



# Retail For Lease at Fourteen Allapatah

1470 NW 36<sup>TH</sup> Street | Miami, FL 33142

**Daniel Pou**

Partner

danny@fusecre.com  
305.934.8390

**Ivo Tsinev**

Partner

ivo@fusecre.com  
305.934.8390

Fuse Commercial LLC  
Real Estate Services  
10200 SW 66th St, Miami FL  
info@fusecre.com | www.fusecre.com



Information herein has been obtained from sources deemed reliable, however accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# Retail For Lease at Fourteen Allapatah

1470 NW 36<sup>TH</sup> Street | Miami, FL 33142



## AVAILABILITIES

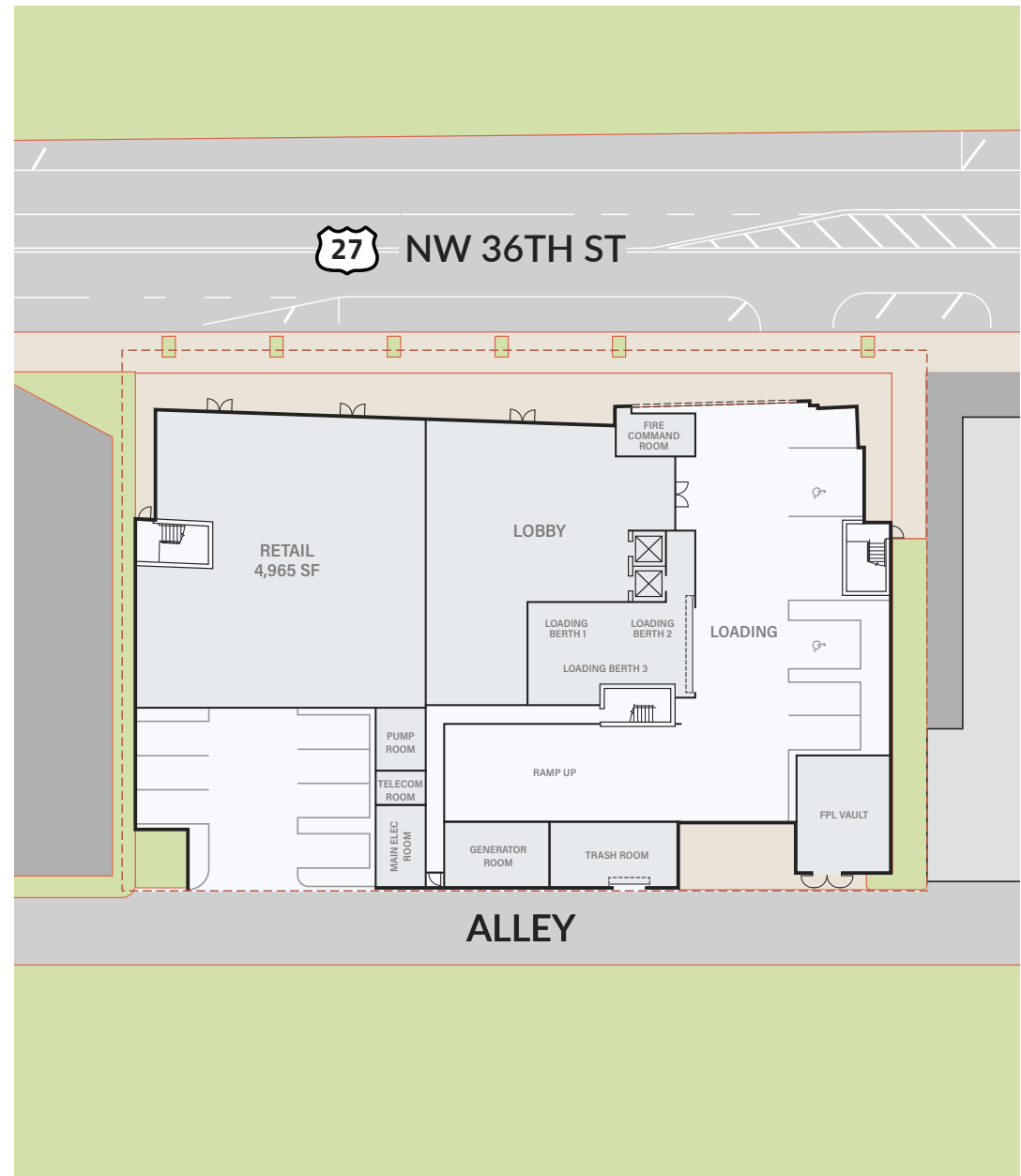
- Retail Space at Allapatah 14 available- 4,965 SF

## PROPERTY HIGHLIGHTS

- 4,965 SF Retail Space – Strategically positioned in a brand new 237 residential unit mixed-use development.
- Ideal for retail, restaurant, or service-oriented businesses.
- Prime Allapatah Location – Located on Northwest 36th Street and 14th Avenue, in one of Miami's most culturally rich and fast-evolving neighborhoods.
- High Visibility & Foot Traffic – Benefit from the bustling Allapatah area with steady foot traffic from nearby residential and commercial developments.
- Mixed-Use Advantage – Situated in a balanced live-work-play environment, enhancing customer engagement and business potential.
- Diverse Customer Base – Reach a wide range of clientele from local residents, neighboring businesses, and visitors.
- Easy Access – Close to major roadways and public transportation, ensuring convenience for both tenants and customers.
- Modern, Flexible Space – A blank canvas in a brand-new construction, designed to accommodate a variety of retail concepts.

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Total Population:	13,837	210,383	451,872
Households:	5,441	66,775	139,451
Average HH Income:	\$71,265	\$58,411	\$54,828
Daytime Population:	15,976	82,260	179,141



Information herein has been obtained from sources deemed reliable, however accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



# Retail For Lease at Fourteen Allapattah

1470 NW 36<sup>TH</sup> Street | Miami, FL 33142



Information herein has been obtained from sources deemed reliable, however accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



# Retail For Lease at Fourteen Allapatah

1470 NW 36<sup>TH</sup> Street | Miami, FL 33142



**Daniel Pou**

Partner

danny@fusecre.com  
305.934.8390

**Ivo Tsinev**

Partner

ivo@fusecre.com  
305.934.8390

Fuse Commercial LLC  
Real Estate Services  
10200 SW 66th St, Miami FL  
info@fusecre.com | www.fusecre.com

