

For Lease
Retail Space



Shops of Marlins Park

The affordable alternative to serve Brickell,
Downtown Miami & Wynwood

Join Nightlife Brewing Co., 100 Fires Cigars, Subway & Wellmax



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



The Shops of Marlins Park is the affordable alternative serving the Wynwood, Downtown and Brickell markets. Located only minutes west, The Shops of Marlins Park offers comparable space at pennies on the dollar.

This unique urban retail enclave provides the intuitive merchant the best of:

- Modern, hurricane resistant construction
- The best parking in the area
- Excellent street-front exposure
- Minutes to the Jackson Health District, Wynwood, Downtown Miami, Brickell Coral Gables, Coconut Grove and PortMiami

Join Nightlife Brewing Company, Subway, 100 Fires Cigar Store and WellMax Medical Center and be able to reach the 331,519 residential population to the east, the 81,449 employees in these markets, the 35,876 employees in the Jackson Health District and be exposed to the 4.9 million passengers cruising out of PortMiami passing by the ballpark.

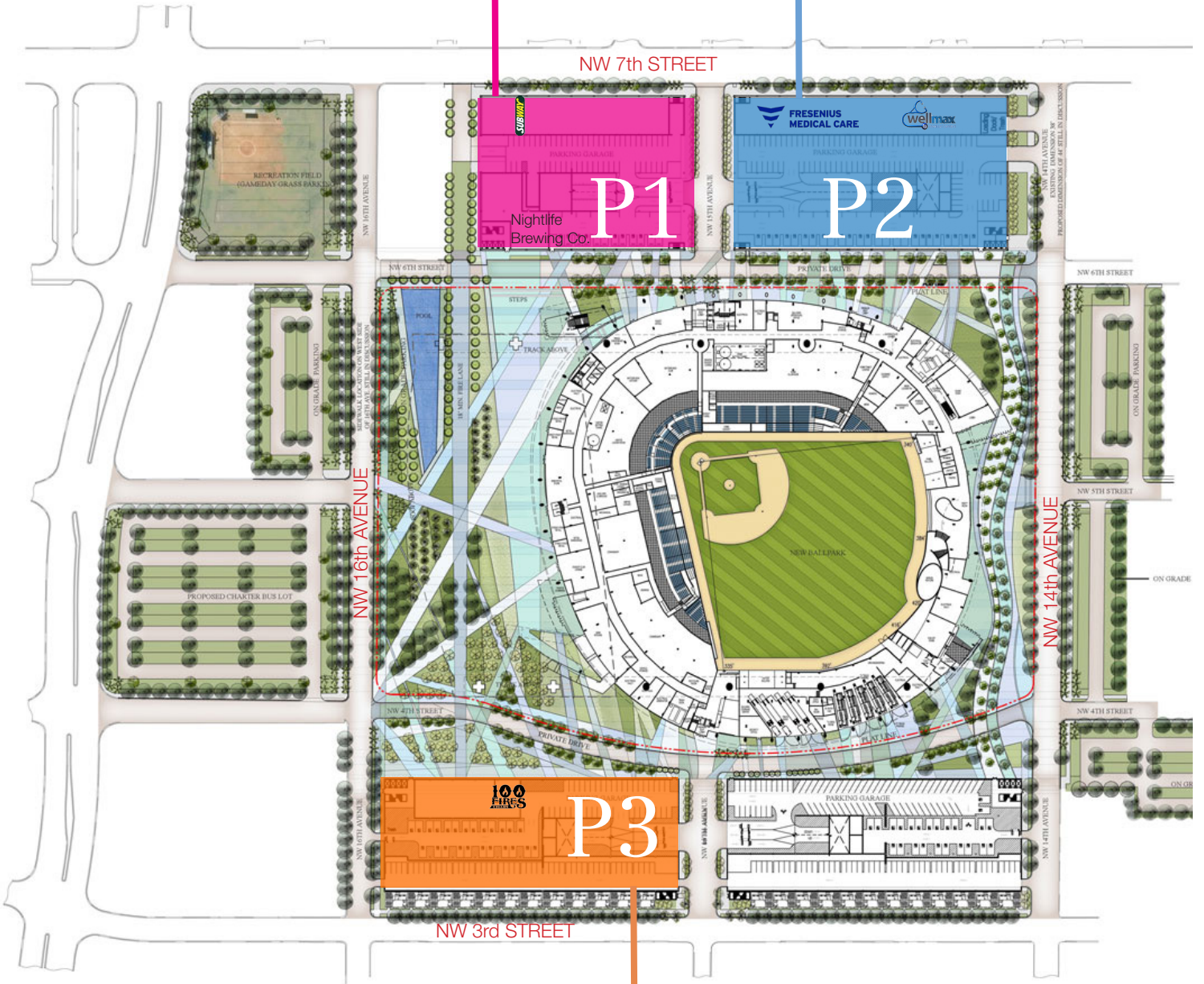
Features

- 53,281 SF of ground level retail space
- LEED certified
- Space is available on the ground level of Parking Garages 1 and 3
- Ideally suited for restaurants, entertainment venues, retail and office use
- Outside seating available
- Pedestrian friendly atmosphere
- Access is 24 hours per day, 7 days per week, 365 days
- Excellent visibility on NW 7th Street
- Trolley service to and from the Civic Center/Health District
- 2 miles from Downtown Miami
- Easy access from SR 836 and Interstate 95
- Cruise Passengers: 4,915,576 per year

Demographics

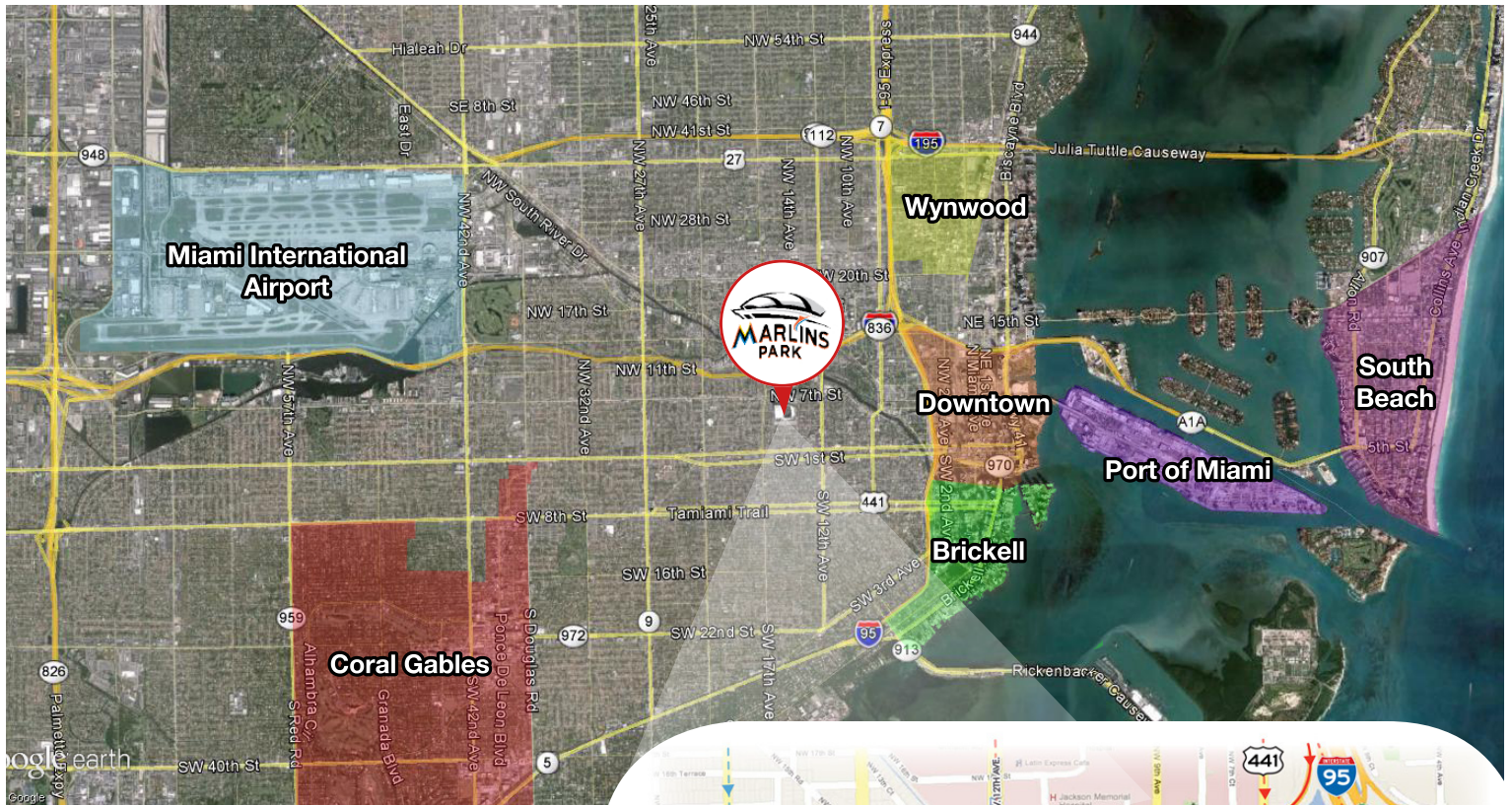
| Total Population | | Average Daily Traffic Volume | | Employment | |
|------------------|---------|------------------------------|---------|-------------------------|--------|
| 1 MILE | 60,948 | DOLPHIN EXPY. (SR 836) | 112,500 | Miami CBD | 49,305 |
| 3 MILES | 331,519 | I 95 NORTH OF SR 836 | 234,500 | Brickell | 32,144 |
| Wynwood | 31,289 | I 95 SOUTH OF SR 836 | 162,500 | Jackson Health District | 35,876 |
| Brickell | 39,550 | | | | |
| Miami/CBD | 16,542 | | | | |



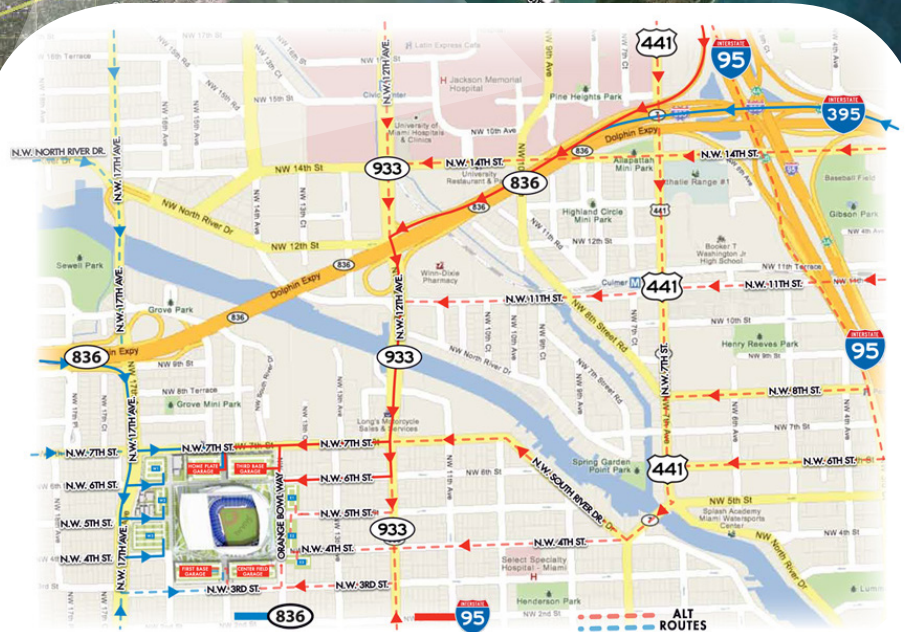


Location Features

501 Marlins Way, Miami, Florida 33125



| | |
|-----------------------|------------|
| Downtown Miami | 2.3 miles |
| Westbound SR 836 | 0.75 miles |
| Eastbound SR 836 | 0.4 miles |
| I 95 Expressway | 1.25 miles |
| Downtown Coral Gables | 4.3 miles |
| Miami Int'l Airport | 4.5 miles |
| South Beach | 7.0 miles |



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