 1 / Biscayne Blvd	44,633 VPD | 0.13 mi

RETAIL MARKET HIGHLIGHTS

- Strong 2-mile population growth: 103,117 residents in 2025, projected to reach 113,385 by 2030.
- Affluent immediate trade area with average household income of $106,754 within 2 miles.
- More than $1.2 billion in specified annual consumer spending within 2 miles.
- Food & alcohol spending totals approximately $358.6 million within 2 miles and $2.0 billion within 5 miles.
- Nearly 69,000 daytime employees within 2 miles support breakfast, lunch, coffee and convenience demand.

Source: CoStar Group, 2026. Demographic radii measured from the property.

FIP COMMERCIAL
Commercial Real Estate Services

(M) 305.773.1213
(E) julian@fipcommercial.com
www.fipcommercial.com

LEASING

JULIAN HUZENMAN

SR. VICE PRESIDENT

julian@fipcommercial.com

M: (305) 773-1213

O: (786) 361-6971

REPRESENTED BY

COMMERCIAL OFFICE

2627 NORTHEAST 203RD STREET SUITE 207
AVENTURA FLORIDA 33180