

brickell shops @ miami river

250 SW 7 STREET • MIAMI, FL • 33130



PROJECT HIGHLIGHTS

- Future development with 3 floors of retail & 3 floors of parking (253 parking spaces)
- Located at the SEC of SW 3 Ave & SW 7 Street
- Easy access to and from I-95
- Caddy-corner to Publix
- Across from proposed Miami Riverwalk Towers
- GLA: 81,070 sf
 - Ground level - 17,100 sf
 - Second level - 32,605 sf
 - Third level - 31,365 sf

BRICKELL STATS

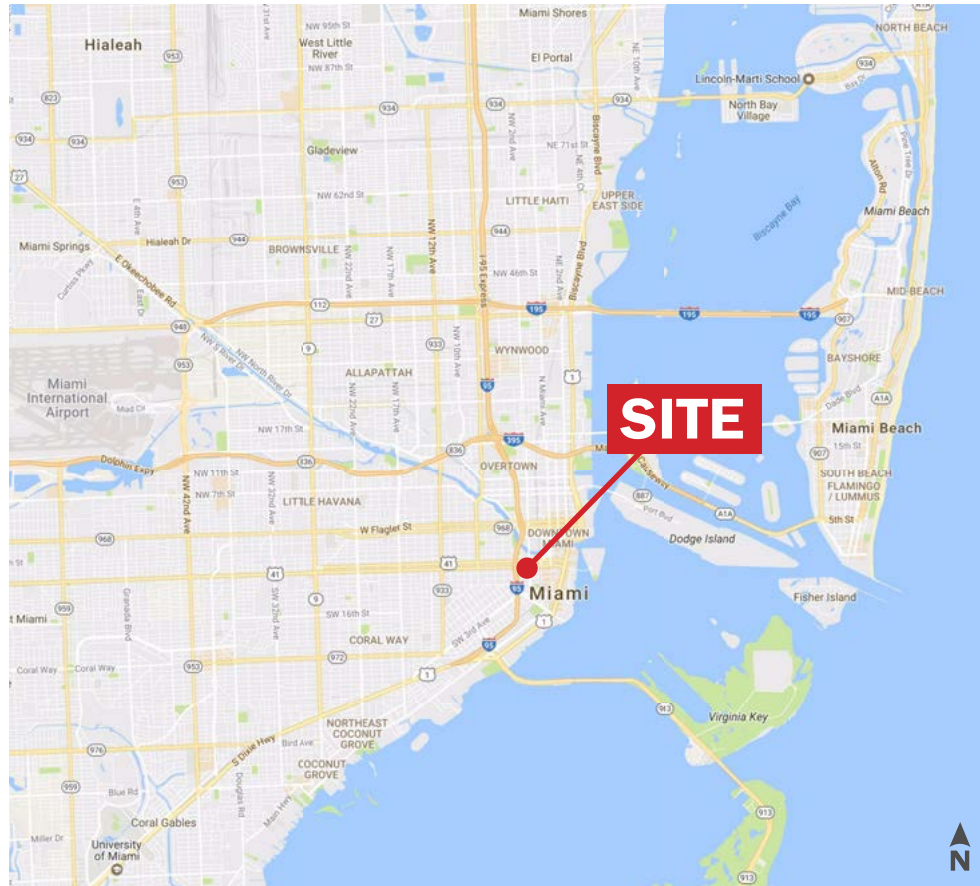
- 41,337**
2018 estimated population
- 11,295**
condos in the development pipeline
- \$120,523**
average household income
- 56.2%**
population growth, 2010-2018

LEASING INFORMATION

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MARKET OVERVIEW

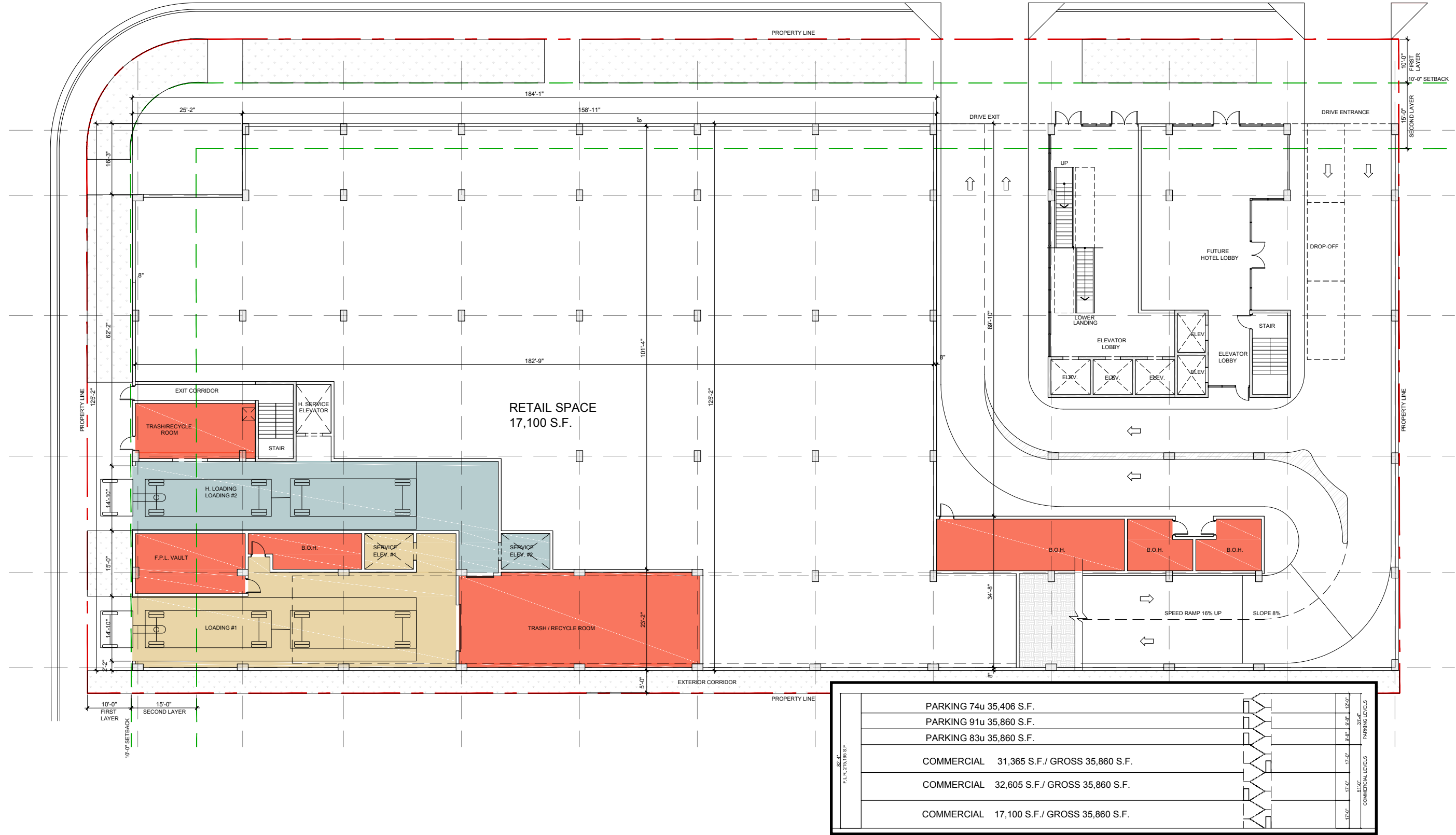
Known as “Manhattan of the South,” Brickell is one of the largest financial districts in the country. It is also one of Miami’s densest and fastest-growing neighborhoods. Miami’s urban transformation is most visible in West Brickell where Brickell and Little Havana meet.

Brickell Shops @ Miami River sits in the heart of this booming area. The site earned an impressive Walk Score of 96/100 and a Transit Score of 99/100. It is across the street from Publix, 2 blocks from Brickell City Centre and 4 blocks from Mary Brickell Village.

Located at signalized intersection of SW 7 Street & SW 3 Ave by Brickell’s main entrance to I-95, this project is centrally located among the largest residential and retail developments in the area, such as Brickell City Centre, Miami Riverwalk Towers (*proposed*), and Mary Brickell Village.



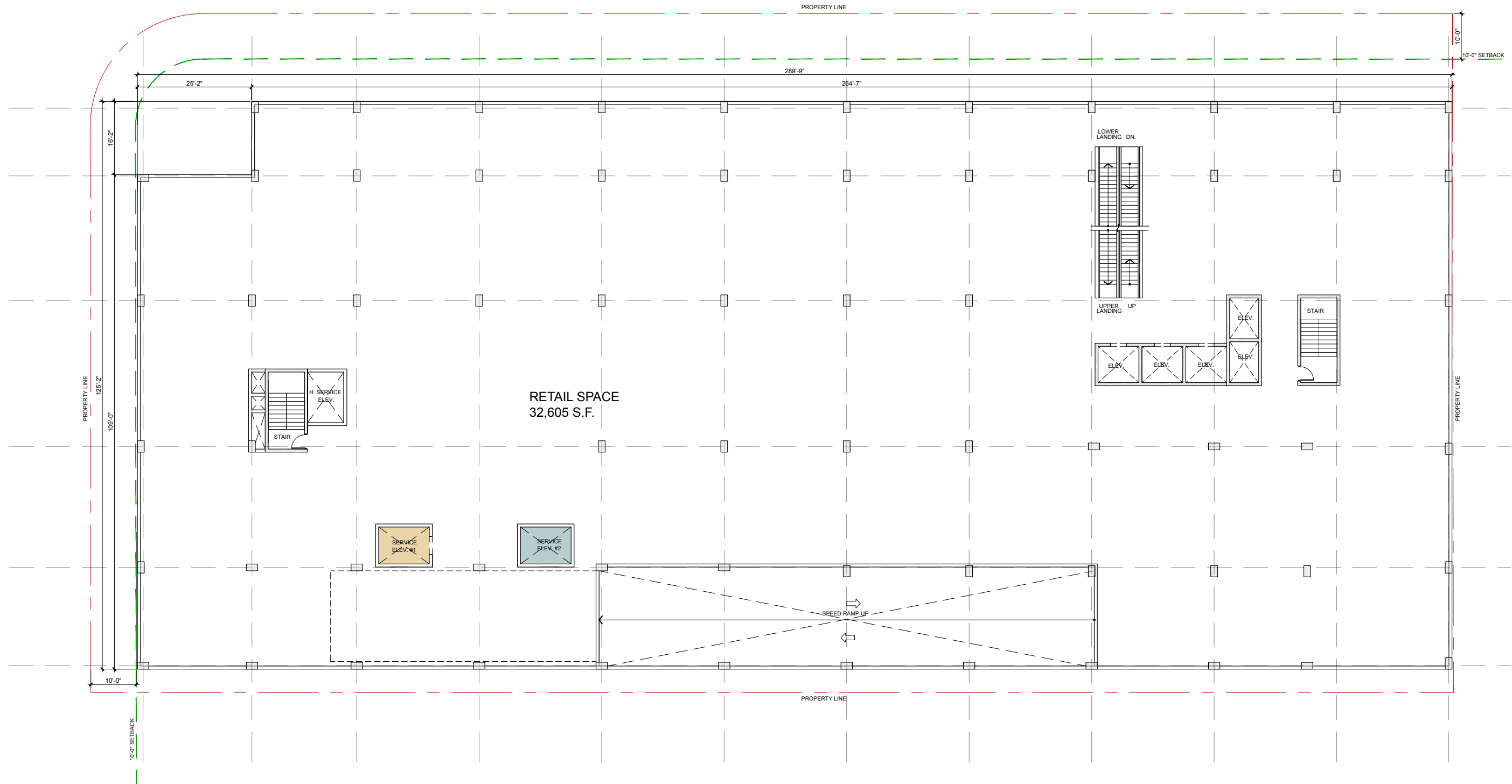
GROUND LEVEL



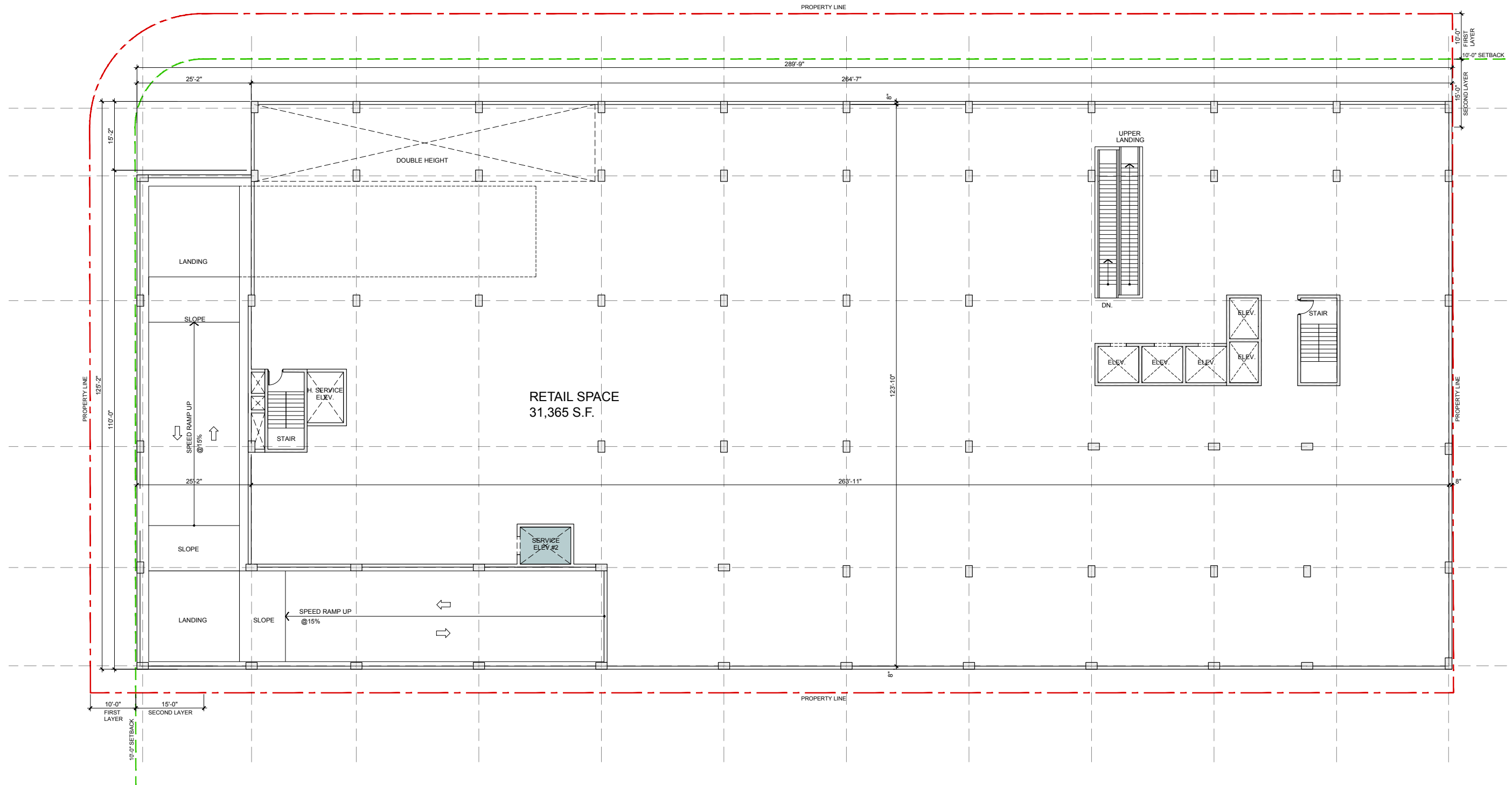
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SECOND LEVEL



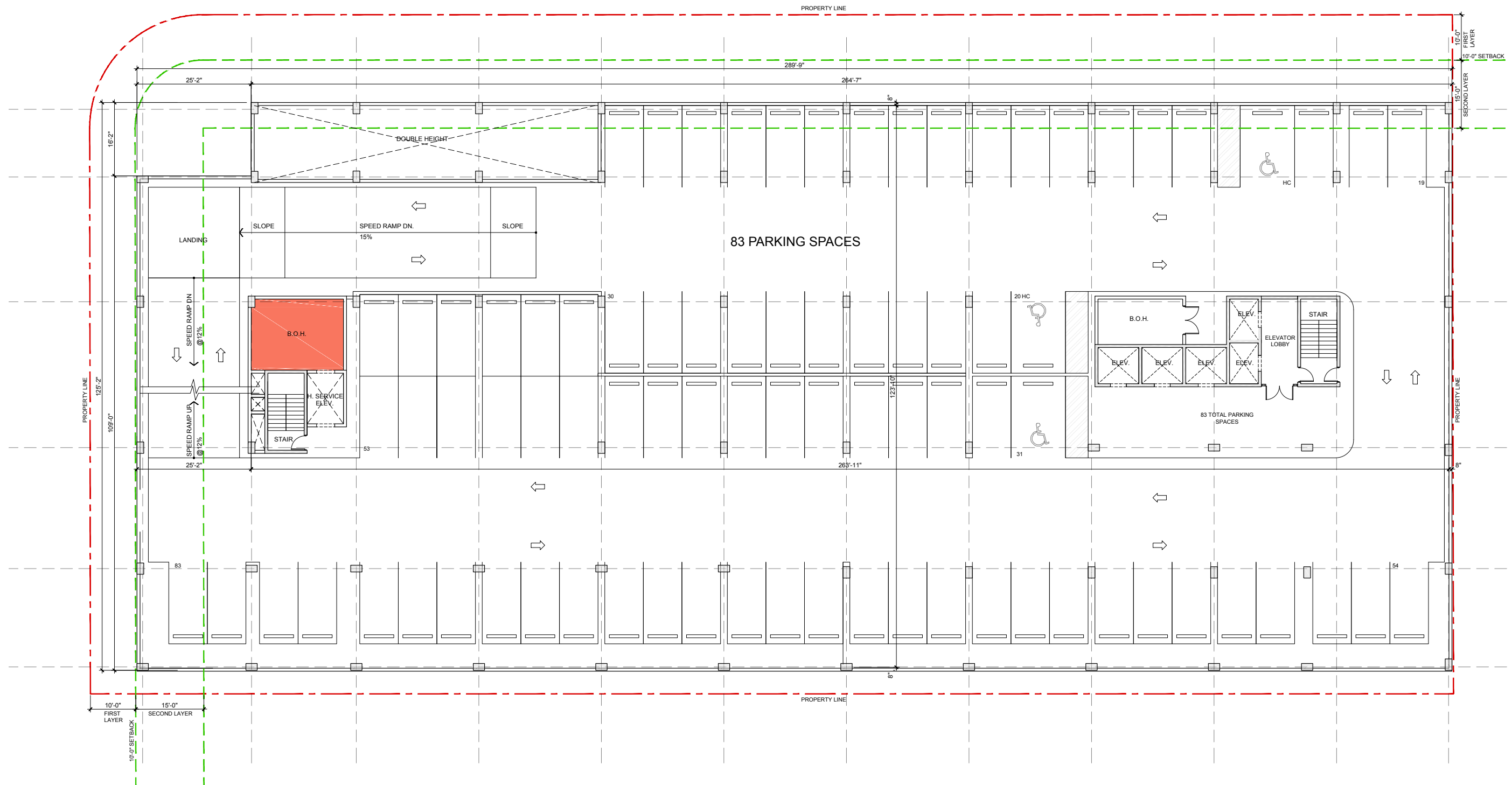
THIRD LEVEL



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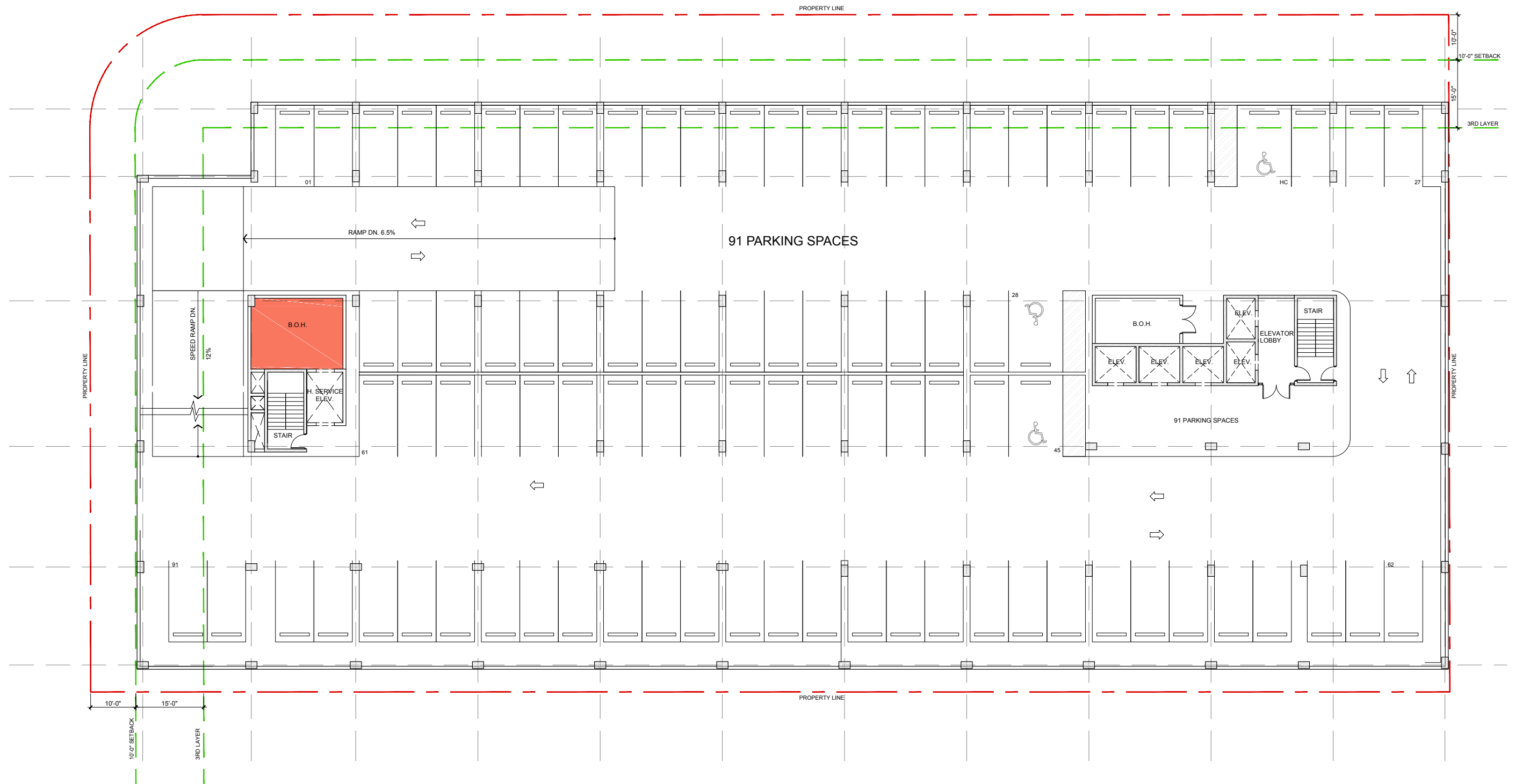
FOURTH LEVEL



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FIFTH LEVEL



SIXTH LEVEL

