



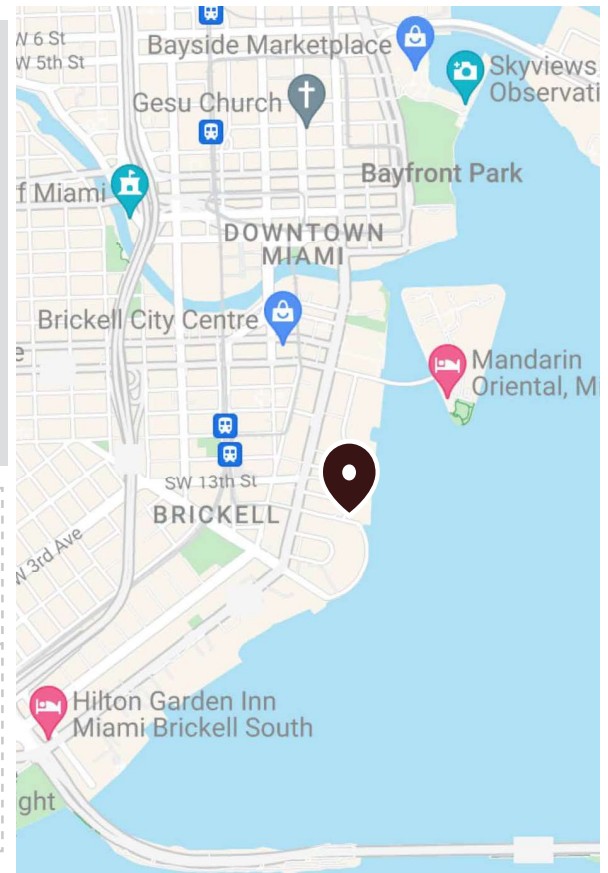
RETAIL SPACE | FOR SALE

INVESTMENT OPPORTUNITY

- Credit Tenant with 9 years left on the lease plus renewal options.
- 5% Cap on current income.
- 3% Annual Increases
- NNN Lease

PROPERTY HIGHLIGHTS

- Excellent location in Brickell Area
- Within luxury condo building on lobby floor with exterior access
- Lots of natural light
- Open floor plan with great views



Pricing:
\$3.0M

Lot Feature:

- Excellent location in Brickell Area



Space Avail:
3,500 sf

Space Features:

- Within luxury condo building on lobby floor with exterior access



Parking:
6 reserved spaces / plus garage for fee

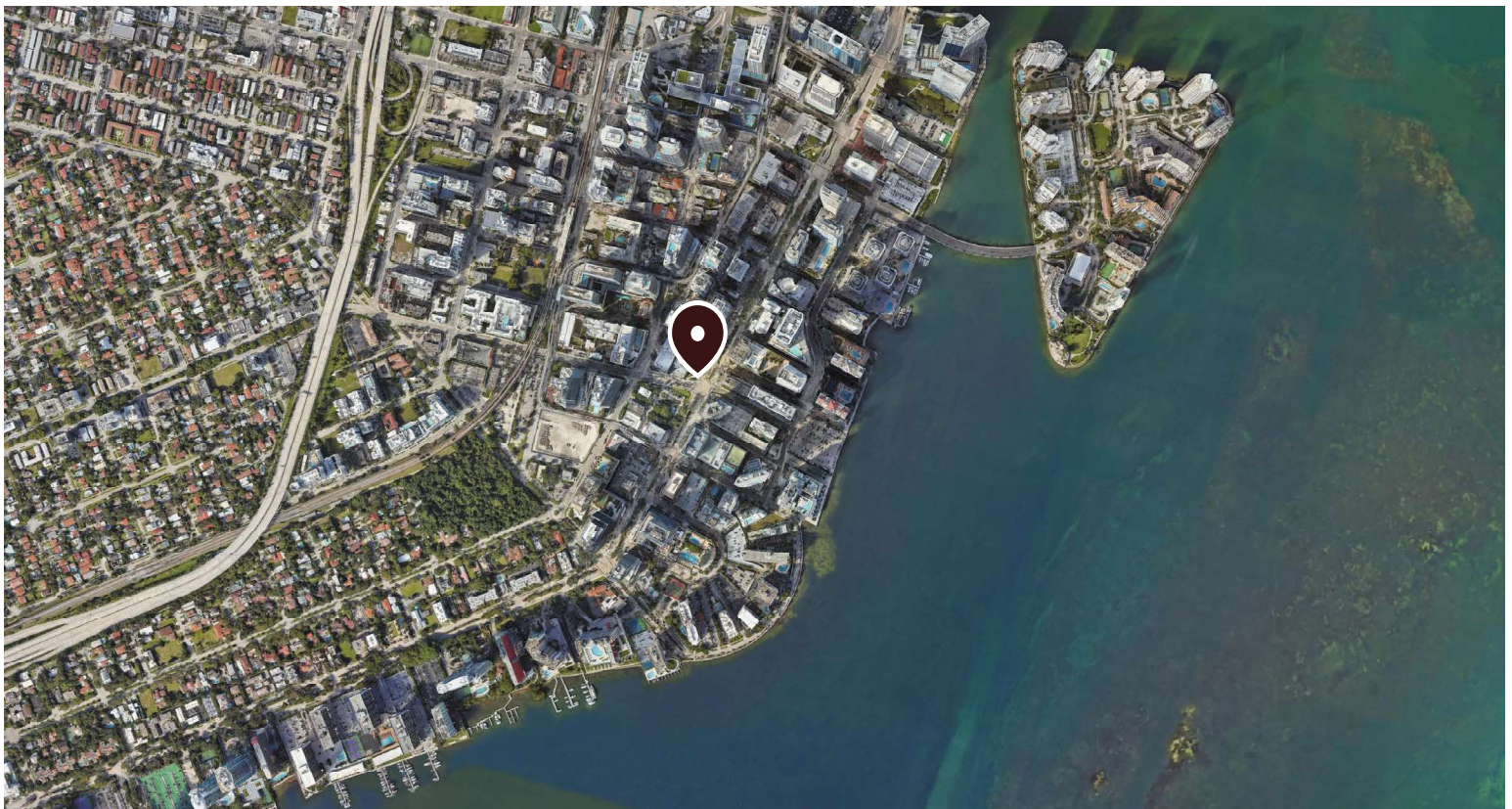
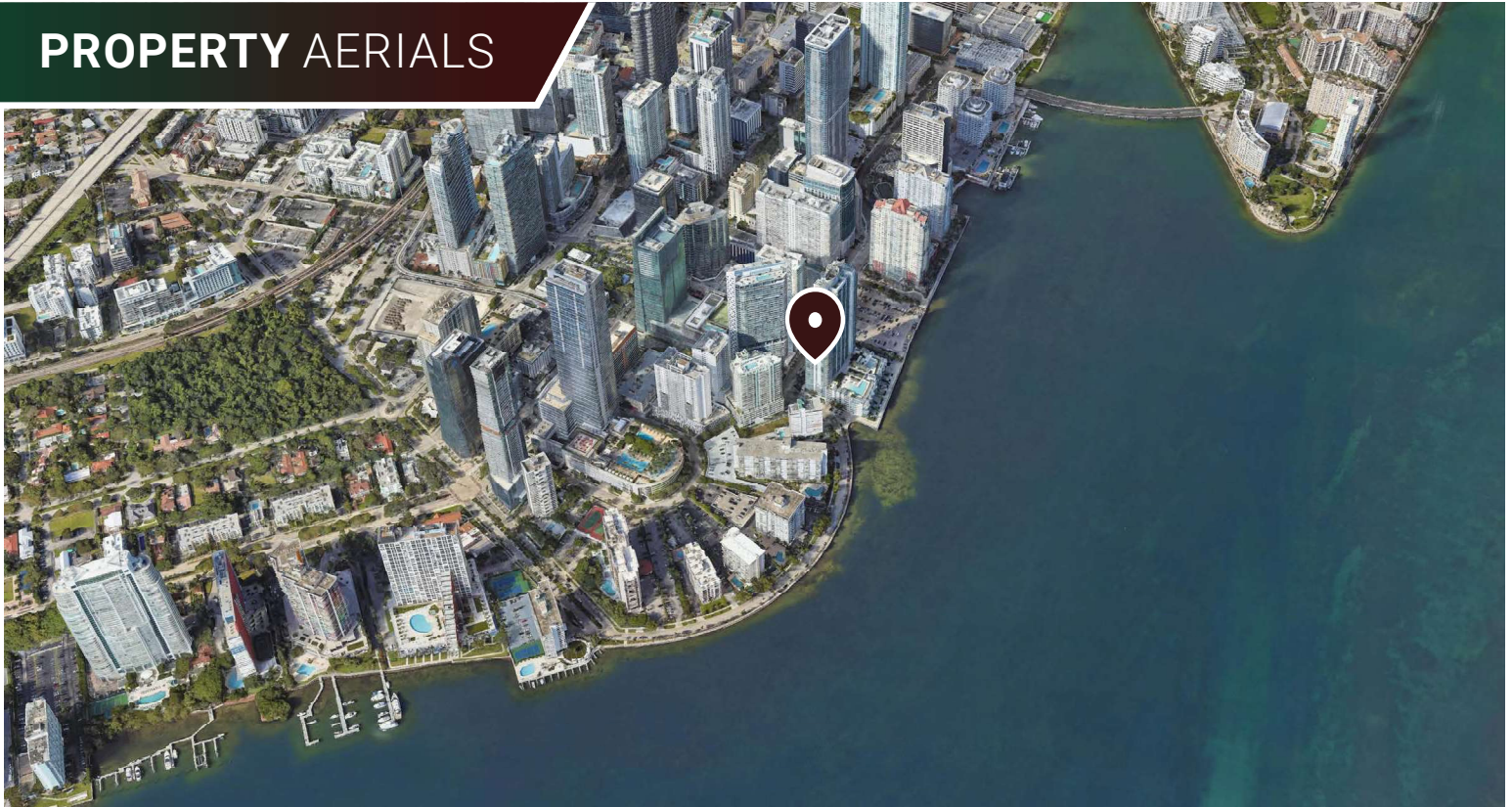
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PROPERTY AERIALS



PROPERTY PHOTOS



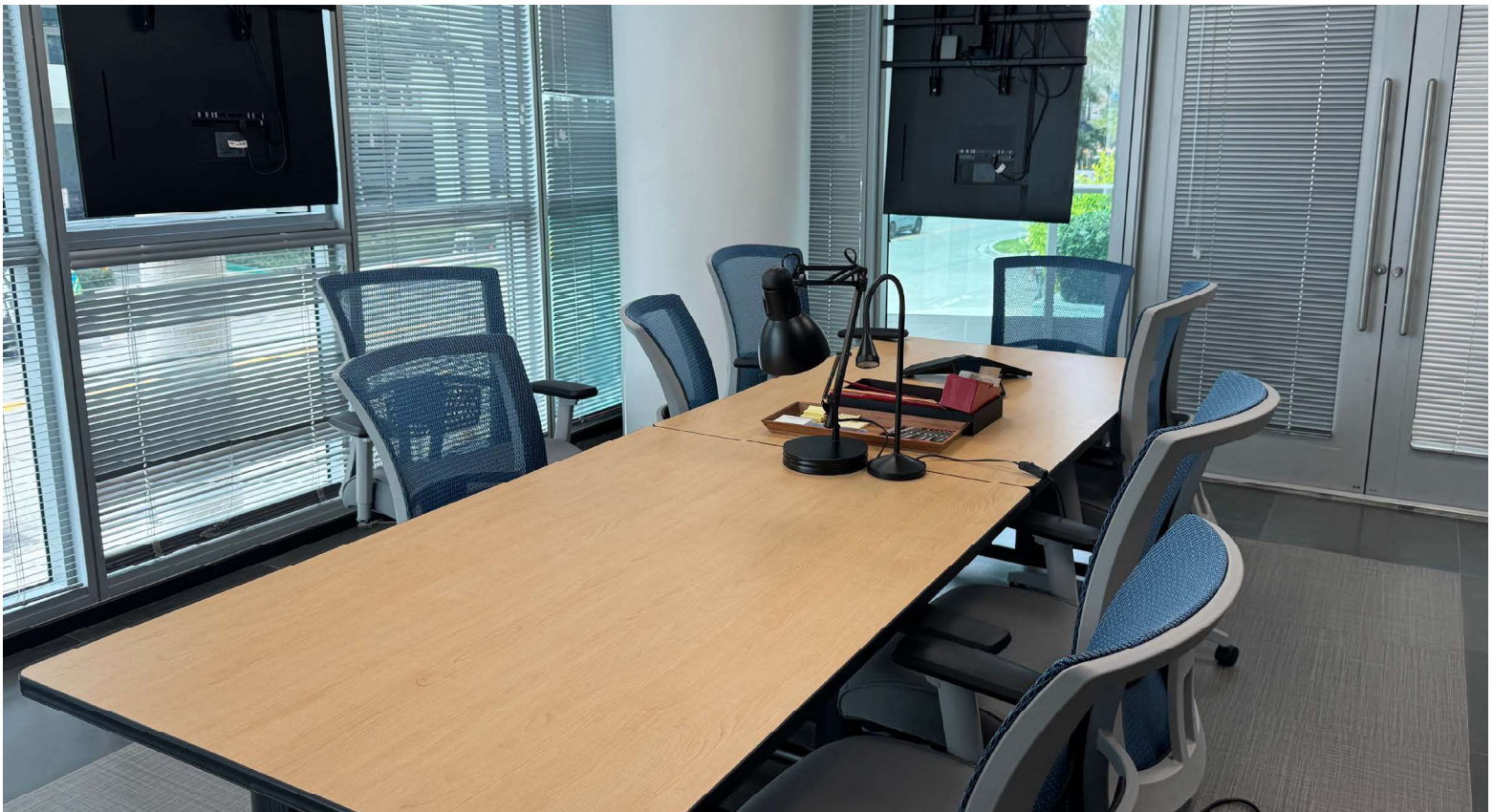
PROPERTY PHOTOS



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AMENITIES MAP



AREA OVERVIEW



CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 7.3 Miles From Miami International Airport
- 11.8 Miles From Portmiami
- 21 Minutes From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums



AREA DEMOGRAPHICS

KEY FACTS

456,479
Population

39.8

Median Age

2.3

Average Household Size



\$82,715

Average Household Income

STATISTICS RADIUS

5 Miles

BUSINESS



45,152

Total Businesses



344,032

Total Employees



2021 Summary

	1 Mile	3 Miles	5 Miles
Population	52,083	201,381	456,479
Households	28,772	90,945	195,197
Families	11,038	42,485	98,555
Average Household Size	1.81	2.16	2.29
Owner Occupied Housing Units	12,838	28,028	60,924
Renter Occupied Housing Units	15,934	62,917	134,272
Median Age	37.2	38.9	39.8
Median Household Income	\$80,681	\$52,784	\$50,938
Average Household Income	\$115,134	\$85,004	\$82,715

2026 Summary

	1 Mile	3 Miles	5 Miles
Population	58,420	225,549	497,064
Households	32,241	103,580	213,852
Families	12,366	47,705	107,342
Average Household Size	1.81	2.13	2.28
Owner Occupied Housing Units	14,442	30,707	65,499
Renter Occupied Housing Units	17,799	72,872	148,352
Median Age	37.6	39.2	40.6
Median Household Income	\$92,000	\$61,179	\$58,438
Average Household Income	\$131,100	\$97,294	\$94,961