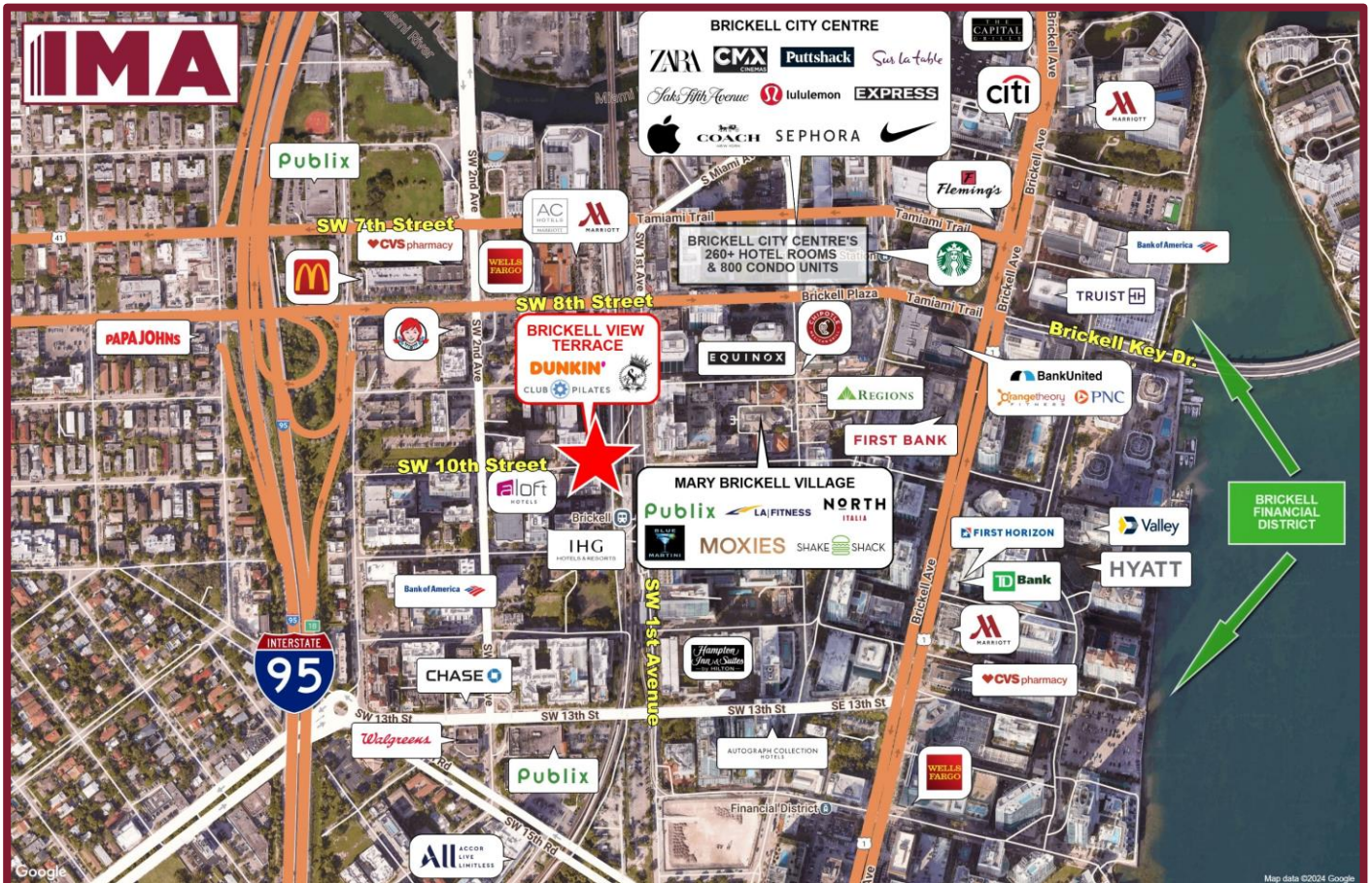


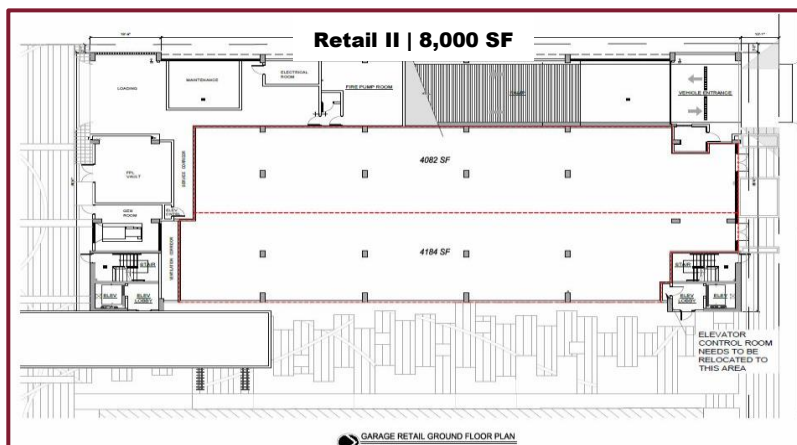
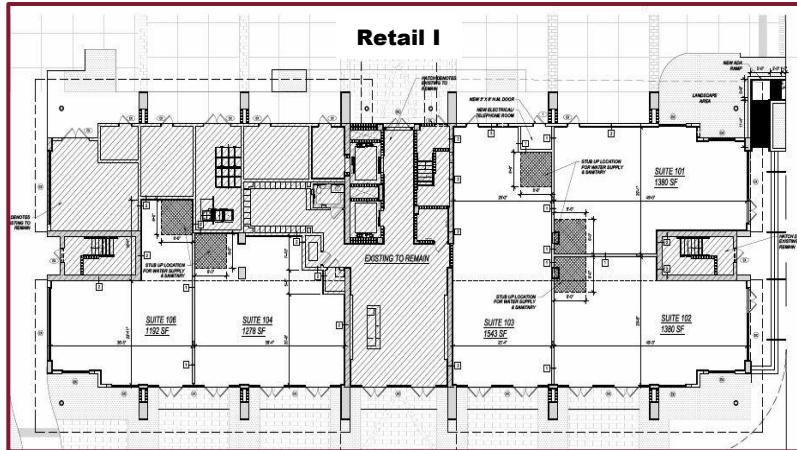
# BRICKELL VIEW TERRACE



117 SW 10<sup>th</sup> Street, Miami, FL



# BRICKELL VIEW TERRACE



**GROUND FLOOR RETAIL SPACE:** 15,039 SF

**POPULATION:** 1 Mile: 80,634 3 Mile: 250,474 5 Mile: 490,846

Demographic population is considerably higher due to ongoing construction.

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$165,643 3 Mile: \$127,628 5 Mile: \$123,787

**DAYTIME POPULATION:** 1 Mile: 99,196 3 Mile: 190,608

**JOIN:** • Dunkin' • Club Pilates • The Spot Classic Barber Shop • The UPS Store • Sola Salon

## PROPERTY HIGHLIGHTS:

- Ground floor space available in this 23-story residential building with 176 apartments, located in vibrant Brickell corridor with booming daytime & nighttime populations.
- Tremendous visibility, with onsite and street parking available.
- Across from Mary Brickell Village: 200,000 SF lifestyle center and a 34-story residential tower; Brickell City Centre, a 5.4 million SF mixed use development, including a 500,000 SF mall, hotels, offices and condos.
- Adjacent to Brickell Metrorail Station and the Underline (a 10-mile linear park, urban trail & public art destination).
- 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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