

BRICKELL VIEW TERRACE

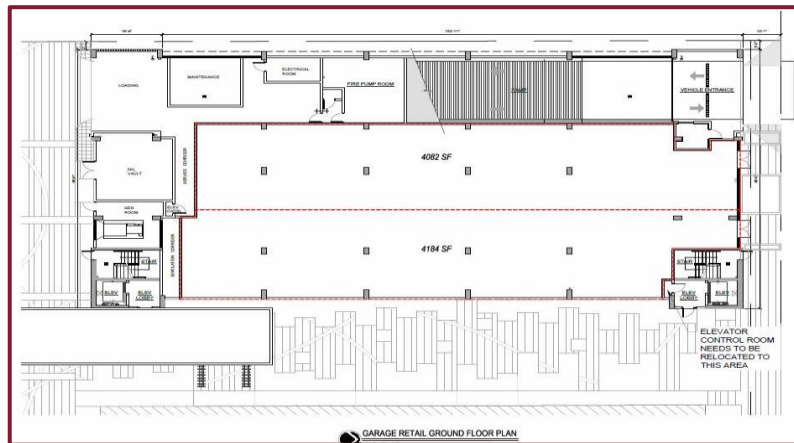
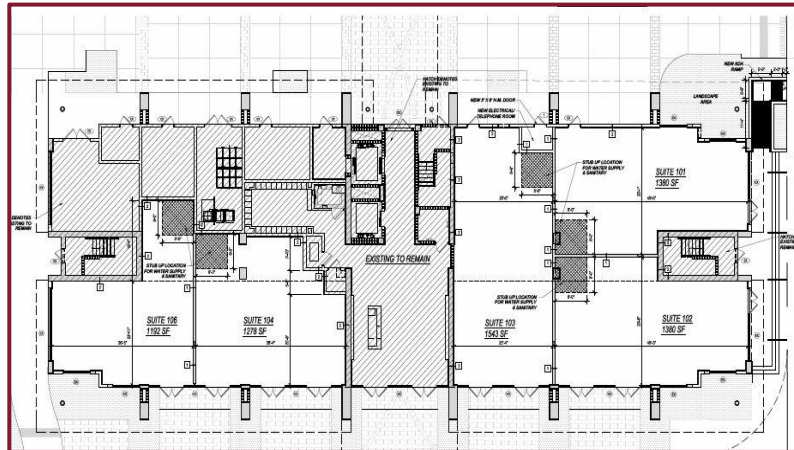


940 SW 1st Ave. & 110 SW 9th St., Miami, FL



BRICKELL VIEW TERRACE

Retail I



SIZE: 15,039 SF

POPULATION: 1 Mile: 67,651 **3 Mile:** 223,952 **5 Mile:** 456,602

Demographic population is considerably higher due to ongoing construction.

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$109,773 **3 Mile:** \$84,940 **5 Mile:** \$83,976

TRAFFIC COUNT: 19,583+ ADT

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

PROPERTY HIGHLIGHTS:

- Located in Brickell corridor with booming daytime & nighttime populations
- 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 5.4 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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