

RETAIL FOR LEASE

115 SW 8th St
Miami, FL 33130



PROPERTY HIGHLIGHTS



5,011 SF second floor retail/office space overlooking the heart of Brickell, situated 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



Cotenants include Tacos Arabes, Silver Mirror Facial Bar, La Suiza Bakehouse, Lavka Cafe, The Tips Golf, PingPod, and The Standard Residences Sales Gallery



3 MILE
DEMOGRAPHICS



259,117
Population



331,470
Daytime
Population



38
Median Age



\$124,348
Average HHI

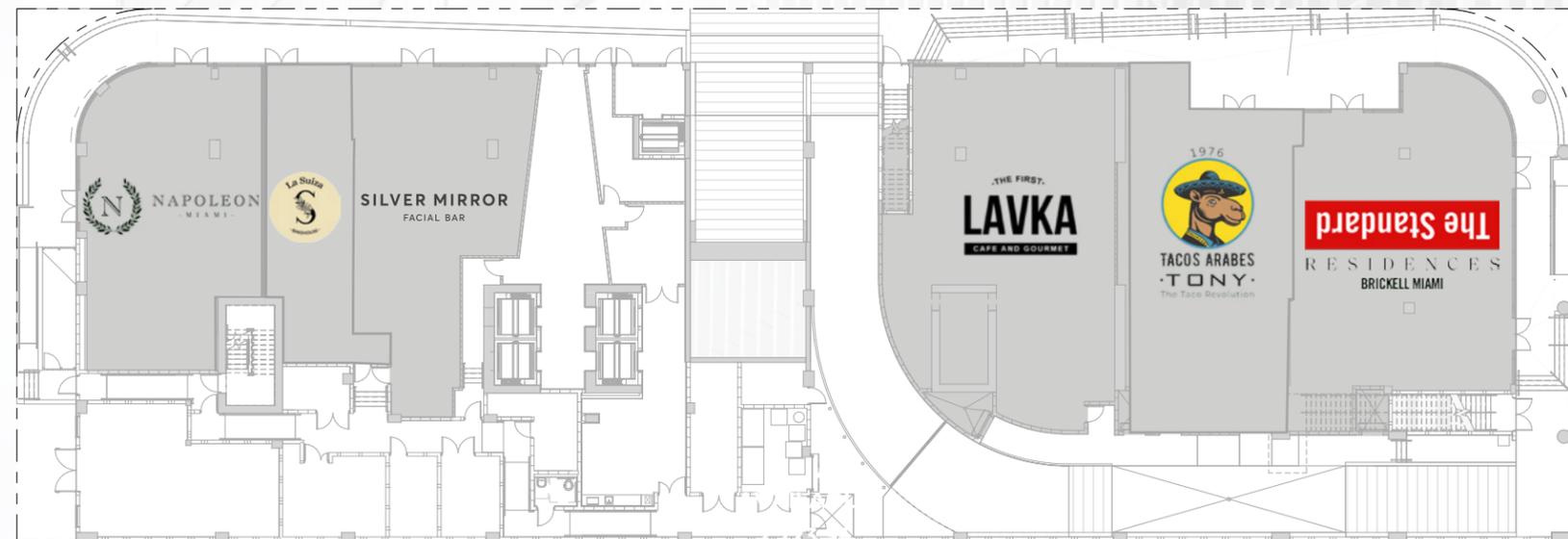
SITE PLAN

GROUND FLOOR

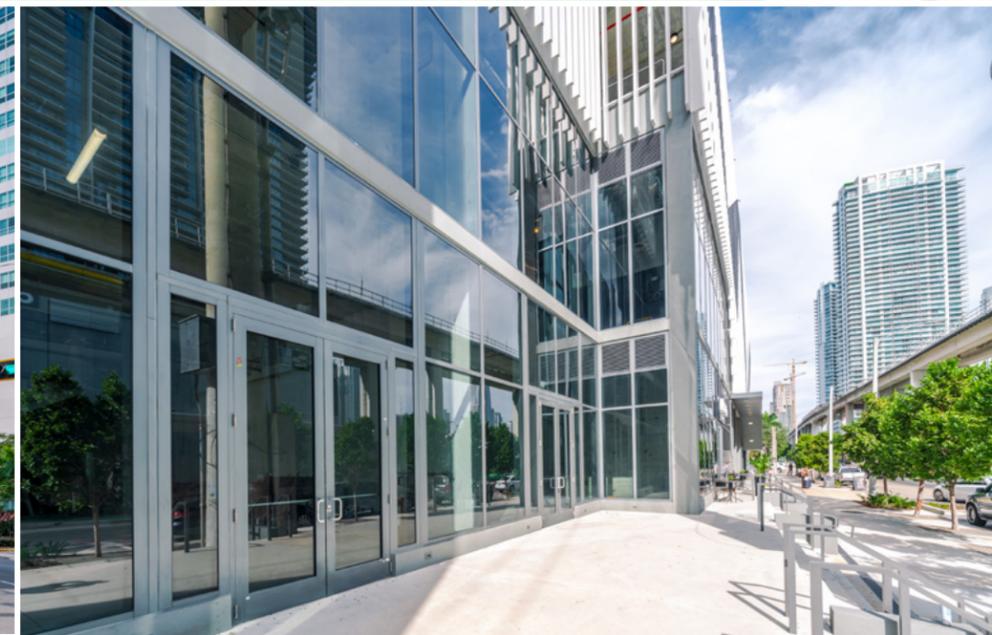
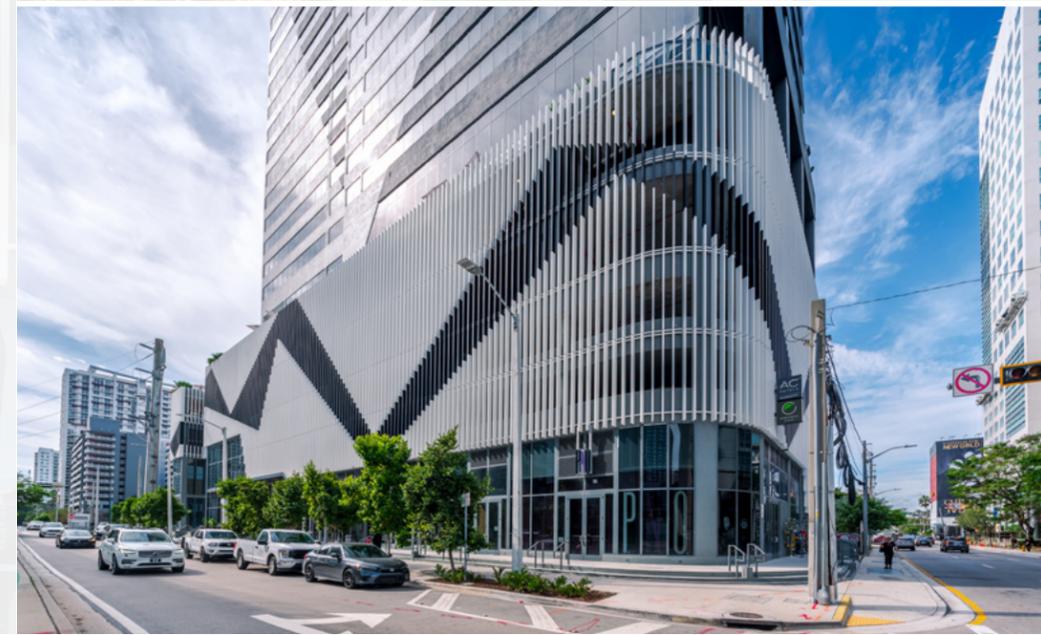
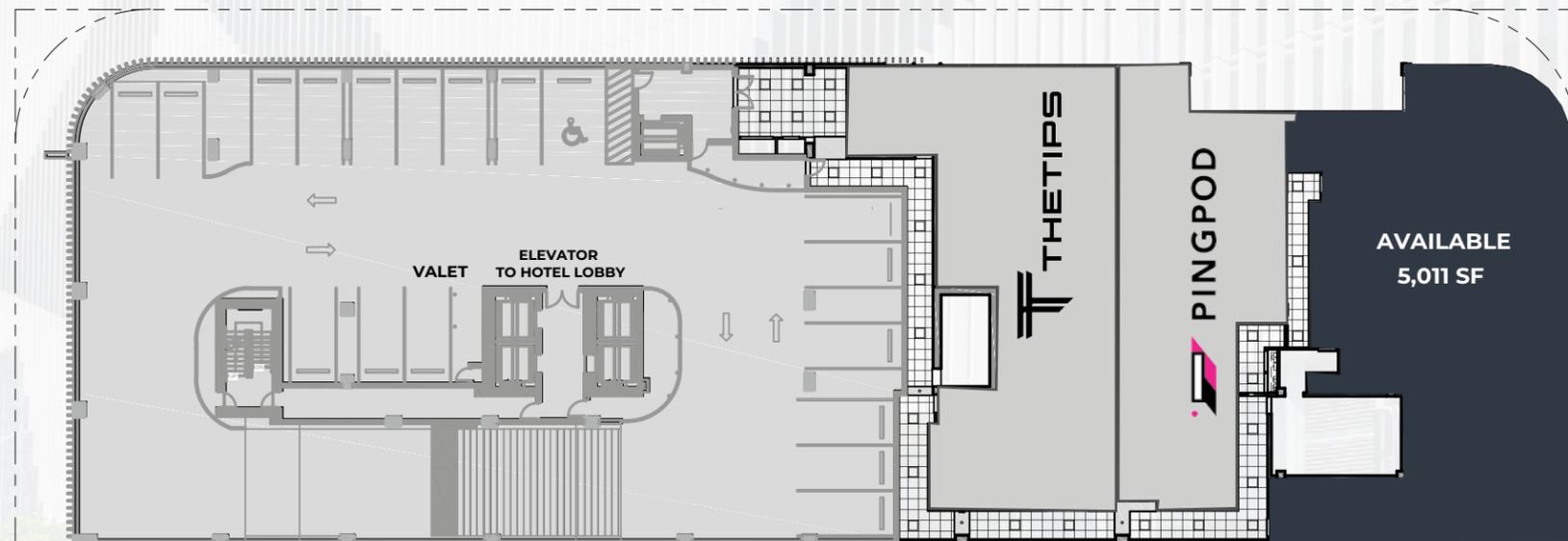
SW 1ST AVENUE

SW 7TH STREET

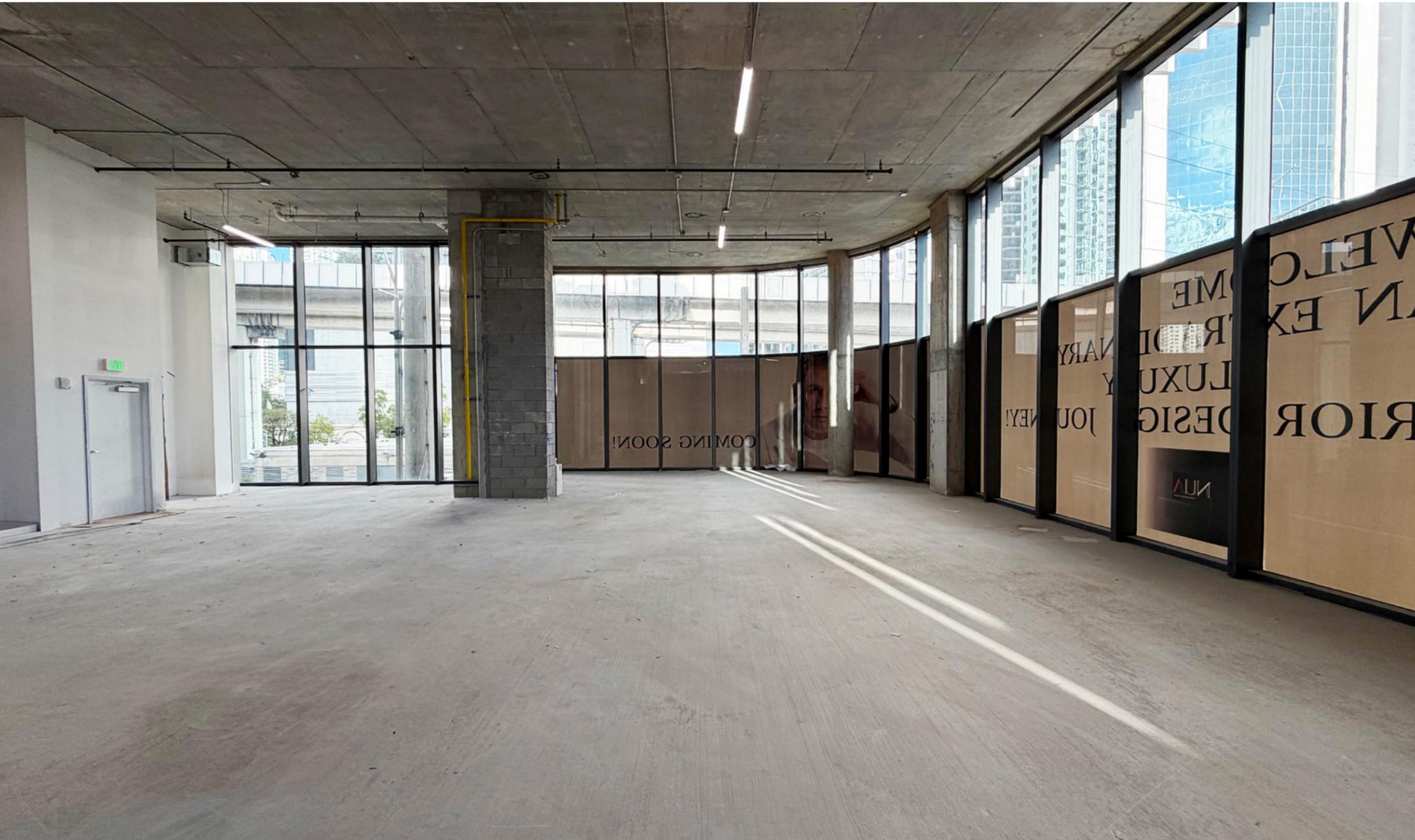
SW 8TH STREET



SECOND FLOOR

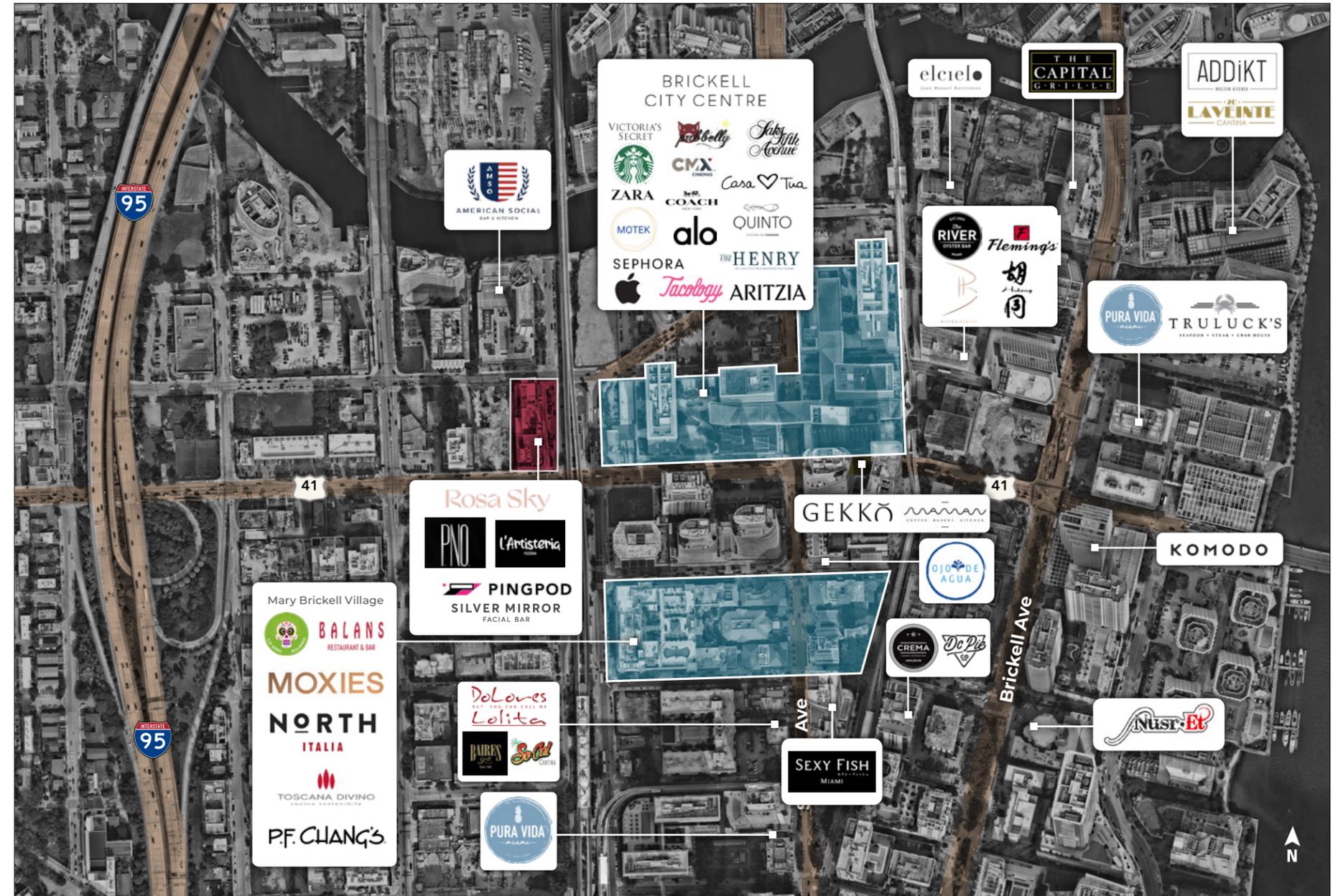


5,011 SF **AVAILABLE**





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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