

333

SOUTH MIAMI AVE  
Miami, Florida

2,085 SF

2,161 SF

333

## FOR LEASE

- Retail/Office On Miami River
- Faces Downtown I-95 Exit
- Large Signage Exposure



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**2,085 SF to 4,246 SF**  
Retail/Office Space Available

# Highlights

- 2,085 SF to 4,246 SF of retail/office space on the Miami River across from Brickell City Centre
- Located off the Downtown Miami I-95 entrance/exit between South Miami Avenue and the Riverwalk Metromover Station
- Directly across South Miami Avenue are 3 Riverfront residential condo towers, The Ivy, Mint and Wind totalling over 1,600 (1-3 bedroom) condo residences
- A short walking distance from the Miami Convention Center and 615-room connected Hyatt Regency Hotel

## The Area

Miami-Dade welcomes over 23 million people each year, of which:

- Downtown Miami is the second most visited neighborhood by tourists, attracting 49% of all international visitors and 42% of all domestic visitors.
- Bayside Marketplace is the second most popular attraction, just a short Metromover ride away, drawing 31% of all international visitors and 18% of all domestic visitors.

## The Property

At the corner of S Miami Avenue and SW 3<sup>rd</sup> Street, neighboring the Riverwalk Metromover Station; the property is well positioned to take advantage of the many opportunities for pedestrian, car and Metromover traffic. Located between 3 Riverfront residential condo towers, the Miami Convention Center and Riverside Miami, the property is positioned equally to serve residents and visitors.

## The Future

The surrounding riverfront areas are currently undertaking a unique transformation embracing its breathtaking views and opportunities for open spaces. Directly across the river, Riverside Miami opened at the start of 2020 offering 120,000 square feet of waterfront dining, drinks, and green space. This new construction may pave the way for additional construction along the River including a long awaited riverwalk.

# Key Demographics

1 Mile



**Current Population**  
(2020)  
**70,535**



**Daytime Population**  
(2020)  
**126,672**



**Average Household Income**  
(2020)  
**\$88,774**



**Average Net Worth**  
(2020)  
**\$320,021**

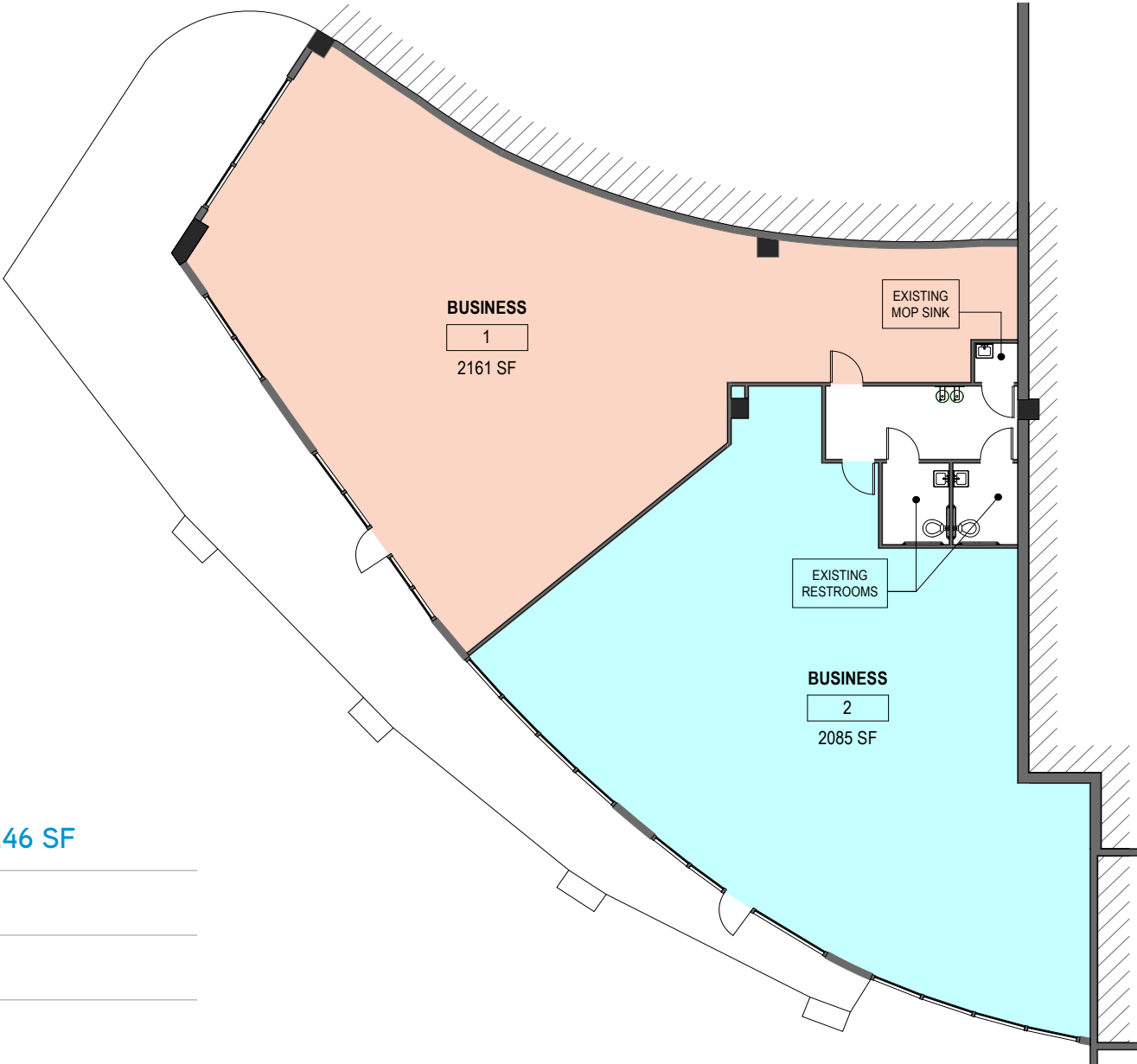


**Median Home Value**  
(2020)  
**\$440,279**



**Median Age**  
(2020)  
**36.4**

# Floor Plan



## BUILDING SPECIFICATIONS

Property Size:	± 2,085 to ± 4,246 SF
Possession	Immediate
Rent	Upon request



# BRICKELL

## ◆ RESTAURANTS

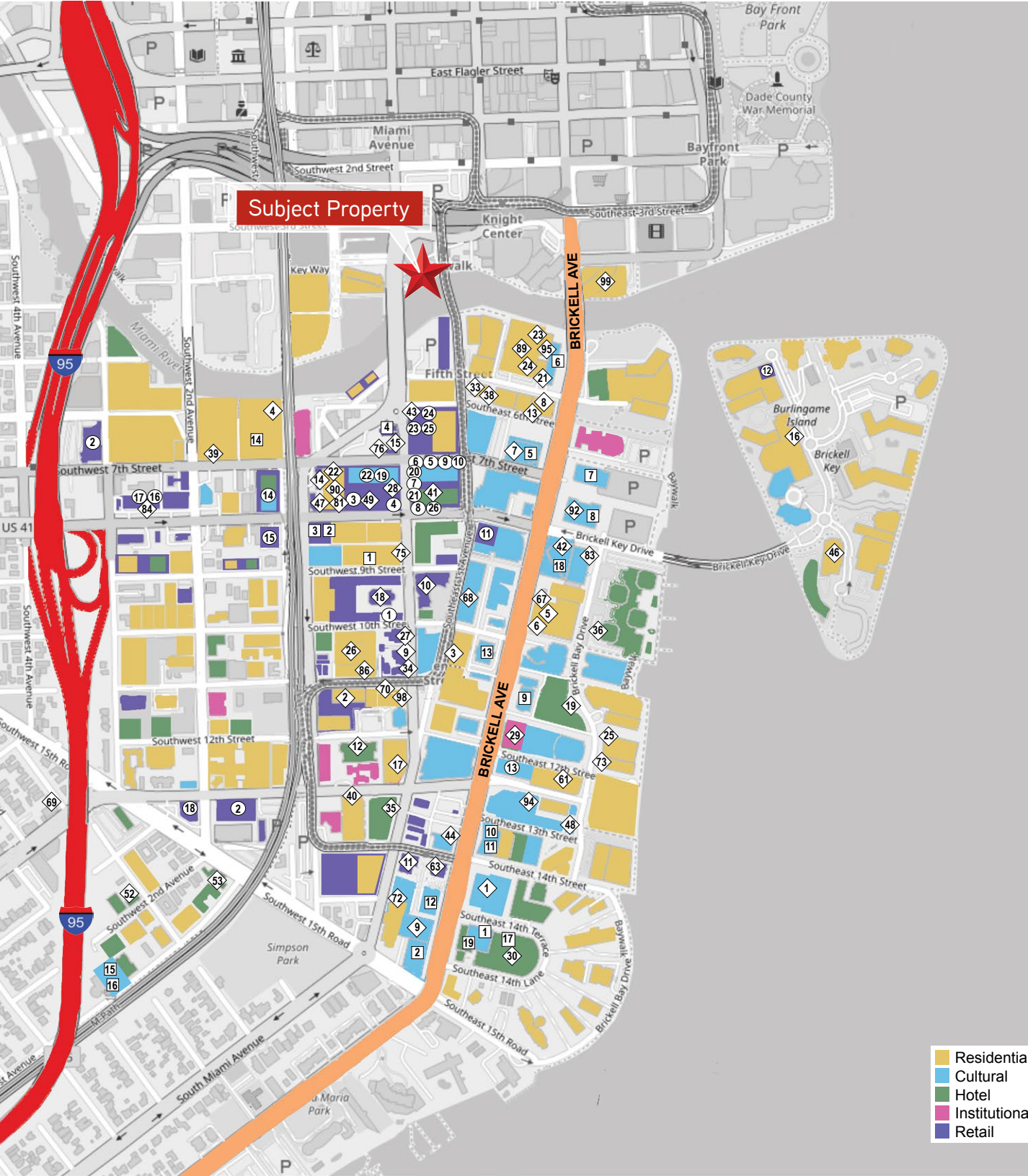
- 1 100 MONTADITOS
- 2 111 PERUVIAN BISTRO
- 3 AKASHI
- 4 AMERICAN SOCIAL
- 5 AMOUR DE MIAMI
- 6 ATELIER MONNIER
- 7 B BISTRO + BAKERY
- 8 BABY JANE COCKTAIL HOUSE
- 9 BAIRES GRILL
- 10 BALANS RESTAURANT & BAR
- 11 BARSECCO
- 12 BATCH GASTROPUB
- 13 BETTER DAYS
- 14 BLACKBIRD ORDINARY
- 15 BONDING
- 16 BRASSERIE BRICKELL KEY
- 17 BRICKELL KITCHEN
- 18 BURGER & BEER JOINT
- 19 CANA RESTAURANT & LOUNGE
- 20 CANDELA GASTROBAR
- 21 CANTINA LA VEINTE
- 22 CASA TUA CUCINA
- 23 CIPRIANI
- 24 COYO TACO
- 25 CRAZY ABOUT YOU
- 26 DOGHOUSE
- 27 DOLORES BUT YOU CAN CALL ME LOLITA
- 28 DR. SMOOD
- 29 DRAKE'S BAR
- 30 EDGE STEAK & BAR
- 31 EGGS & BAKERY
- 32 EL TUCAN
- 33 EL CIELO
- 34 EMPANAZZIO
- 35 FI'LIA
- 36 FLAMINGO THEATRE BAR
- 37 FLEMING'S PRIME STEAKHOUSE
- 38 FRIEND'S MARKET & BISTRO
- 39 GRAZIANO'S
- 40 GYU-KAKU JAPANESE BBQ
- 41 KATSUYA BRICKELL
- 42 KOMODO
- 43 LA CENTRALE
- 44 LA ESTACION CAFÉ
- 45 LA LIPITA
- 46 LA MAR BY GASTON ACURIO
- 47 LA MOON
- 48 LA PETITE MAISON
- 49 LA SANDWICHERIE
- 50 LA TERRAZA CAFÉ & BAR
- 51 LATIN CAFÉ 2000
- 52 LE MARCHE CAFÉ
- 53 LIMA
- 54 LOL ON THE BAY
- 55 MARION MIAMI
- 56 MIAMI FRESH CAFÉ
- 57 MISTER 01
- 58 MO BAR
- 59 MOMI RAMEN
- 60 N BY NAOE
- 61 NIKKO BY SUNSHINE
- 62 NORTH ITALIA
- 63 NOVECENTO
- 64 OBRA KITCHEN TABLE
- 65 P.F. CHANG'S
- 66 PALMAS CAFÉ
- 67 PASION DEL CIELO
- 68 PEPITO'S PLAZA
- 69 PERRICONE'S MARKETPLACE & CAFÉ
- 70 PILO'S STREET TACOS
- 71 PIOLA
- 72 PM FISH & STEAKHOUSE
- 73 POKE LIFE
- 74 PUBBELLY SUSHI
- 75 QUINTO LA HUELLA
- 76 RIVER SEAFOOD OYSTER BAR
- 77 SAAM
- 78 SANTA FE NEWS & ESPRESSO
- 79 S'BAR
- 80 SOCIAL CANTINA
- 81 STANZIONE 87
- 82 STARBUCKS
- 83 SUSHI RAO
- 84 SUSHI SAKE
- 85 SUSHIATO BRICKELL
- 86 SUVICHE
- 87 TACOLOGY
- 88 TEA ROOM
- 89 THE CAPITAL GRILLE
- 90 TOASTED BAGELRY & DELI
- 91 TOSCANA DIVINO
- 92 TRULUCK'S
- 93 VALENTIA MEDITERRANEAN
- 94 VAPIANO
- 95 WET DECK LOUNGE
- 96 XO EXPRESSO BAR
- 97 YAKU BY LA MAR
- 98 YUZI YAKITORI
- 99 ZUMA

## ● SHOPPING

- 1 BLUSH
- 2 PUBLIX
- 3 SAKS FIFTH AVENUE
- 4 APPLE
- 5 STUART WEITZMAN
- 6 MAC COSMETICS
- 7 GIUSEPPE ZANOTTI
- 8 LULULEMON
- 9 WOLF STORE
- 10 TED BAKER
- 11 BOCONCEPT MIAMI
- 12 ISLANDERS MARKETPLACE
- 13 CVS
- 14 THE UPS STORE
- 15 GO RUN
- 16 GNC
- 17 SALLY BEAUTY
- 18 WALGREENS
- 19 COLE HAAN
- 20 PANDORA
- 21 ALLSAINTS
- 22 SEPHORA
- 23 FABIANA FILIPPI
- 24 STITCHED
- 25 WESTIME
- 26 VICTORIA'S SECRET

## ■ BANKS | FITNESS

- 1 EQUINOX
- 2 CHASE BANK
- 3 HOT YOGA BRICKELL
- 4 EPIC HYBRID TRAINING
- 5 CITIBANK
- 6 SOCCER ROOFTOP
- 7 BANK OF AMERICA
- 8 SUNTRUST BANK
- 9 TD BANK
- 10 BRICKELL BANK
- 11 WELL FARGO BANK
- 12 BANKUNITED
- 13 OCEAN BANK
- 14 CKO KICKBOXING
- 15 CURE FITNESS
- 16 SKANDA YOGA
- 17 SANTANDER BANK
- 18 INTERNATIONAL FINANCE BANK
- 19 CITY NATIONAL BANK



Residential  
 Cultural  
 Hotel  
 Institutional  
 Retail



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SOUTH MIAMI AVE  
Miami, Florida

Downtown | Brickell

BRICKELL  
CITY CENTRE

RIVERSIDE

Riverwalk  
Metromover  
Station

Subject Property



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