



1936 Normandy Dr.

Miami Beach, FL 33141

PRICE \$1,750,000.00

Location Features

- Frontage along Normandy Drive.
- 13 minute walk to the Normandy Isle restaurant and retail row.
- Close to services and amenities such as banks, schools, pharmacies, restaurants, gas stations, etc.
- Easy access to Aventura, Bal Harbor, Surfside, Miami Beach, South Beach, Wynwood, Downtown Miami, Bayside, Miami International Airport, Port of Miami, etc.



Folio	02-3210-011-0460
Total Rentable SF	±6,300 SF
Lot Size	±6,250 SF
Units	1 bed / 1 bath
Year Built	1958

50 Year recertification issued July 2018. Expires May 2028

Demographics

	RADIUS	TOTAL POPULATION	AVERAGE HH INCOME
1 Mile		17,003	\$82,923
3 Mile		101,145	\$95,228
5 Mile		312,478	\$75,559

Traffic Count



36,500
CARS PER DAY ON
NORMANDY
DRIVE



Lucia Custer
+1 786 433 0308
lcuster@naimiami.com

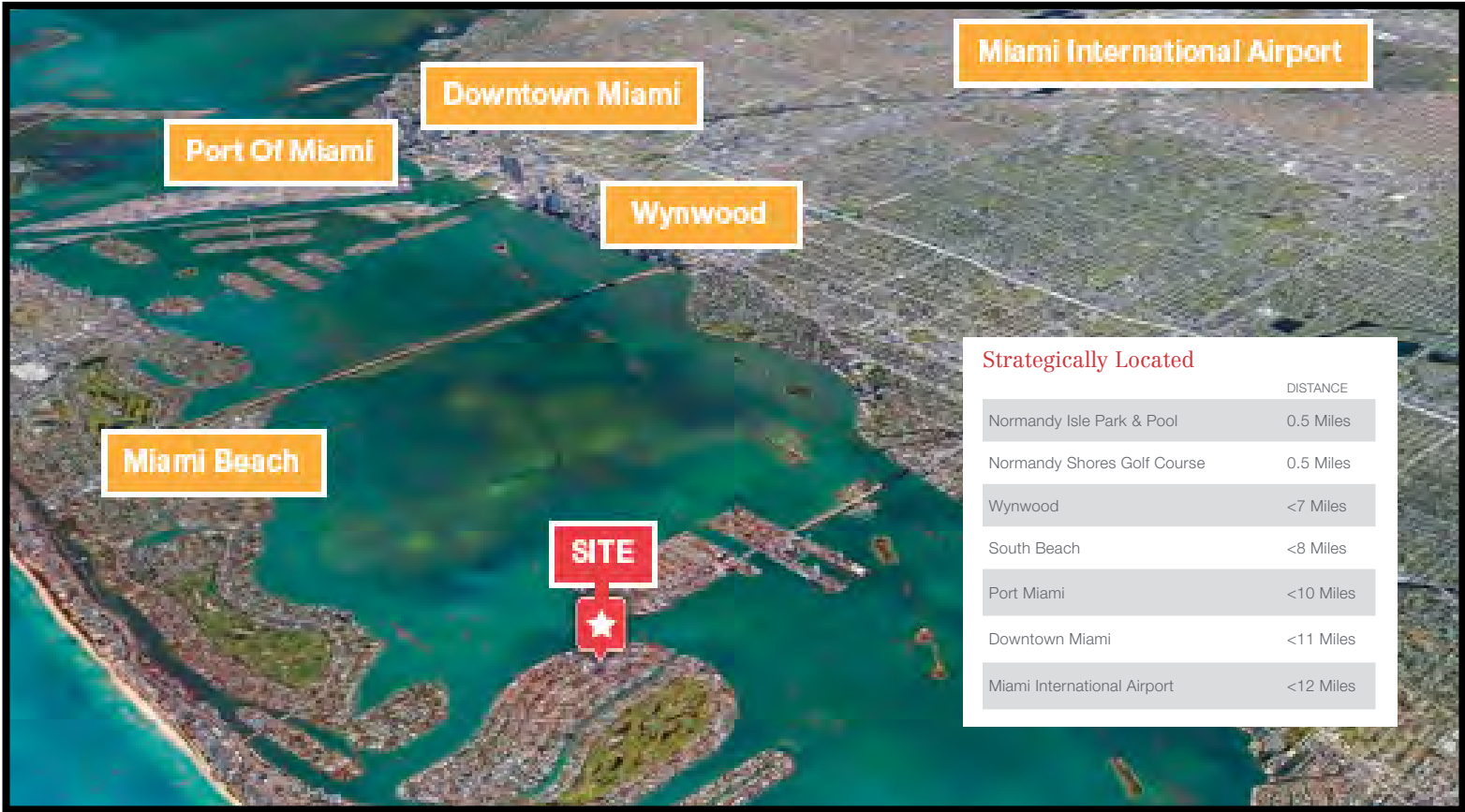
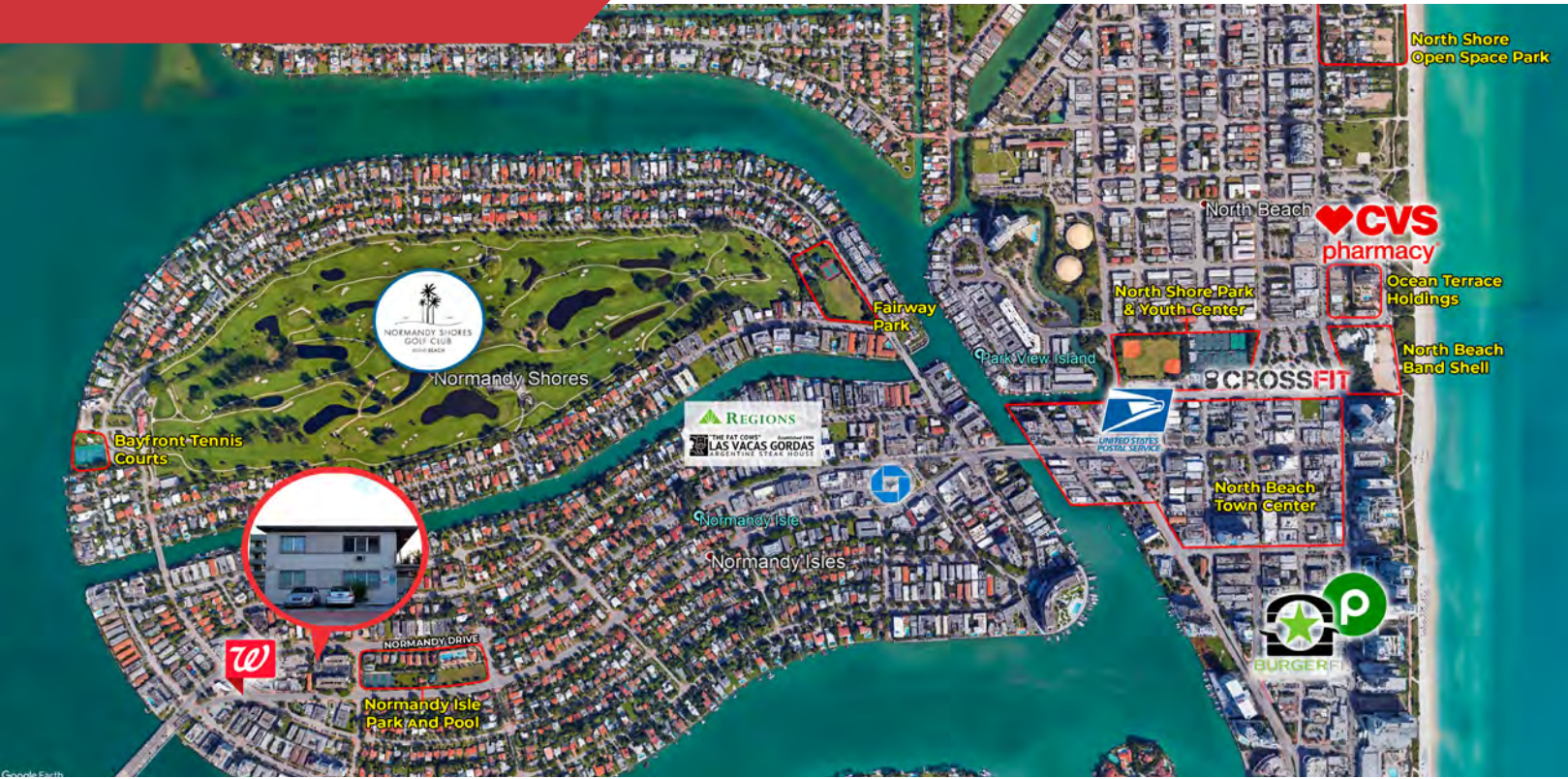


Gabriel Garcia-Menocal, SIOR
+1 786 433 3148
ggarcia-menocal@naimiami.com

9655 South Dixie Highway, Suite 300
Miami, FL 33156
+1 305 938 4000
naimiami.com

FOR SALE

NEIGHBORHOOD MAPS



Strategically Located

	DISTANCE
Normandy Isle Park & Pool	0.5 Miles
Normandy Shores Golf Course	0.5 Miles
Wynwood	<7 Miles
South Beach	<8 Miles
Port Miami	<10 Miles
Downtown Miami	<11 Miles
Miami International Airport	<12 Miles

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INTERIOR PHOTOS

