



Mary Brickell Village

Miami, FL

Miami-Fort Lauderdale-Pompano Beach (FL)

Dani Cohn

Leasing Representative

(305) 250-2619

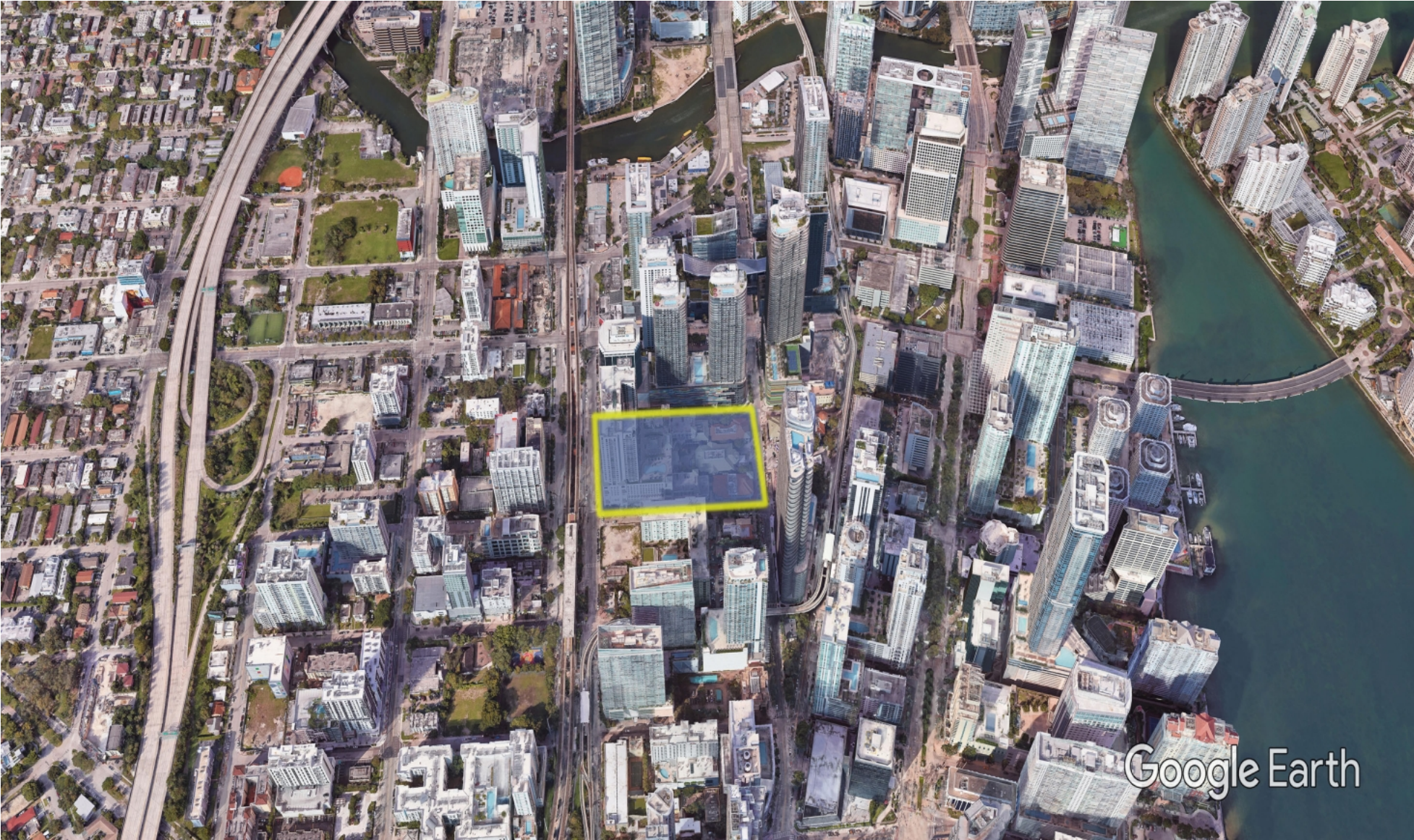
dcohn@kimcorealty.com



Mary Brickell Village

Miami, FL

www.kimcorealty.com/125540



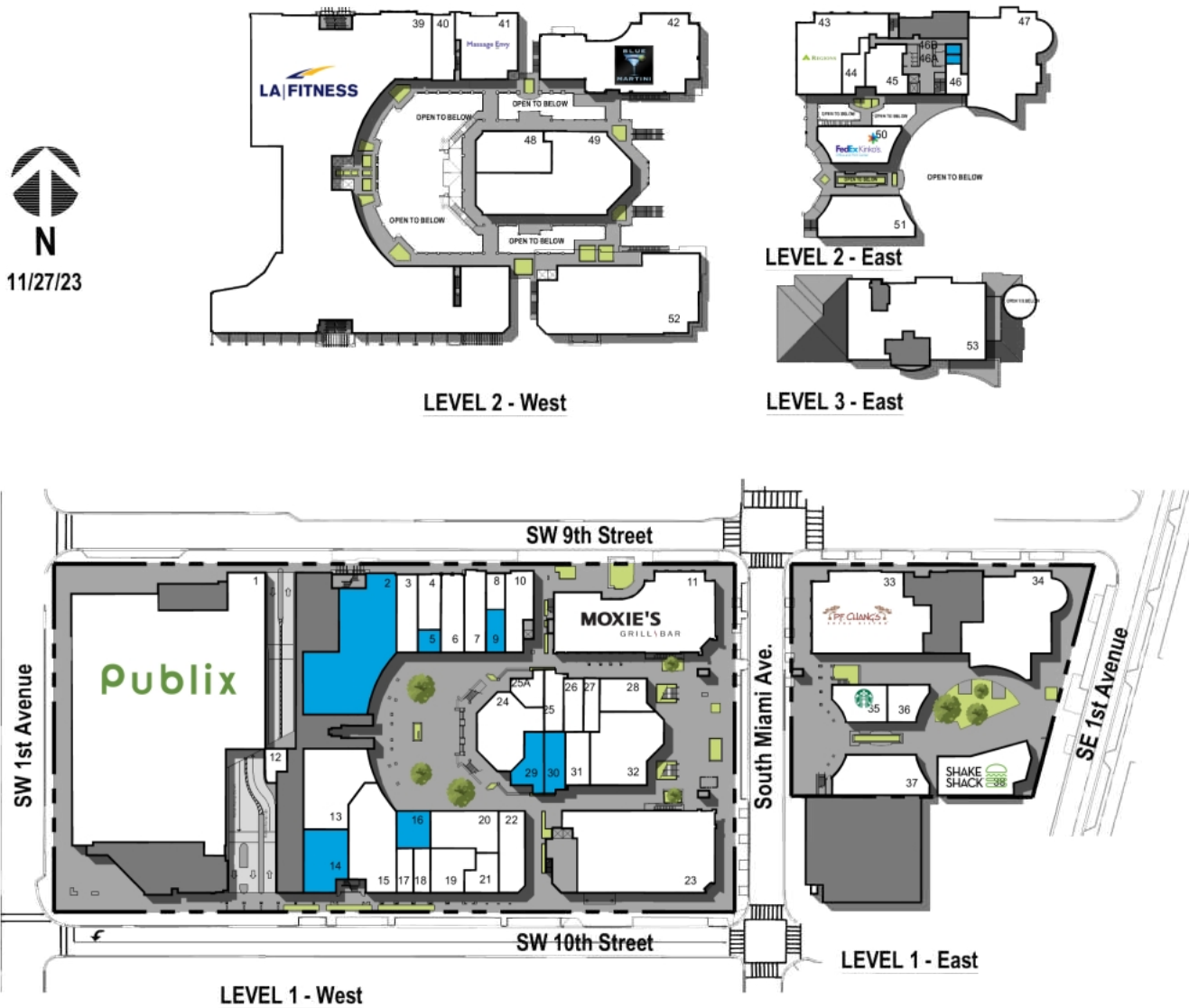
DENSITY AERIAL

Dani Cohn

Leasing Representative | (305) 250-2619 | dcohn@kimcorealty.com



■ Available ■ Non-Controlled

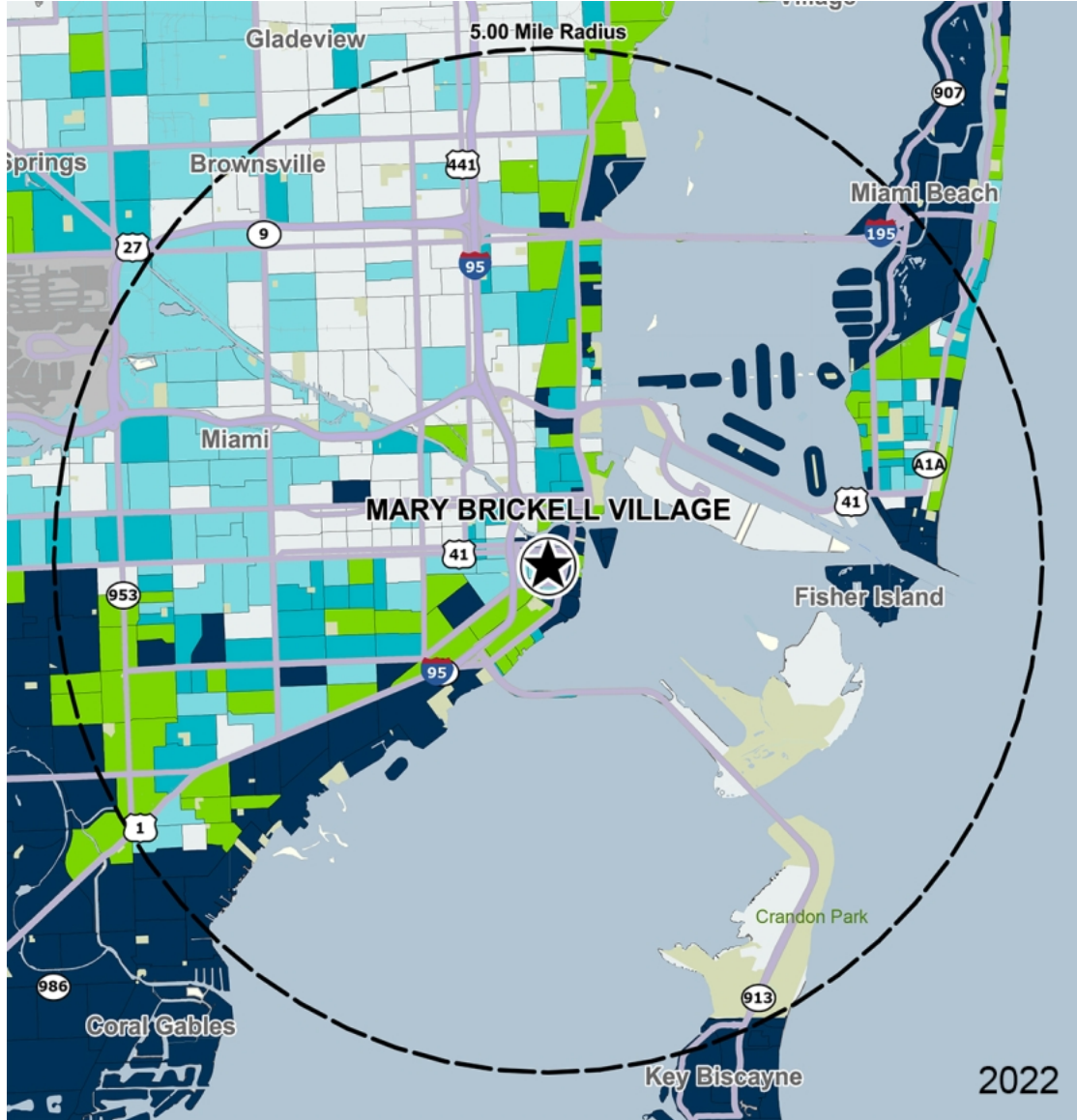


Dani Cohn

Leasing Representative | (305) 250-2619 | dcohn@kimcorealty.com

TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Publix	29,203	20 Vale Food Co.	2,054	38 Shake Shack	2,500
2 Available	5,379	21 Total Nutrition	879	39 LA Fitness	35,295
2A Available	1,418	22 Kanu Pet	1,632	40 Uni K Wax	1,274
3 Raw Juce	1,233	23 North Italia	8,637	41 Massage Envy	2,902
4 Subway	948	24 Candela Gastro Bar	2,024	42 Blue Martini	6,703
5 Available	390	24A Candela Gastro Bar	820	43 Regions Bank	3,761
6 T-Mobile	1,418	25 Razzle Dazzle Barbershop II	900	44 REVIV	788
7 Plump Cosmetics and Injectables	1,335	25A Razzle Dazzle Barbershop II	729	45 Ayala Royal Ballet	1,606
8 OXXO Care Cleaners	535	26 ATIK	808	46 Toscano Divino	421
9 Available	663	27 The Village Humidor	641	46A Available	200
10 AT&T	1,415	28 Edward Beiner	1,233	46B Available	200
11 Moxies	8,157	29 Available	977	47 Rosario	5,125
12 Sexy Fish	550	30 Available	1,019	48 Studio D by Paolo Salon	2,332
13 Kan Sushi	3,487	31 Happy Laser	999	49 Novecento	6,481
14 Available	2,047	32 Toscano Divino	3,534	50 FedEx Kinko's Office and Print	2,005
15 Mister 01 Extraordinary Pizza	3,437	33 P.F. Chang's	6,371	51 Berkshire Hathaway HomeService	2,640
16 Available	956	34 Rosario	5,691	52 Hampton Social	8,621
17 Blo Blow Dry Bar	569	35 Starbucks	1,300	53 Pediatric Associates	7,453
18 Face Brow & Beauty Bar	567	36 Rivareno Gelato	1,030		
19 Spa & Nail Fever	1,266	37 Balan's	2,713		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	66,478	228,362	466,317
Daytime Pop	195,674	366,568	637,080
Households	34,937	101,057	199,273
Average HH Income	\$126,864	\$100,599	\$96,205
Median HH Income	\$87,957	\$60,570	\$57,754
Per Capita Income	\$66,997	\$45,040	\$41,554

Average Household Income

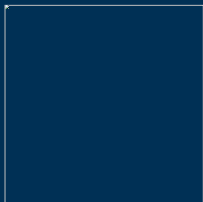
Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



Mary Brickell Village

S Miami Ave. & SW 10th St., Miami, FL



Dani Cohn
Leasing Representative
(305) 250-2619
dcohn@kimcorealty.com