

# the atrium

254 SE 1 STREET • DOWNTOWN MIAMI • 33131

**CENTRE-LINE**  
pure retail



## AVAILABLE

2nd Gen. Restaurant: **1,428 sf**

## PROPERTY HIGHLIGHTS

- Fully built out restaurant with hood & grease trap
- Ground floor retail with luxury apartments above
- Located at the intersection of SE 1 Street & SE 3 Ave in Downtown Miami's Central Business District
- Adjacent to 630-space parking garage
- 1 block from Whole Foods
- 2 blocks from the Metromover
- The population of Miami's Central Business District has grown 24.7% since 2010



## NEIGHBORING TENANTS



## LEASING INFORMATION

Brian Gelley  
305.576.9008 ext. 1  
bg@centre-line.com

## DOWNTOWN MIAMI STATS CENTRAL BUSINESS DISTRICT

**13,856**

2018 estimated population

**47,749**

daytime population

**\$97,103**

average household income

**24.7%**

population growth, 2010-2018

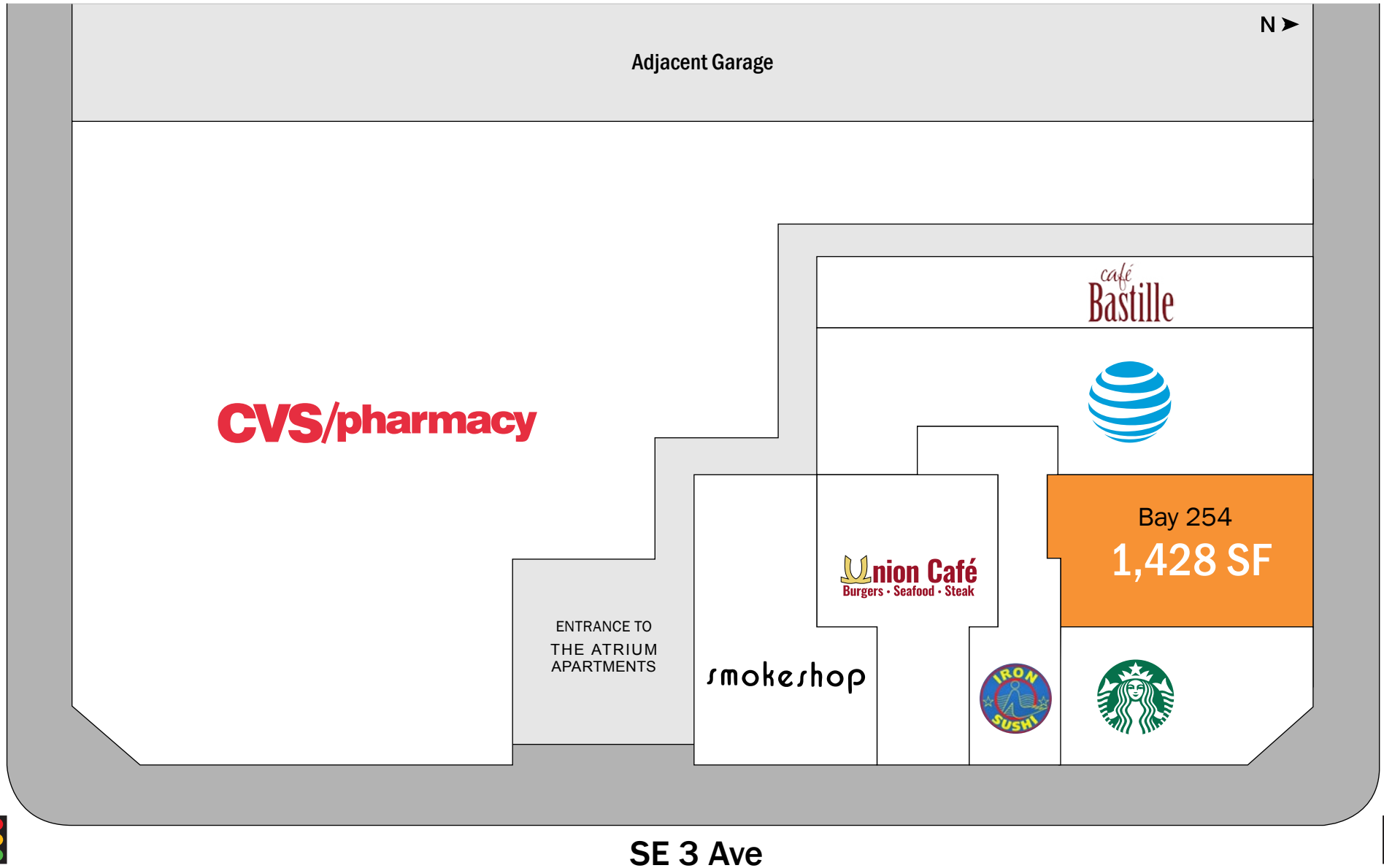
**6,660**

condos in the development pipeline



## LEASING INFORMATION

Brian Gelley  
305.576.9008 ext. 1  
bg@centre-line.com



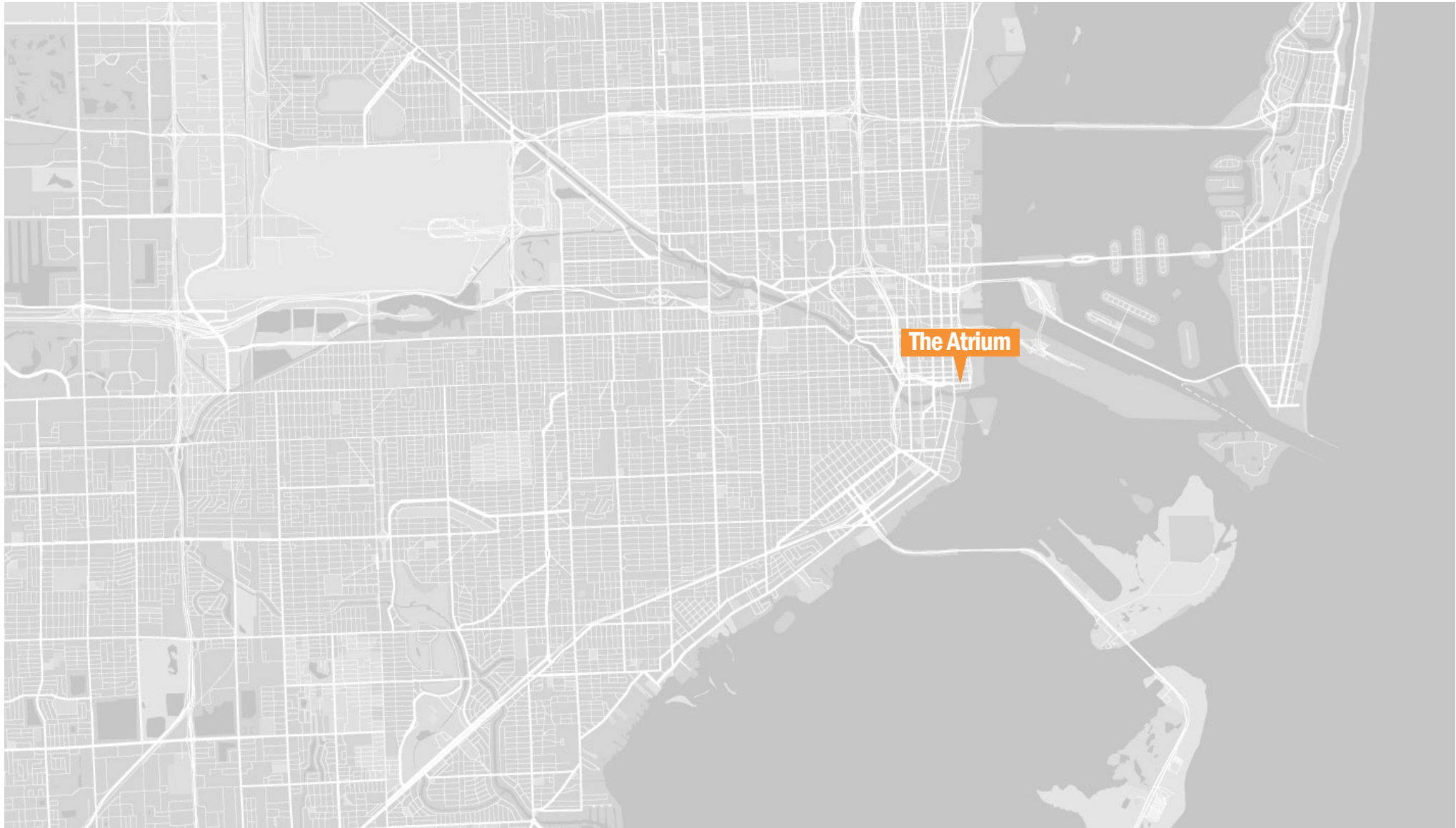
LEASING INFORMATION

Brian Gelley  
305.576.9008 ext. 1  
bg@centre-line.com

# the atrium

254 SE 1 STREET • DOWNTOWN MIAMI • 33131

**CENTRE-LINE**  
pure retail



## LEASING INFORMATION

Centre-Line Real Estate • 4770 Biscayne Blvd, Suite 920 • Miami, FL 33137 • [centre-line.com](http://centre-line.com)

Brian Gelley  
305.576.9008 ext. 1  
[bg@centre-line.com](mailto:bg@centre-line.com)