

RETAIL FOR LEASE

115 SW 8th St
Miami, FL 33130



PROPERTY HIGHLIGHTS



1,866 SF ground floor space available at the base of the dual-branded AC/Element Hotel with a combined 264 rooms



Situated along both SW 7th and SW 8th Streets, the main east/west arteries in Brickell



Surrounded by dense residential, hotel and office, with multiple nearby projects under construction



3 MILE
DEMOGRAPHICS



254,471
Population



332,095
Daytime
Population



38
Median Age



\$100,540
Average HHI

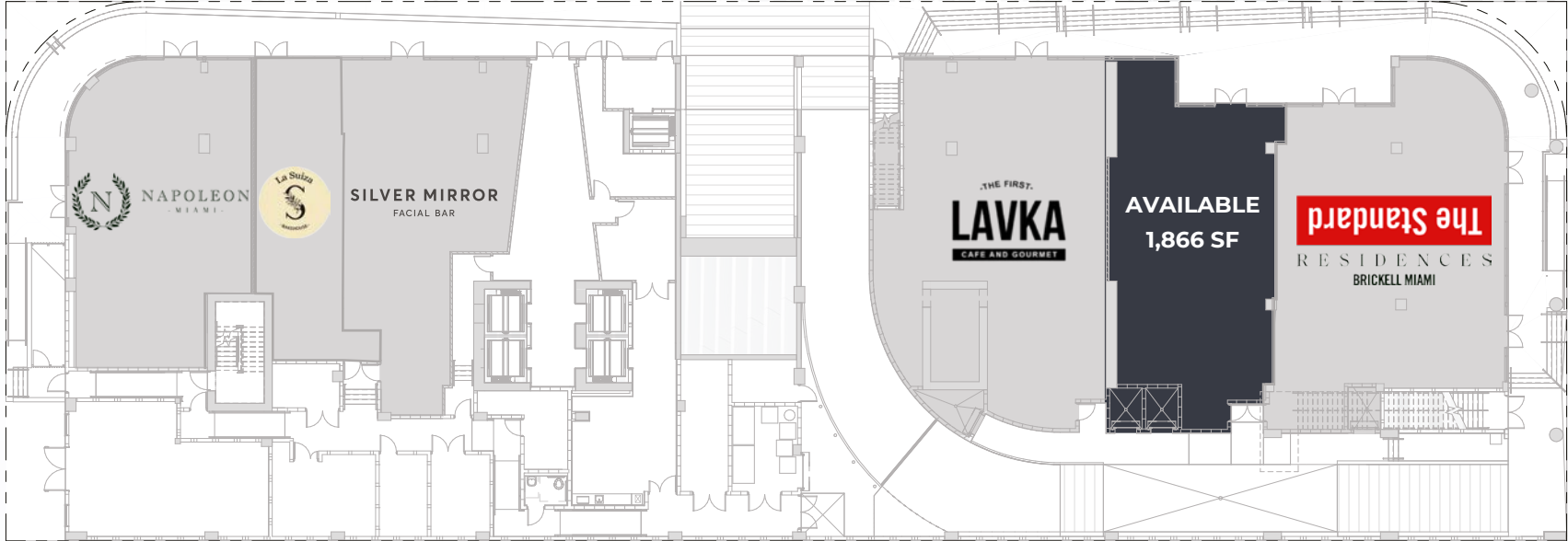
SITE PLAN

GROUND FLOOR

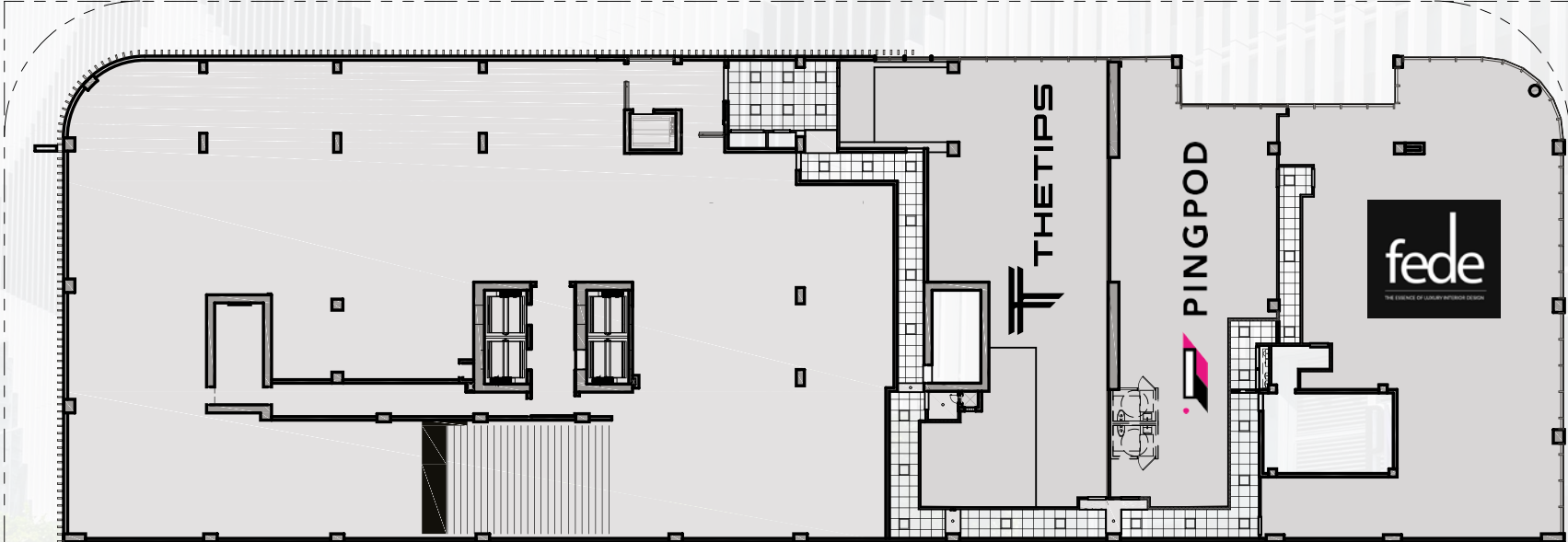
SW 1ST AVENUE

SW 7TH STREET

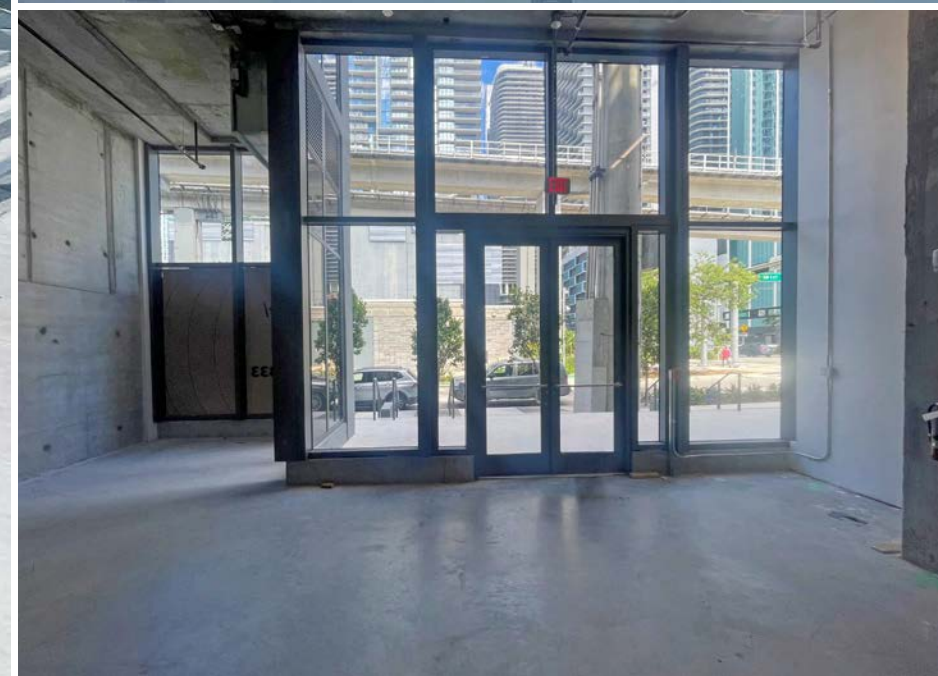
SW 8TH STREET



SECOND FLOOR



1,866 SF **AVAILABLE**





AREA RETAIL





OFFICE / HOTEL DEVELOPMENT MAP

EXISTING OFFICE DEVELOPMENTS

- | | |
|-------------------------------|---------------------------------|
| 1. 100 Biscayne | 16. Citigroup Center |
| 2. 1221 Brickell | 17. The Offices at Four Seasons |
| 3. 1450 Brickell | 18. Miami Tower |
| 4. 2 MiamiCentral | 19. One Biscayne Tower |
| 5. 3 MiamiCentral | 20. One Downtown |
| 6. 701 Brickell | 21. Sabadell Financial Center |
| 7. 777 Brickell | 22. Southeast Financial Center |
| 8. 800 Brickell | 23. Three Brickell City Center |
| 9. 801 Brickell | 24. Two Brickell City Center |
| 10. Brickell Arch | 25. Wells Fargo Center |
| 11. Brickell Bay Office Tower | |
| 12. Brickell City Tower | |
| 13. Brickell Key Center I | |
| 14. Brickell Key Center II | |
| 15. Brickell World Plaza | |

EXISTING HOTEL DEVELOPMENTS

- | | |
|---------------------------|--------------------------|
| 1. AC/Element | 10. JW Marriott Brickell |
| 2. AKA Brickell | 11. JW Marriott Marquis |
| 3. Aloft - Brickell | 12. Kimpton EPIC Hotel |
| 4. citizenM | 13. Mandarin Oriental |
| 5. EAST Miami | 14. SLS |
| 6. Four Seasons | 15. SLS Lux |
| 7. Fortune House | 16. W Hotel |
| 8. Hyatt Centric | |
| 9. InterContinental Miami | |

PLANNED/UNDER CONSTRUCTION OFFICE

- | | |
|-----------------------|-----------------------------|
| 1. 830 Brickell Plaza | 6. One Bayfront Plaza |
| 2. 848 Brickell | 7. One Brickell City Centre |
| 3. Citadel Tower | 8. Southside Park |
| 4. Miami Station | |
| 5. Miami Worldcenter | |





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