

MIAMI - BRICKELL DEVELOPMENT SITE

200 SW 8 STREET | MIAMI, FL 33130



World class development site for sale - 26,600 SF of land with 3,224 SF building.

- Wendy's lease expires in 2019 with no right to renew.
- Outstanding location for multifamily or condo high rise, hotel, office, parking garage or mixed use development.
- Only two blocks away from the new Brickell City Centre featuring 40 luxury brands such as Cinemex and Saks along with first-time Miami flagships.
- Property sits less than 1/8 mile from Interstate 95's Exit 1B which provides easy access for commuters and residents. Exit 1B is the main entrance for Brickell.
- Zoning allows for shopping centers, commercial, office, hotel and multi-family use.



Brendan Fisher | Realtor | The K Company

305-989-5626

fisher@southernlightpg.com

RECENT DEVELOPMENTS



BRICKELL CITY CENTRE



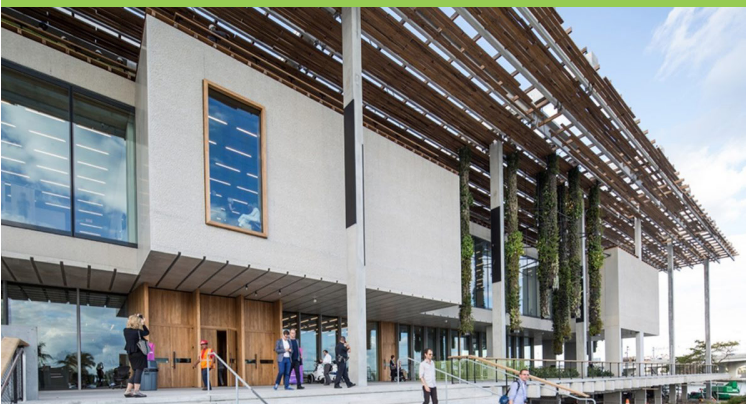
A 1.05 billion mixed-use development in the heart of Miami's financial district. Featuring retail, offices, residences and the new 900 room East hotel.

NINE - HIGH RISE CONDO



A 35-story luxury condominium tower.

PEREZ ART MUSEUM



The Perez Art Museum Miami - affectionately known as PAMM - showcases contemporary international art of the 20th and 21st centuries.

MARY BRICKELL VILLAGE



This downtown shopping center houses 200,000 square feet of retail on 5.2 acres. Mary Brickell Village recently sold for \$113 million.

LOCATION DESCRIPTION



ABOUT BRICKELL

Brickell is an urban neighborhood of Greater Downtown Miami, Florida. Directly south of the historic CBD, Brickell is Miami and South Florida's major financial district.

Towering financial centers, luxury condo complexes and elevated metrorails shade the neighborhood's favorite cafes and clubs along Miami Avenue.

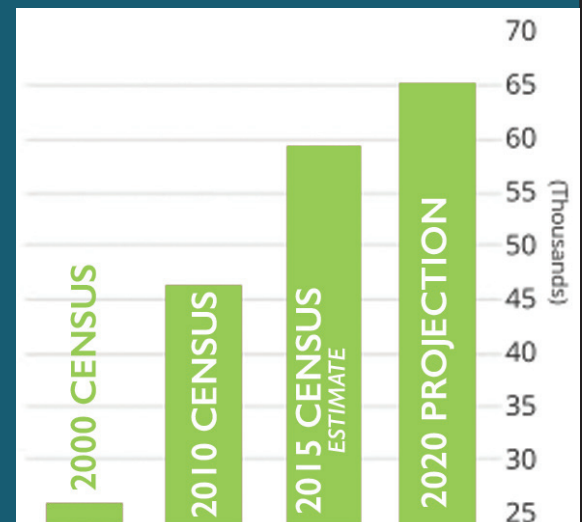


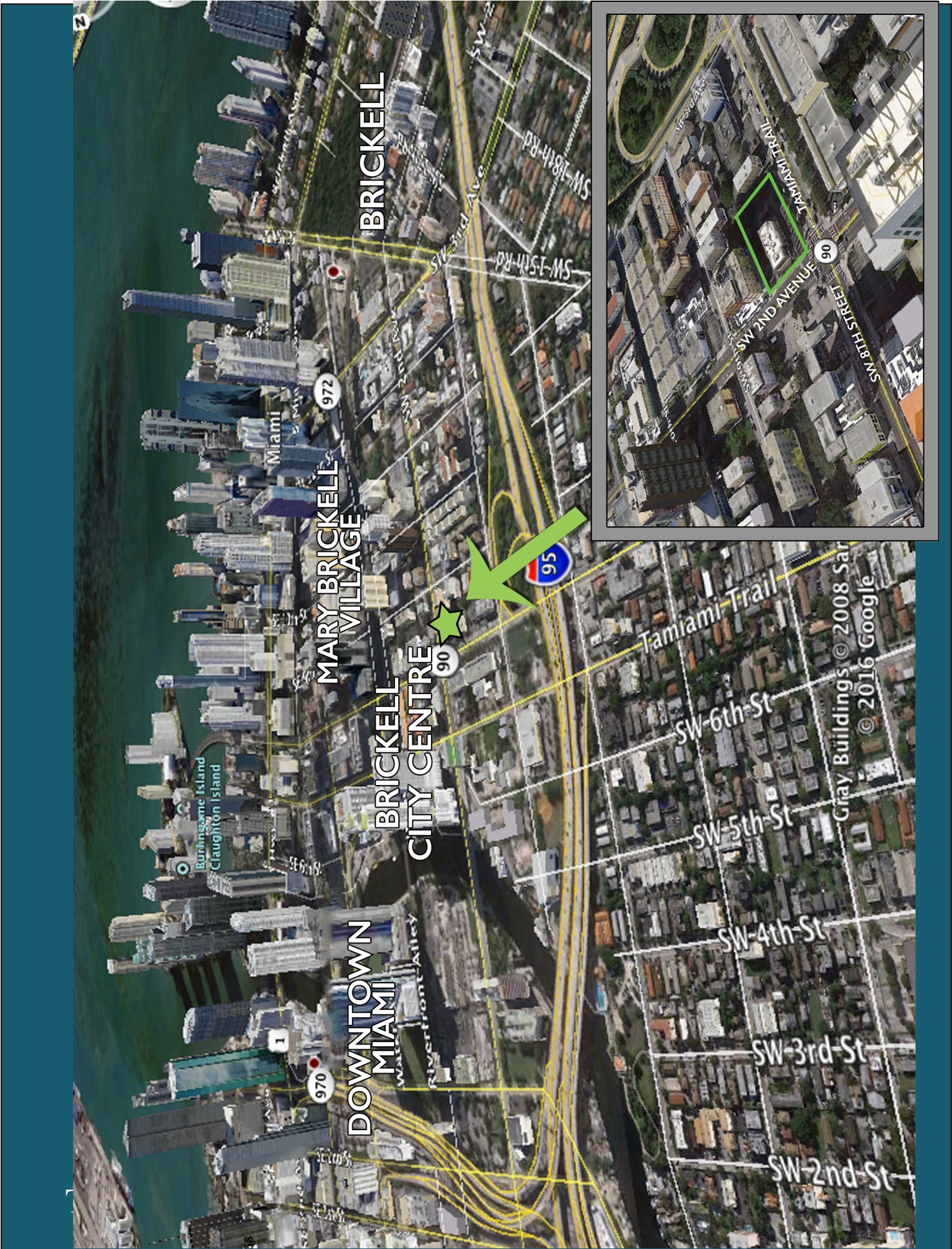
GREATER DOWNTOWN MIAMI DEMOGRAPHICS

DAYTIME POPULATION	222,000
POPULATION	80,750
POPULATION GROWTH (2000-2014)	99.6%
GROWTH IN HH (2000-2014)	133.8%
AVERAGE HH INCOME	\$109,317
INCOME GROWTH (2000-2014)	23.5%

99.6% POPULATION GROWTH

BETWEEN 2000-2014





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PROPERTY DETAILS

PROPERTY TYPE	DEVELOPMENT SITE	YEAR BUILT	1979
ZONING	T6-24-O URBAN CORE ZONE	LOT SIZE	26,600 SF

SALE PRICE: \$21.8 MILLION

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