

BRICKELL VIEW TERRACE



LOCATION ... LOCATION ... LOCATION

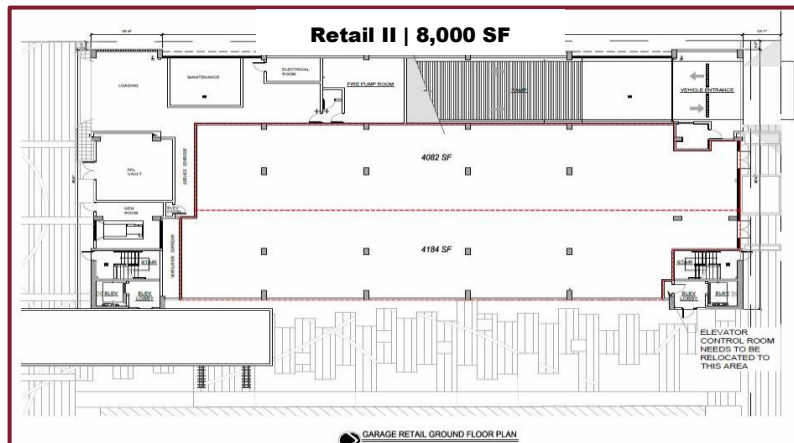
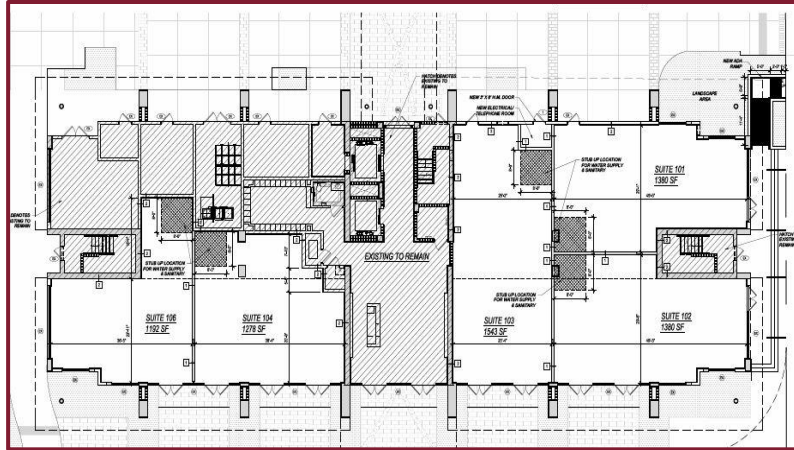
**940 SW 1st Avenue & 110 SW 9th Street
Miami, FL 33130**

New Ground Floor Retail

Retail & Restaurant Space for Lease



BRICKELL VIEW TERRACE



GROUND FLOOR SPACE: 8,266 SF ± (Divisible)

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$87,355± 3 Mile: \$74,006± 5 Mile: \$78,058±

POPULATION: 1 Mile: 77,872± 3 Mile: 249,274± 5 Mile: 498,435±

Note: Demographic population is considerably higher due to ongoing construction.

HIGHLIGHTS:

- Located in **Hip Brickell Corridor with Booming Daytime & Nighttime Populations**
- Join Dunkin', The UPS Store, Club Pilates and The Spot Classic Barber Shop
- Onsite and Street Parking Available, Tremendous Visibility
- Across from **Mary Brickell Village:** 400,000 SF lifestyle center and 35 Story Residential Tower, **Brickell City Centre**, a 4.6 million SF mixed use development, including a 500,000 SF mall, hotels, offices and condos
- **Adjacent to Brickell Metrorail Station, with 141,000± Riders per Day and the New Greenway Park**
- Within 1 Mile: **Millions of existing Square Feet!** 16 New Residential Towers under construction and 10 new
- Commercial Office Buildings



FOR LEASING INFORMATION

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