

# MULTI-USE INDUSTRIAL LOT OPPORTUNITY

4800 NW 36th Ave | Miami, FL  
OFFERING MEMORANDUM



ONE

Sotheby's  
INTERNATIONAL REALTY



# Multi-Use Industrial Lot Opportunity

## CONTENTS

- 01 **Executive Summary**
  - Investment Summary
  - Location Summary
- 02 **Property Description**
  - Property Features
- 03 **Demographics**
  - Demographics
  - Demographic Charts
- 04 **Company Profile**
  - Advisor Profile

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01

Executive Summary

Investment Summary

Location Summary

MULTI-USE INDUSTRIAL LOT OPPORTUNITY



## OFFERING SUMMARY

ADDRESS	4800 NW 36th Ave Miami FL 33142
COUNTY	Miami-Dade
LAND ACRES	0.37
LAND SF	16,200 SF
APN	30-3121-012-0050, 30-3121-012-0040
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	<b>\$2,900,000</b>
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	18,361	207,395	636,848
2024 Median HH Income	\$45,713	\$38,648	\$47,892
2024 Average HH Income	\$69,054	\$61,605	\$80,129

## Investment Summary

- Fenced Industrial Lot for Sale - Multi-Use Potential!

One Sotheby's International Realty is pleased to present a unique opportunity to acquire a fully fenced multi-use industrial lot, perfect for a variety of uses such as storage, tow yard operations, and other industrial applications. This property offers a secure and flexible space to suit your business needs. This lot is located at 4800 NW 36th Ave, Miami, FL 33142 and it contains 16,200 SF.

### Key Features:

**Fenced Lot:** The property is fully fenced, providing a secure and private area for your operations.  
**Industrial Zoning:** The lot is zoned for industrial use, allowing for a range of applications.  
**Multi-Use Potential:** Suitable for outside storage, tow yard operations, equipment parking, and other industrial uses.  
**Paved Surface:** The lot features a paved surface, making it ideal for heavy equipment and vehicle storage.  
**Easy Access:** Conveniently located with easy access to major roads and highways.

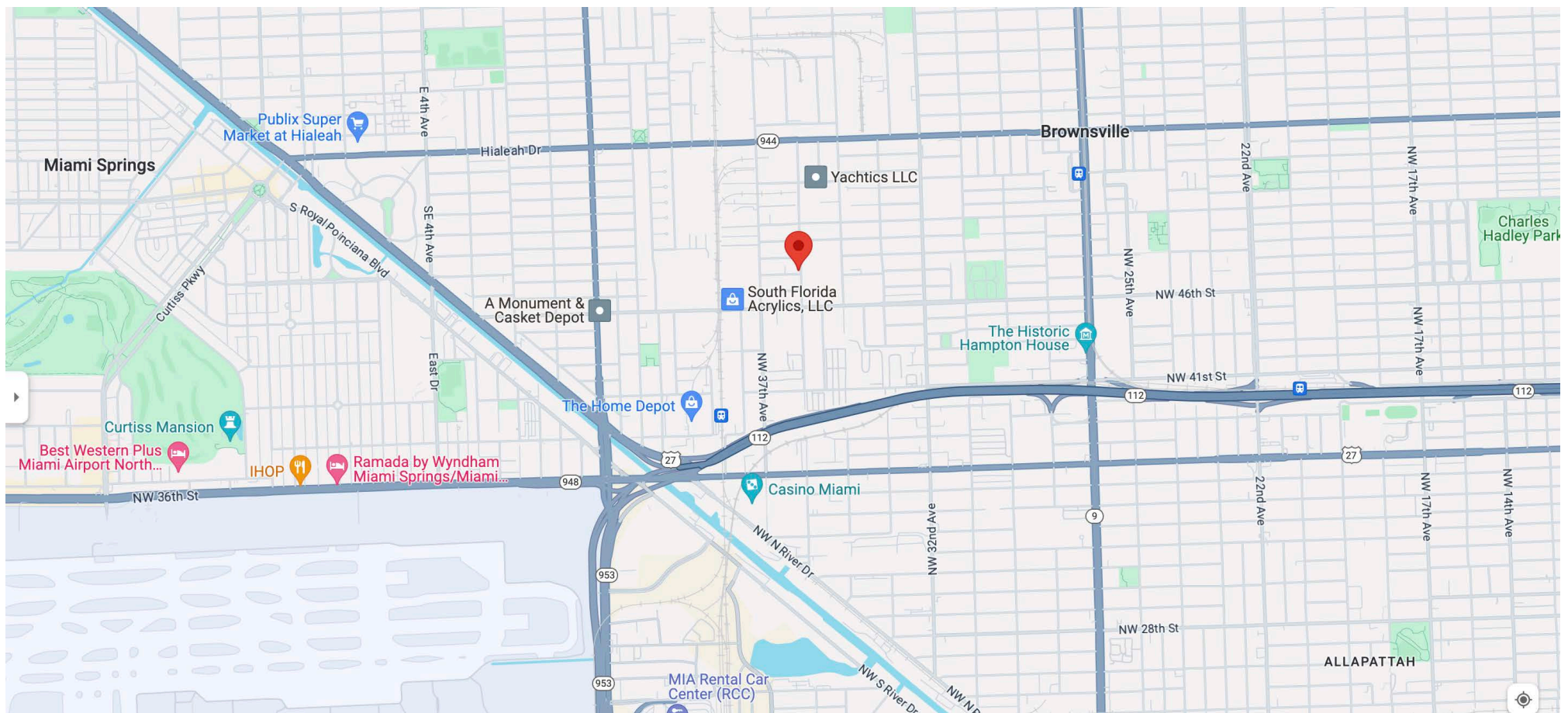
### Variety of Uses:

- Tow Truck Operators: A fenced industrial lot provides a secure storage area for towed vehicles.
- Equipment Rental Companies: Store heavy equipment, machinery, and tools in a secure and easily accessible location.
- Construction Companies: Use the lot for equipment and material storage, or as a staging area for projects.
- Landscaping and Lawn Care Services: Store equipment, trucks, and materials in a secure and organized manner.
- Trucking and Transportation Companies: Park and store trucks, trailers, and equipment.
- Storage and Warehousing: Offer storage solutions for businesses and individuals.
- Scrap Metal Recycling: Collect, process, and store scrap metal.
- Car and Truck Sales: Store inventory for car and truck dealerships.
- Equipment Maintenance and Repair: Use the lot as a repair and maintenance facility for heavy equipment and machinery.
- Disaster Response and Recovery: Store equipment and supplies for disaster response and recovery efforts.
- Environmental Remediation: Store equipment and supplies for environmental cleanup and remediation projects.
- Agricultural Services: Store equipment, supplies, and materials for agricultural businesses.
- Waste Management: Store waste collection equipment and supplies.
- Manufacturing and Fabrication: Use the lot for outdoor manufacturing, assembly, or fabrication processes.
- Government Agencies: Store equipment, supplies, and vehicles for government agencies

## Location Summary

4800 NW 36th Ave is located in Miami, Florida. The area is primarily industrial and commercial, with various businesses, warehouses, and offices. It is relatively close to major transportation routes, including the Miami International Airport, making it a convenient location for logistics and distribution companies. The surrounding neighborhoods may feature a mix of residential and industrial zones, providing a diverse environment. Miami's vibrant culture and economic activities also contribute to the area's significance.

The lot is close to major transportation routes such as State Road 112, I-95, and the Dolphin Expressway (State Road 836). This accessibility facilitates easy distribution and logistics operations. The area is zoned for industrial use, which means it is designed to accommodate warehouses, manufacturing plants, distribution centers, and other industrial facilities.





## Property Description

Property Features

02



# SUBJECT PROPERTY - NORTH VIEW





# SUBJECT PROPERTY





# WEST AERIAL VIEW







03

## Demographics

Demographics

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,092	206,678	577,660
2010 Population	17,744	206,741	601,593
2024 Population	18,361	207,395	636,848
2029 Population	18,753	212,864	663,063
2024 African American	3,936	37,740	100,456
2024 American Indian	51	966	2,697
2024 Asian	34	788	5,722
2024 Hispanic	13,781	160,979	475,514
2024 Other Race	2,400	32,266	87,475
2024 White	3,578	44,975	162,540
2024 Multiracial	8,362	90,621	277,835
2024-2029: Population: Growth Rate	2.10 %	2.60 %	4.05 %
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	788	14,392	39,489
\$15,000-\$24,999	944	10,367	31,178
\$25,000-\$34,999	864	9,301	26,285
\$35,000-\$49,999	752	10,336	30,168
\$50,000-\$74,999	723	8,183	28,567
\$75,000-\$99,999	864	8,696	28,962
\$100,000-\$149,999	898	8,138	31,469
\$150,000-\$199,999	296	2,763	14,582
\$200,000 or greater	220	2,316	16,950
Median HH Income	\$45,713	\$38,648	\$47,892
Average HH Income	\$69,054	\$61,605	\$80,129

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,990	71,549	211,946
2010 Total Households	5,639	68,620	212,510
2024 Total Households	6,347	74,492	247,649
2029 Total Households	6,620	77,917	267,251
2024 Average Household Size	2.88	2.75	2.53
2000 Owner Occupied Housing	2,816	26,977	79,062
2000 Renter Occupied Housing	2,683	39,791	118,127
2024 Owner Occupied Housing	2,726	25,609	83,059
2024 Renter Occupied Housing	3,621	48,883	164,590
2024 Vacant Housing	344	4,902	25,202
2024 Total Housing	6,691	79,394	272,851
2029 Owner Occupied Housing	2,935	27,594	89,981
2029 Renter Occupied Housing	3,684	50,324	177,270
2029 Vacant Housing	394	5,552	25,194
2029 Total Housing	7,014	83,469	292,445
2024-2029: Households: Growth Rate	4.25 %	4.50 %	7.70 %

Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,230	13,698	49,379
2024 Population Age 35-39	1,200	13,759	46,994
2024 Population Age 40-44	1,247	13,481	43,962
2024 Population Age 45-49	1,185	12,936	40,983
2024 Population Age 50-54	1,337	15,019	45,294
2024 Population Age 55-59	1,372	15,272	43,972
2024 Population Age 60-64	1,392	15,302	43,436
2024 Population Age 65-69	1,044	11,805	33,926
2024 Population Age 70-74	766	9,427	28,111
2024 Population Age 75-79	591	7,542	22,575
2024 Population Age 80-84	387	5,447	16,642
2024 Population Age 85+	477	6,451	19,700
2024 Population Age 18+	14,876	169,230	530,477
2024 Median Age	43	43	42

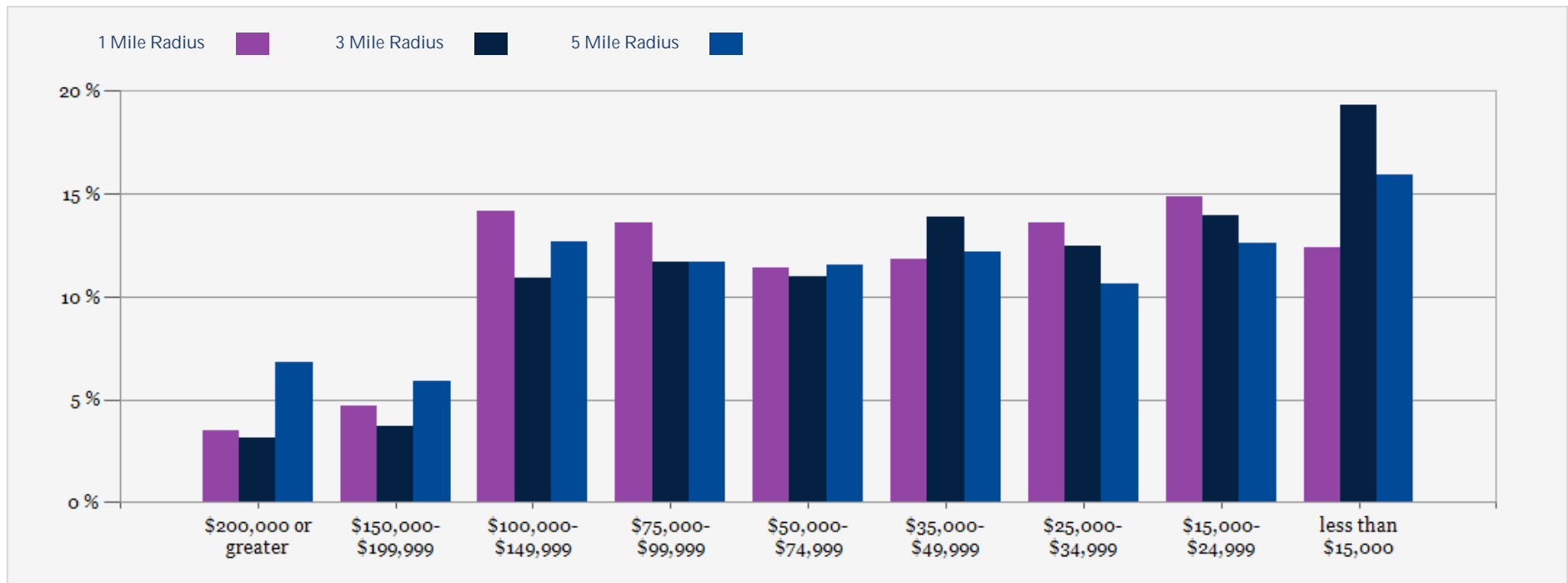
2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,454	\$47,228	\$64,163
Average Household Income 25-34	\$68,579	\$65,946	\$89,058
Median Household Income 35-44	\$54,556	\$48,150	\$65,340
Average Household Income 35-44	\$74,889	\$70,877	\$96,864
Median Household Income 45-54	\$61,464	\$51,256	\$64,100
Average Household Income 45-54	\$79,949	\$75,212	\$95,919
Median Household Income 55-64	\$48,060	\$40,276	\$48,707
Average Household Income 55-64	\$67,964	\$62,831	\$80,756
Median Household Income 65-74	\$34,461	\$31,156	\$35,196
Average Household Income 65-74	\$59,807	\$51,610	\$64,246
Average Household Income 75+	\$62,418	\$42,222	\$48,814

2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	1,166	13,181	48,275
2029 Population Age 35-39	1,259	14,056	49,247
2029 Population Age 40-44	1,251	13,975	46,964
2029 Population Age 45-49	1,277	13,924	44,834
2029 Population Age 50-54	1,151	13,090	41,102
2029 Population Age 55-59	1,276	14,730	44,026
2029 Population Age 60-64	1,288	14,572	42,103
2029 Population Age 65-69	1,260	14,308	41,040
2029 Population Age 70-74	922	11,145	32,498
2029 Population Age 75-79	686	8,608	26,044
2029 Population Age 80-84	476	6,218	19,057
2029 Population Age 85+	474	6,590	20,509
2029 Population Age 18+	15,289	174,349	555,000
2029 Median Age	43	44	43

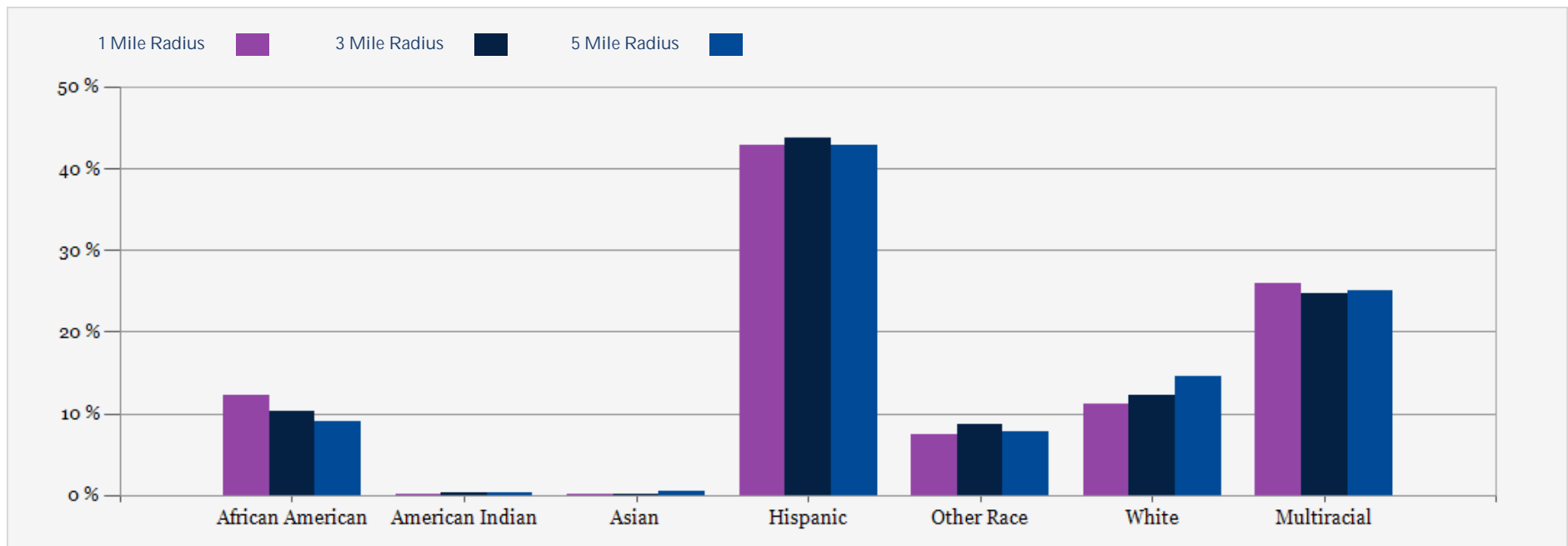
2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,982	\$66,180	\$81,070
Average Household Income 25-34	\$84,932	\$84,017	\$108,102
Median Household Income 35-44	\$75,110	\$67,245	\$84,035
Average Household Income 35-44	\$93,792	\$90,407	\$118,233
Median Household Income 45-54	\$78,260	\$71,518	\$84,770
Average Household Income 45-54	\$98,452	\$95,659	\$119,840
Median Household Income 55-64	\$67,395	\$54,947	\$70,681
Average Household Income 55-64	\$87,598	\$81,389	\$103,363
Median Household Income 65-74	\$44,685	\$40,101	\$46,085
Average Household Income 65-74	\$78,066	\$68,629	\$83,550
Average Household Income 75+	\$80,612	\$55,608	\$64,715



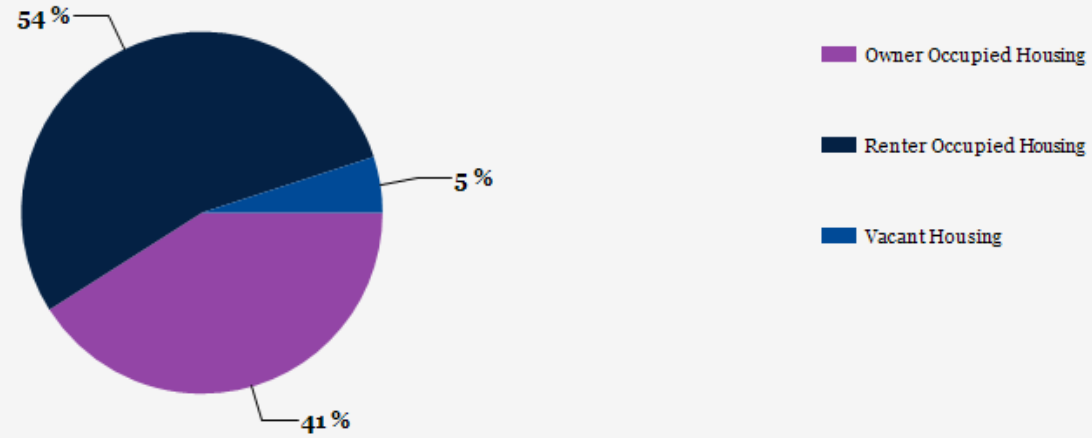
## 2024 Household Income



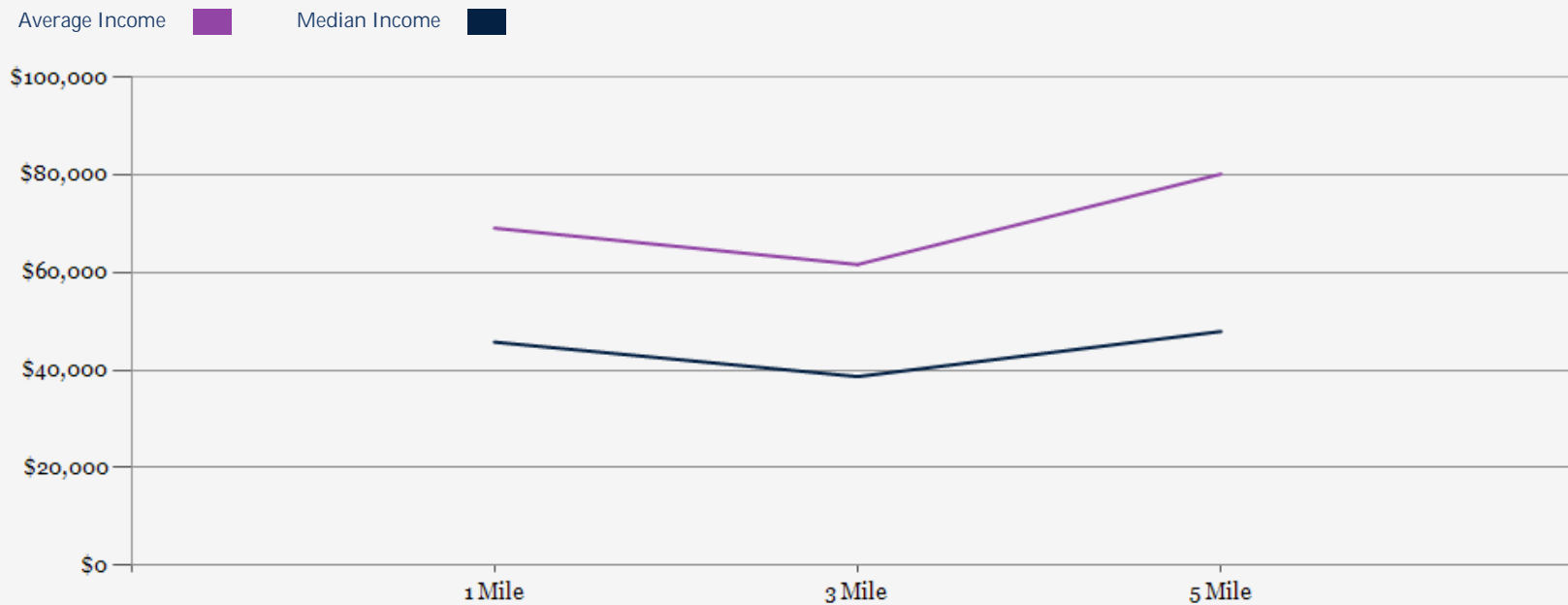
## 2024 Population by Race



## 2024 Household Occupancy - 1 Mile Radius



## 2024 Household Income Average and Median







04

Company Profile

Advisor Profile

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Each Office is Independently Owned And Operated

Manny Chamizo III  
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 38 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.



# Multi-Use Industrial Lot Opportunity



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***"Connect with the well connected."***

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