



# Mary Brickell Village

Miami, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



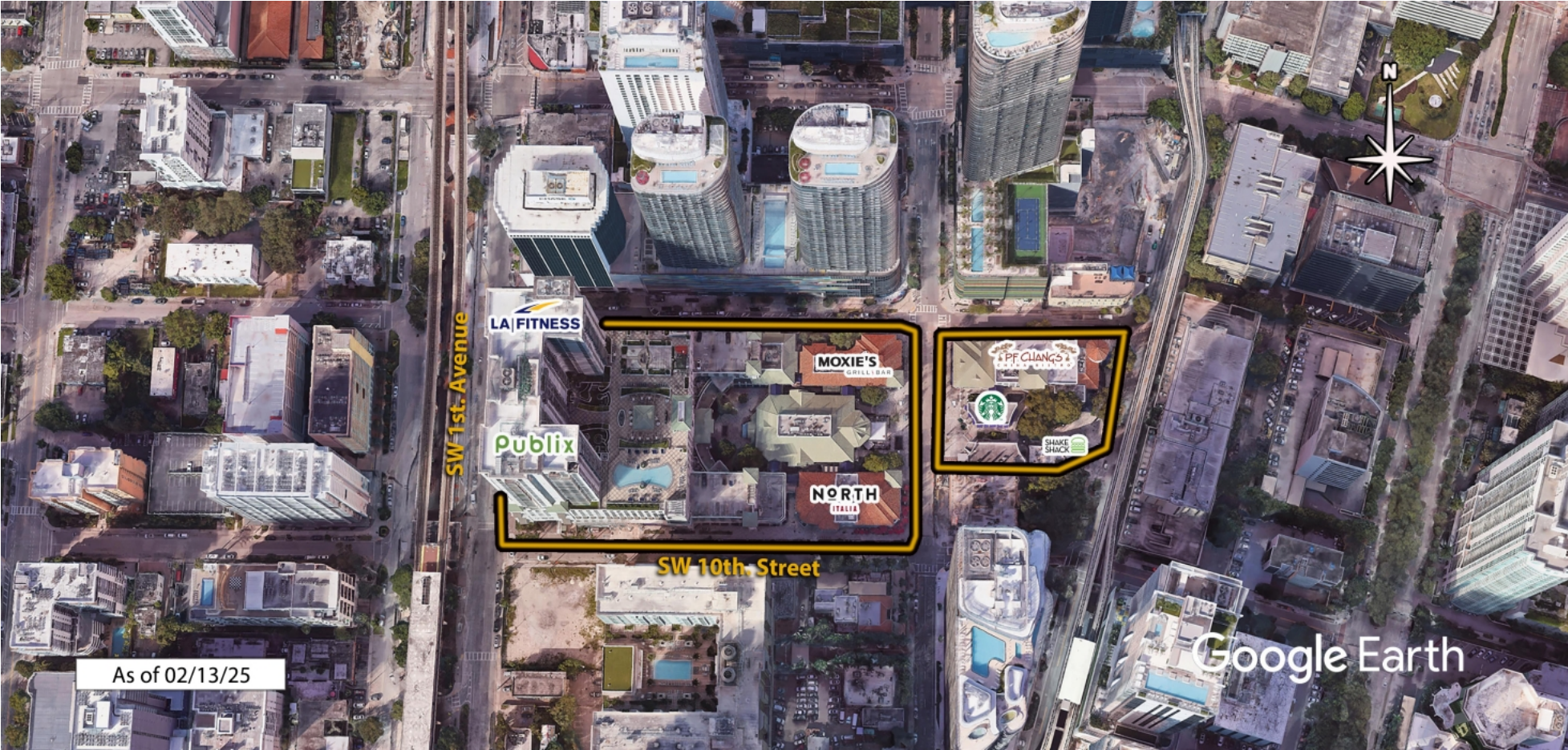
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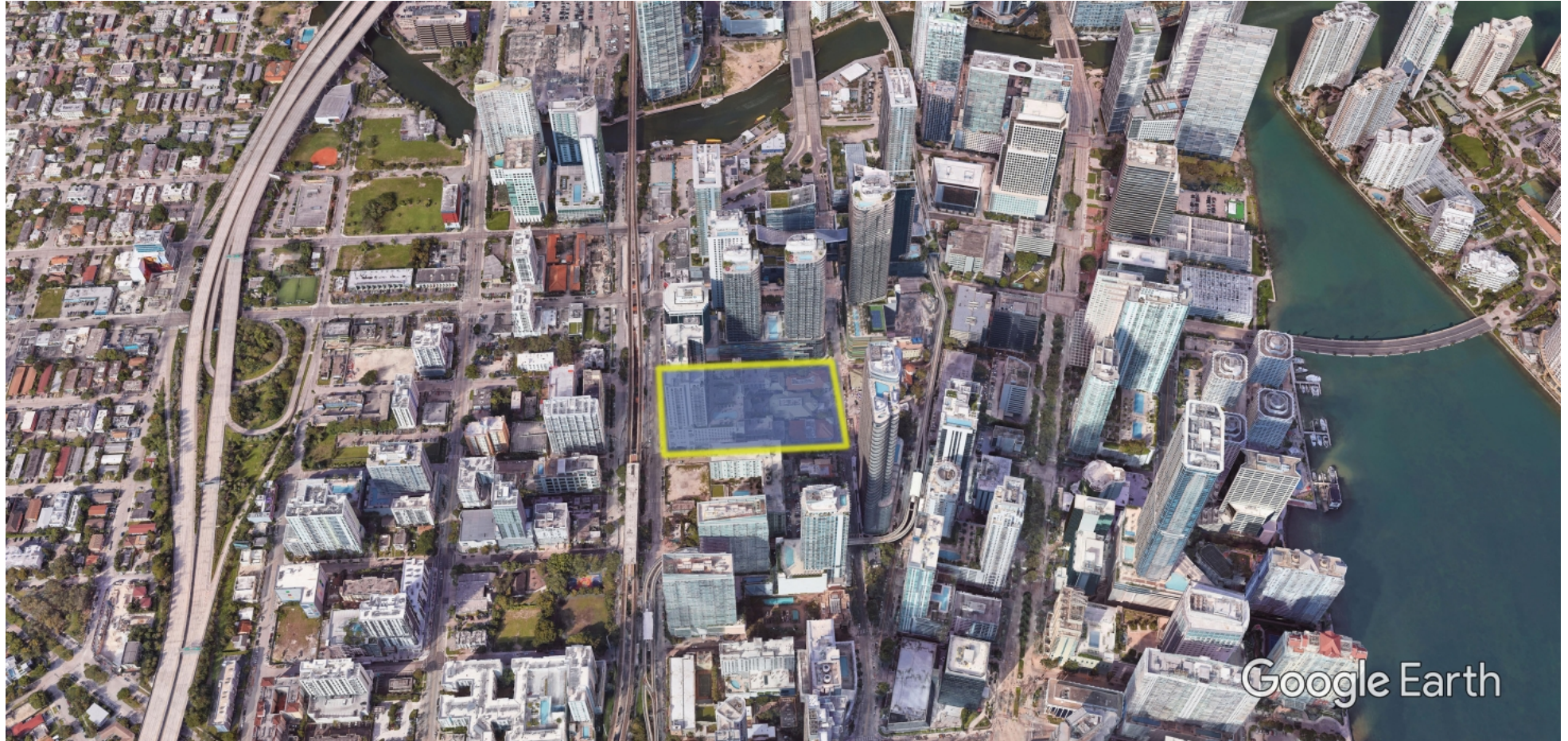




AERIAL



GROSS LEASABLE AREA (GLA)	199,491 SF
PARKING SPACES	875



DENSITY AERIAL



## Property Overview

Mary Brickell Village is a generational three-story, 200,000+ square foot, grocery anchored, mixed-use center that sits on 5.2 acres in the heart of Miami's booming Brickell neighborhood. Located at the epicenter of Miami's premier retail and dining destination, it has quickly become one of the most sought-after office, residential and hospitality markets in the U.S., creating the ultimate day to night lifestyle and entertainment oasis.

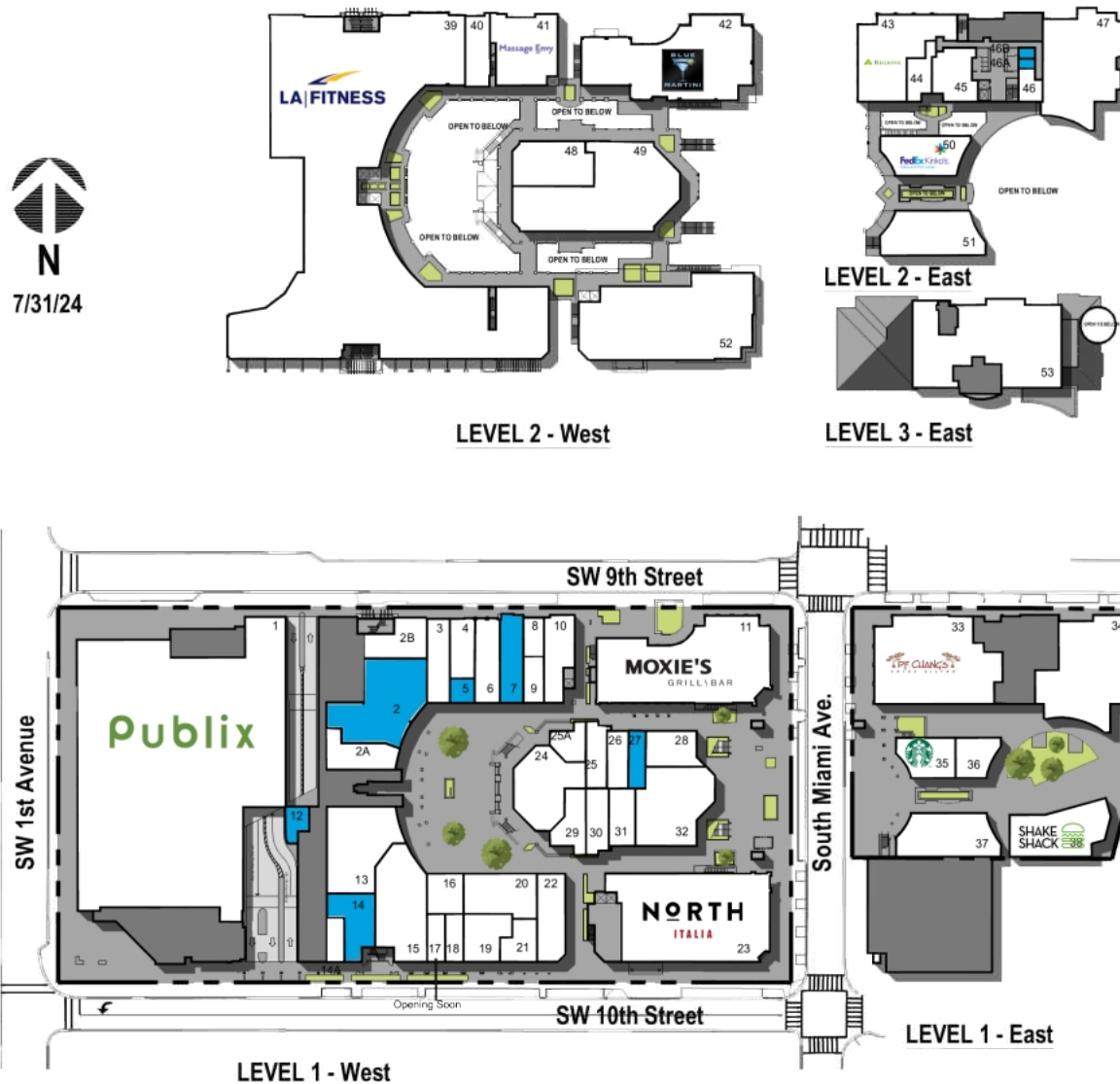
Mary Brickell Village is strategically positioned on both sides of bustling South Miami Avenue, just a few blocks from Biscayne Bay, in a dense infill and high traffic location that offers world-class entertainment, luxury residences, hospitality and a thriving shopping district. The property boasts a lineup of strong food and beverage, service and necessity tenants led by a high-volume Publix as well as retailers and popular eateries. There are 2 Metro rail stations on the property.

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Available Non-Controlled



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Publix	29,203	18 Total Nutrition	567	36 Rivareno Gelato	1,030
2 Available	3,832	19 Spa & Nail Fever	1,266	37 Balan's	2,713
2A AT&T	1,418	20 Vale Food Co.	2,054	38 Shake Shack	2,500
2B Plump Cosmetics and Injectables	1,335	21 Total Nutrition	879	39 LA Fitness	35,295
3 Raw Juce	1,233	22 Kanu Pet	1,632	40 Uni K Wax	1,274
4 Subway	948	23 North Italia	8,637	41 Massage Envy	2,902
5 Available	390	24 Candela Gastro Bar	2,024	42 Blue Martini	6,703
6 T-Mobile	1,418	24A Candela Gastro Bar	820	43 Regions Bank	3,761
7 Available	1,335	25 Future Tenant	900	44 REVIV	788
8 OXXO Care Cleaners	535	25A Razzle Dazzle Barbershop II	729	45 Ayala Royal Ballet	1,606
9 Future Tenant	663	26 Edward Beiner	1,449	46 Sexy Fish	440
10 Rivian	1,415	27 Available	0	46A Available	200
11 Moxies	8,157	28 Van Leeuwen Ice Cream	1,190	46B Available	200
12 Available (Former Restaurant)	550	29 HYP	1,045	47 Rosario	5,125
13 Kan Sushi	3,487	30 Edward Beiner	1,019	48 Studio D by Paolo Salon	2,332
14 Available	1,512	31 Happy Laser	999	49 Novecento	6,481
14A OXXO Care Cleaners	535	32 Uchiba	3,581	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 Face Brow & Beauty Bar	984	34 Rosario	5,691	52 Hampton Social	8,621
17 Playa Bowls	593	35 Starbucks	1,300	53 Pediatric Associates	7,453

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.

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COMPETITION MAP



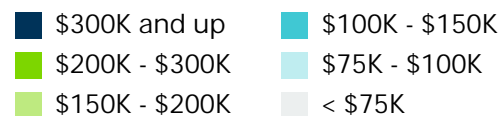
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2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	72,936	238,859	476,594
Daytime Pop	191,880	453,574	746,757
Households	38,250	109,737	210,343
Average HH Income	\$157,756	\$122,519	\$117,330
Median HH Income	\$110,824	\$75,925	\$69,707
Per Capita Income	\$82,851	\$56,549	\$52,016

## Average Household Income

Popstats, 4Q 2024, Trade Area Systems



# Mary Brickell Village

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



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