

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

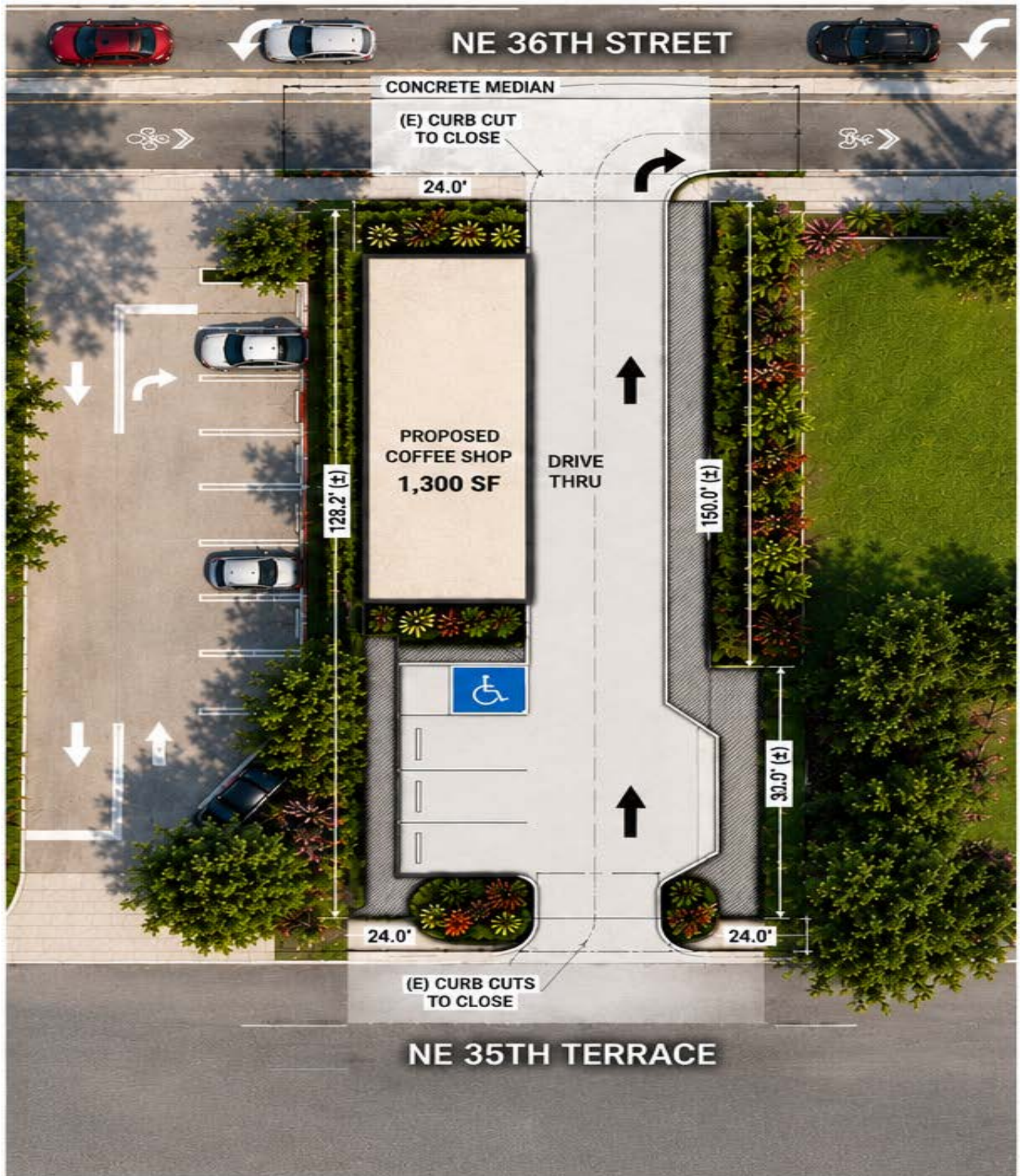
LEASING CONTACT

JULIAN HUZENMAN

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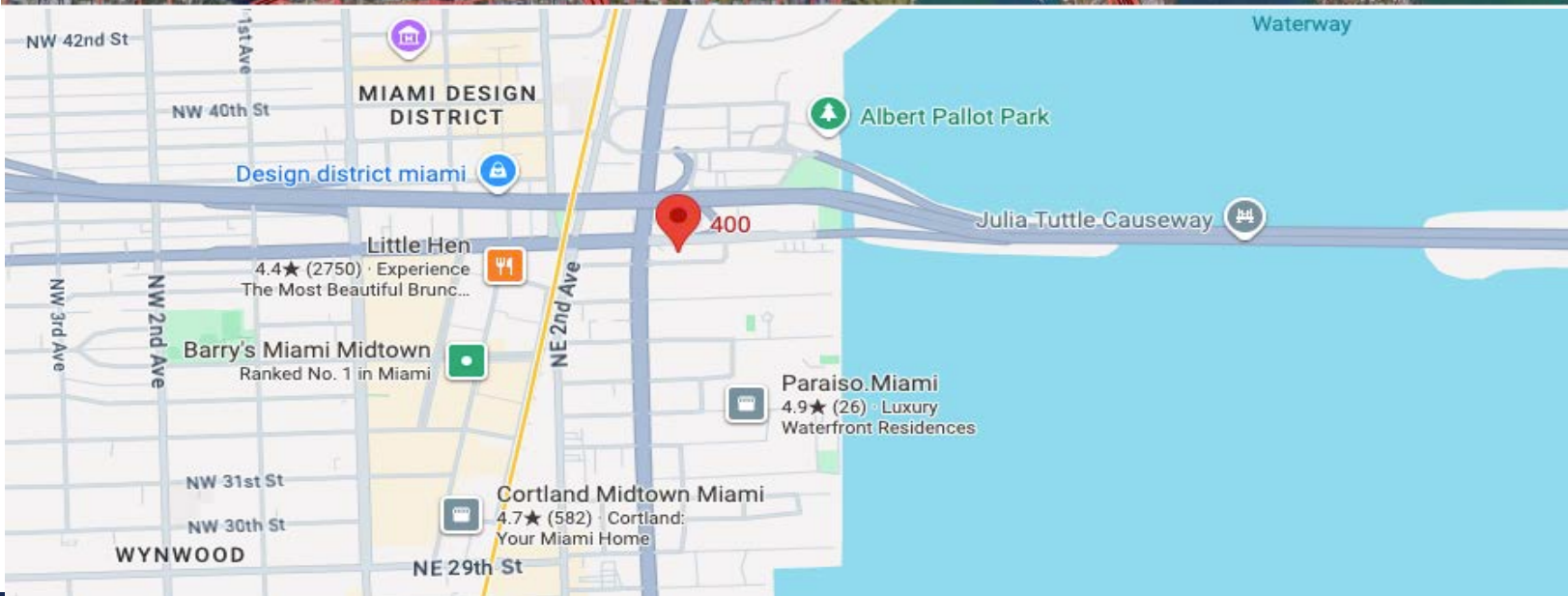
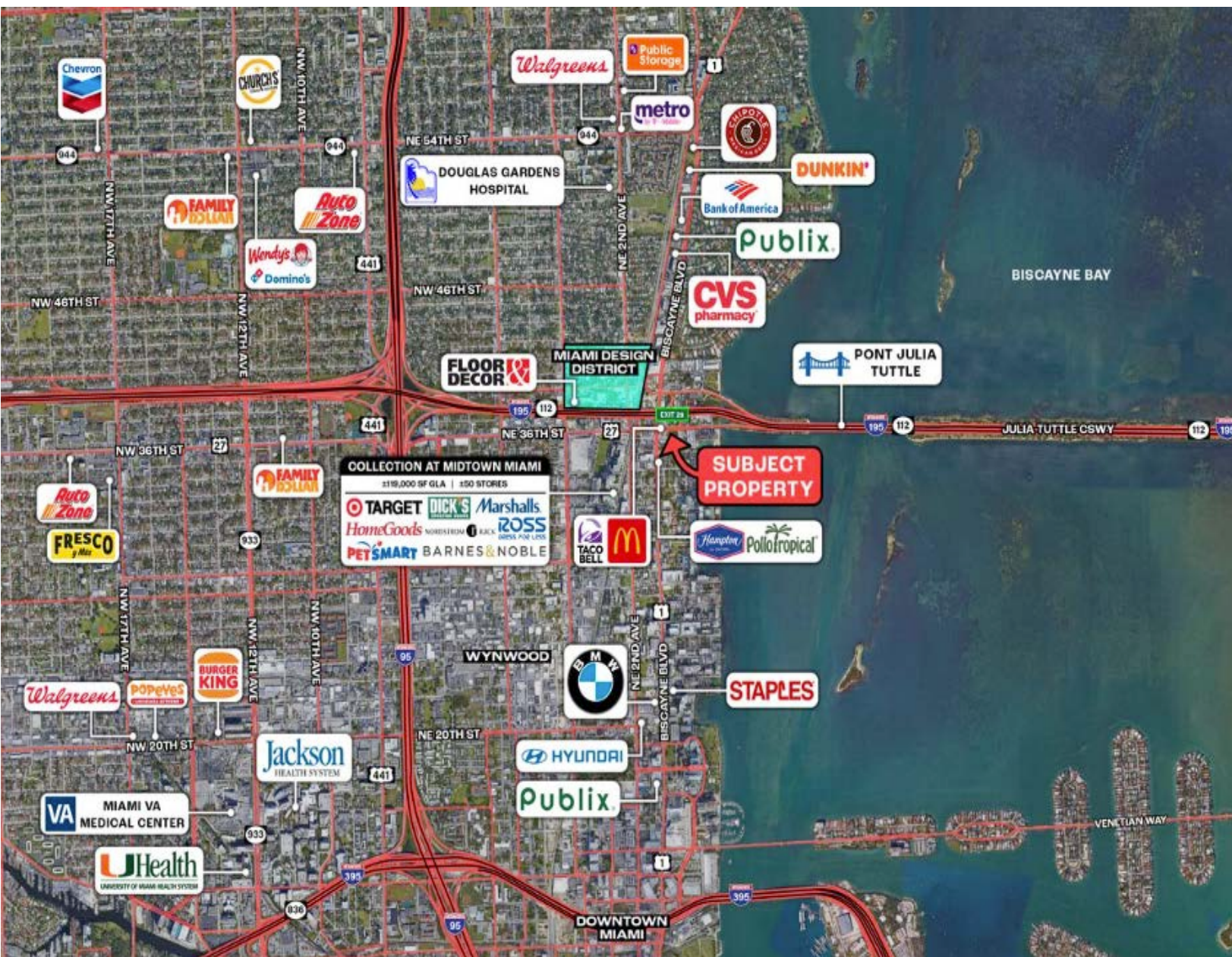
☎ **305.773.1213**



FIP COMMERCIAL

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www.fipcommercial.com



103,117

2025 POPULATION

2 MILES

\$106,754

AVG. HOUSEHOLD INCOME

2 MILES

45,596

2025 HOUSEHOLDS

2 MILES

\$1.2B

CONSUMER SPENDING

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.

LEASING



JULIAN HUZENMAN

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REPRESENTED BY



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