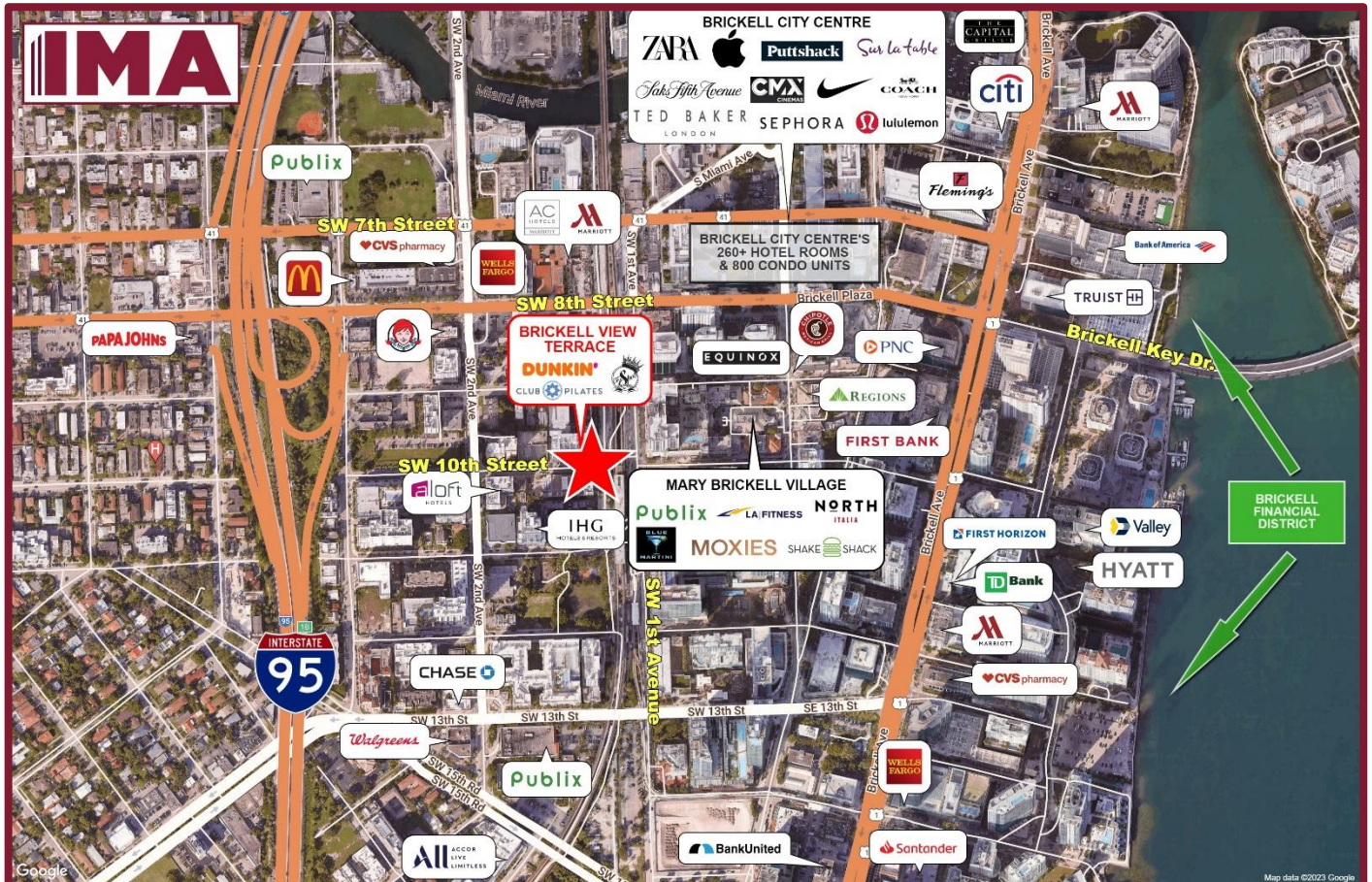


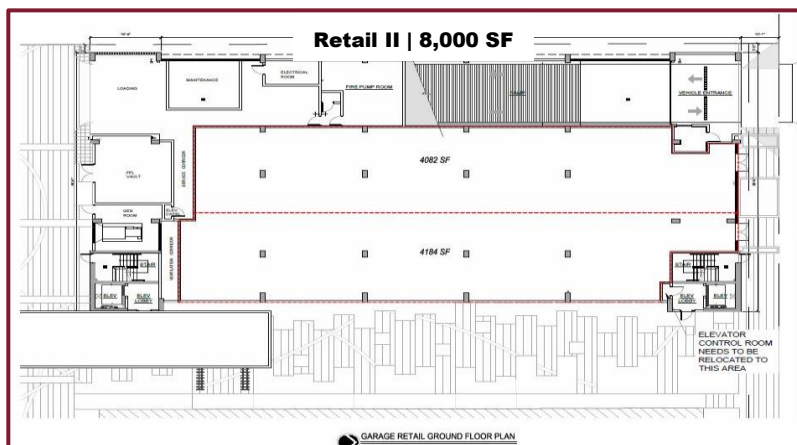
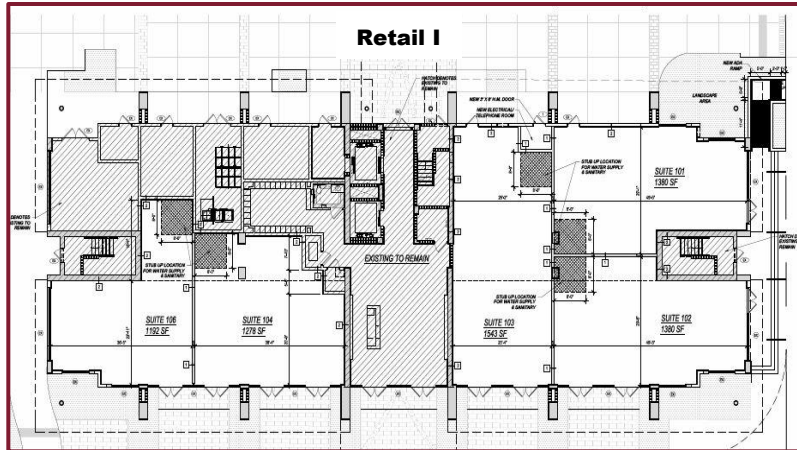
BRICKELL VIEW TERRACE



117 SW 10th Street, Miami, FL



BRICKELL VIEW TERRACE



GROUND FLOOR RETAIL SPACE: 15,039 SF

POPULATION: 1 Mile: 71,069 3 Mile: 237,710 5 Mile: 474,549

Demographic population is considerably higher due to ongoing construction.

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$124,612 3 Mile: \$101,462 5 Mile: \$100,818

DAYTIME POPULATION: 1 Mile: 99,075 3 Mile: 190,394

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: 400,000 SF lifestyle center and 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.
- Within 1 mile: Millions of existing square feet! 16 New residential towers under construction and 10 new commercial office buildings.

FOR LEASING INFORMATION

INVESTMENT MANAGEMENT ASSOCIATES, INC.

2151 S. Le Jeune Road, Suite 202

Coral Gables, FL 33134

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