

# MEGACENTER BRICKELL PHASE II

420 SW 7TH ST  
MIAMI, FL 33130

# FOR LEASE ±14,000 SF PHASE II LAND OPPORTUNITY

# GROUND LEASE / BUILD-TO-SUIT



**C-3**

**ARNALDO CANTERO III**  
Founder | Managing Principal  
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CQ1071716, Florida

# PROPERTY DESCRIPTION

MegaCenter Brickell Phase II  
420 SW 7 Street, Miami, FL 33130

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## MegaCenter Brickell Phase II

MegaCenter Brickell Phase II presents a rare urban infill land opportunity within an existing Class A mixed-use project at 420 SW 7th Street in Miami's Brickell/Downtown urban core. The opportunity consists of excess land within the MegaCenter Brickell development, offering flexibility for a long-term ground lease, build-to-suit, or future Phase II commercial development.

The existing project includes office, self-storage, ground-floor retail, and parking, creating a built-in mixed-use environment with immediate access to nearby residents, office users, commuters, and visitors. The site benefits from T6-8-O zoning, strong traffic exposure, excellent transit access, and proximity to I-95, Brickell Avenue, SW 8th Street, the Miami River, Downtown Miami, and Little Havana.

# PROPERTY SUMMARY

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## Property Summary

Lease Rate:	Contact Broker / Negotiable
Lease Term:	Long-Term Ground Lease / Build-to-Suit Considered
Available SF:	±14,000 SF Phase II Land Area
Lot SF:	±14,000 SF Phase II Land Area
Frontage:	±40 FT on SW 7th Street
Lot (Acres):	±0.30 AC
Zoning:	T6-8-O

## Property Overview

MegaCenter Brickell Phase II offers a flexible urban land opportunity in one of Miami's most supply-constrained commercial submarkets. The Phase II land area provides a potential platform for retail, restaurant, drive-thru, coffee, service, medical, financial, specialty, or mixed-use development, subject to final site planning and municipal approvals.

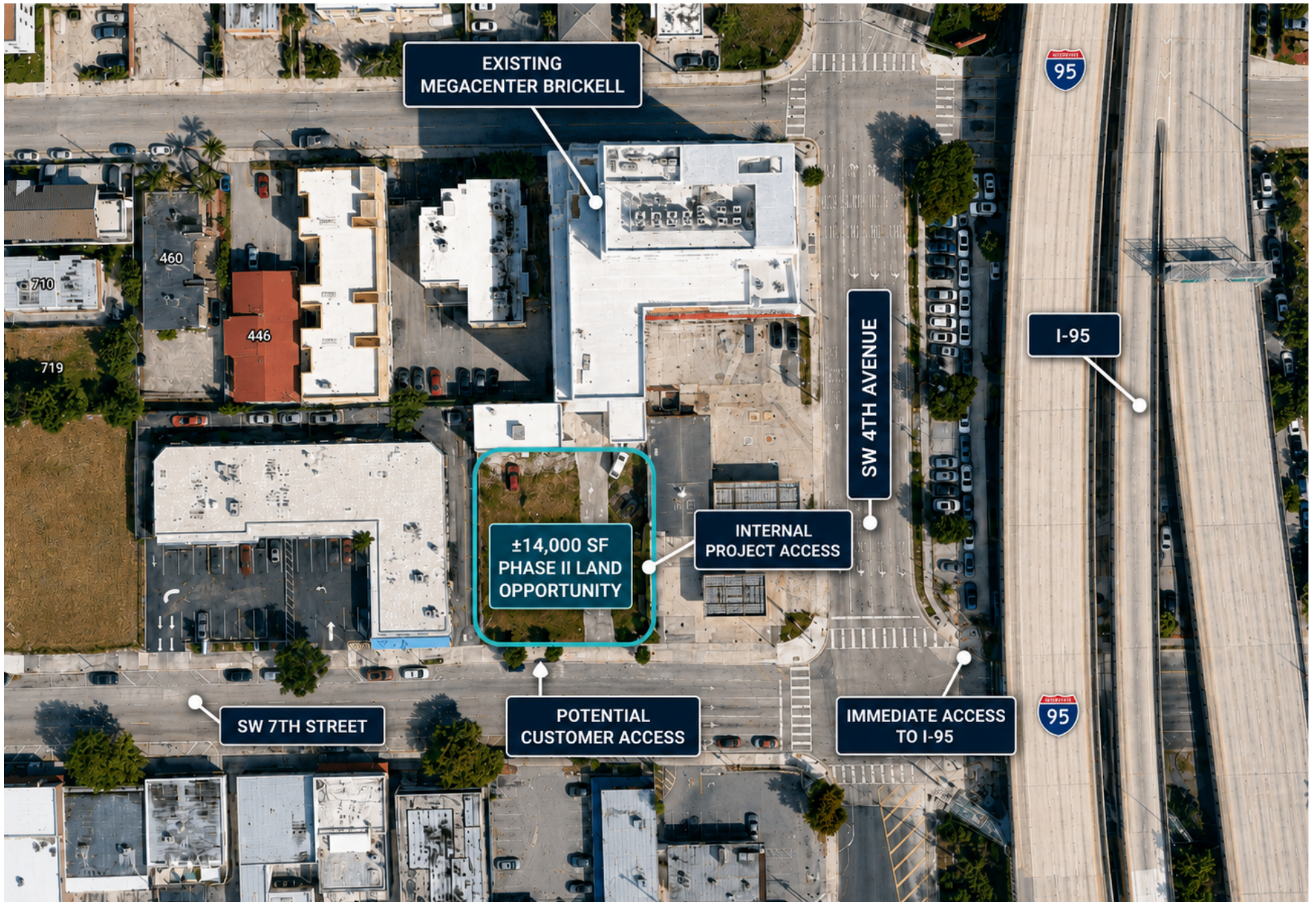
The site is positioned along SW 7th Street near SW 4th Avenue, with customer access expected from SW 7th Street and the internal 8th Street connection.

## Location Overview

The property is located on the western edge of Brickell, one of South Florida's most active and dense mixed-use markets. The site benefits from immediate proximity to Brickell, Downtown Miami, the Miami River district, Little Havana, Coral Way, and I-95. This location offers a rare combination of urban density, commuter access, transit connectivity, and limited competing retail land supply.

# ANNOTATED SITE AERIAL

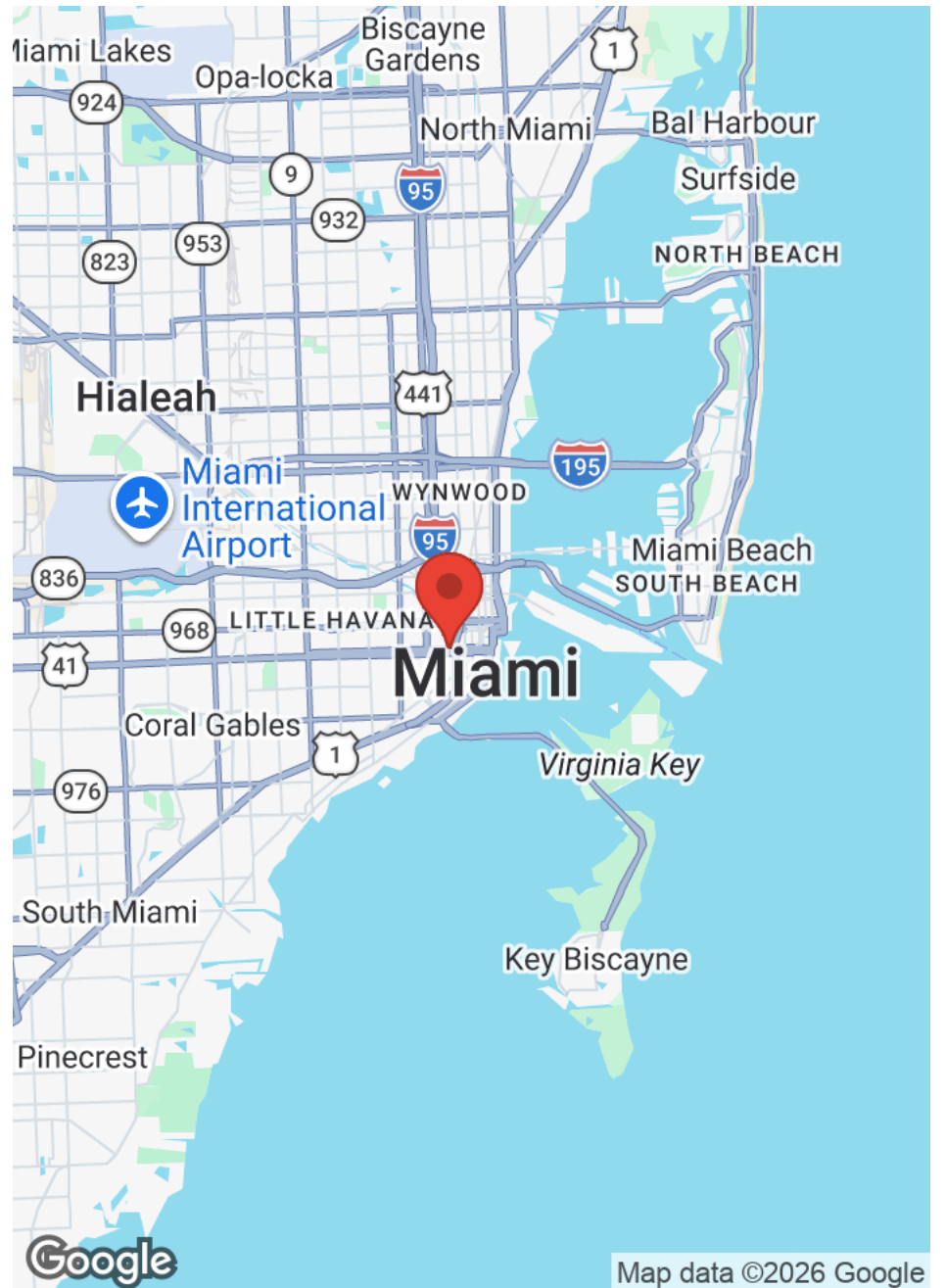
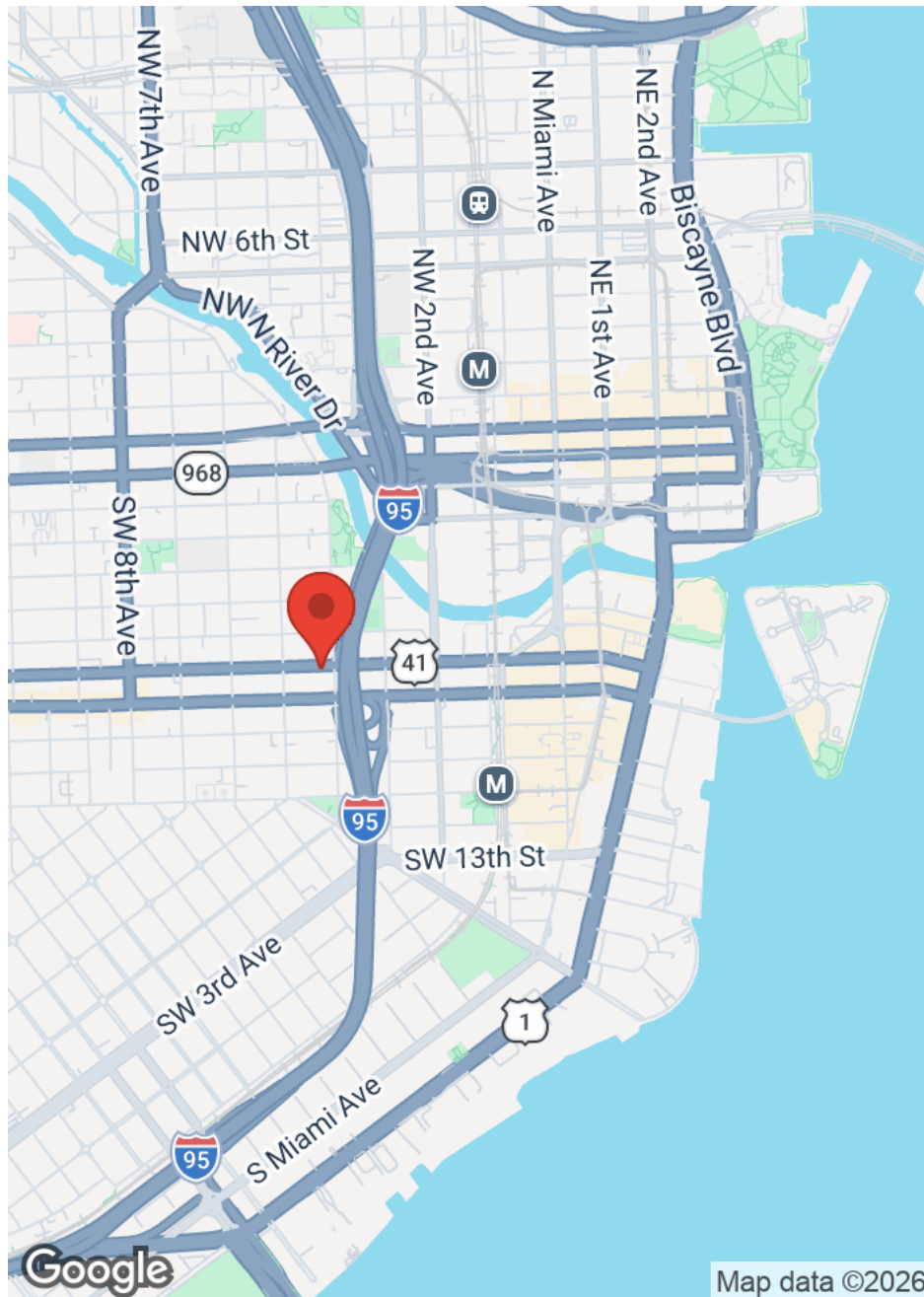
MegaCenter Brickell Phase II  
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# LOCATION MAPS

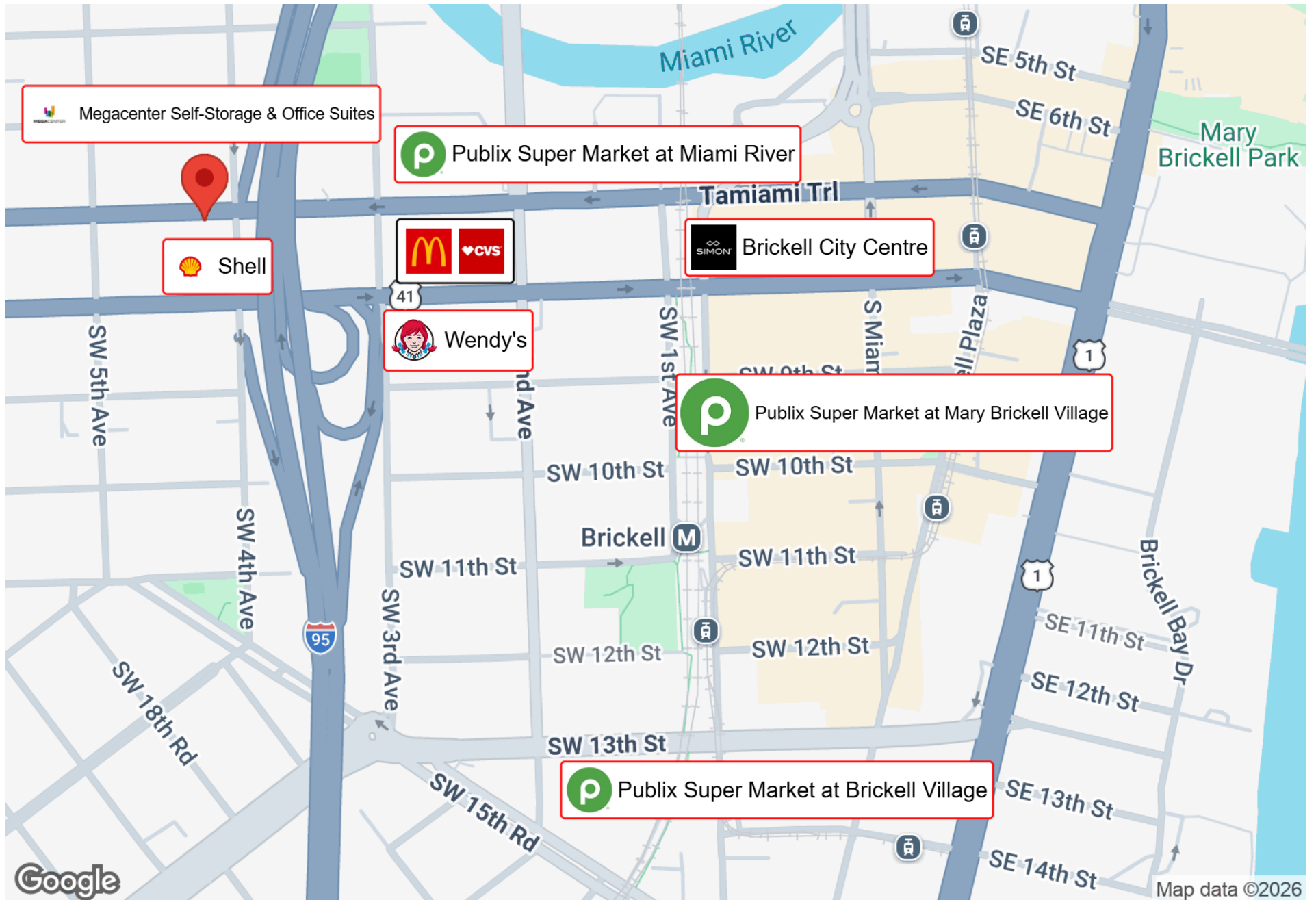
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# BUSINESS MAP

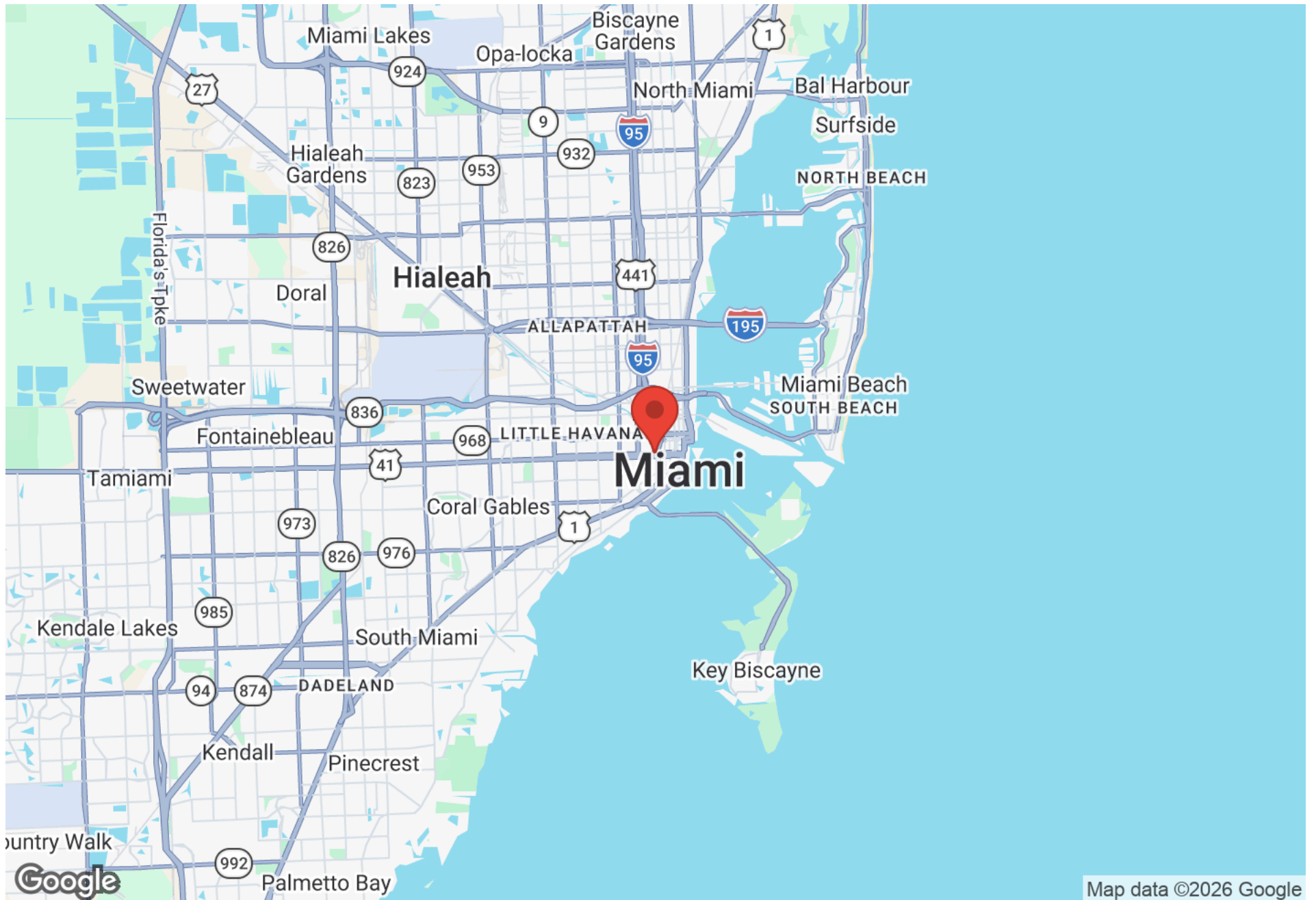
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# REGIONAL MAP

MegaCenter Brickell Phase II  
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Map data ©2026 Google

# AERIAL MAP

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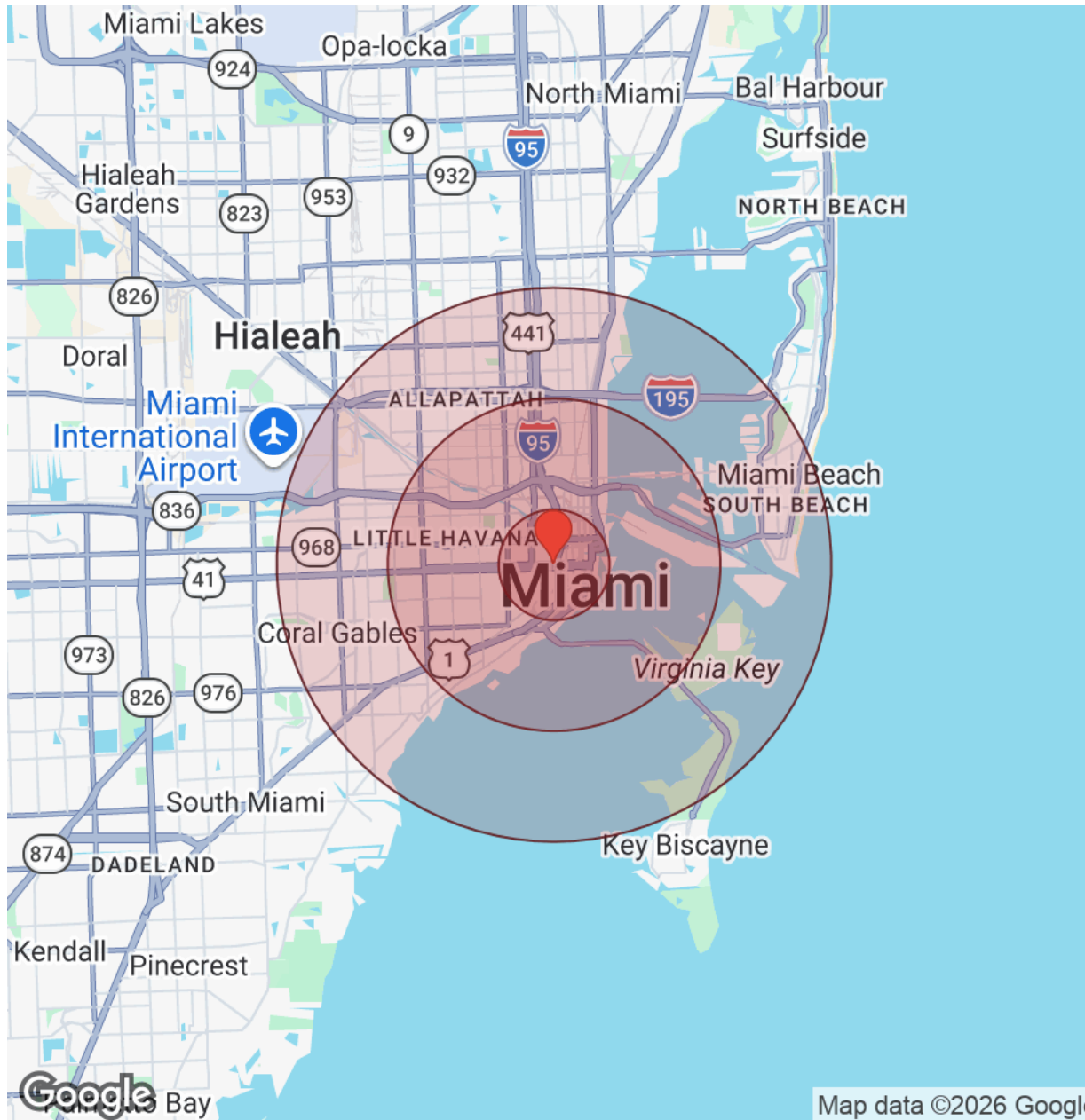
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# DEMOGRAPHICS

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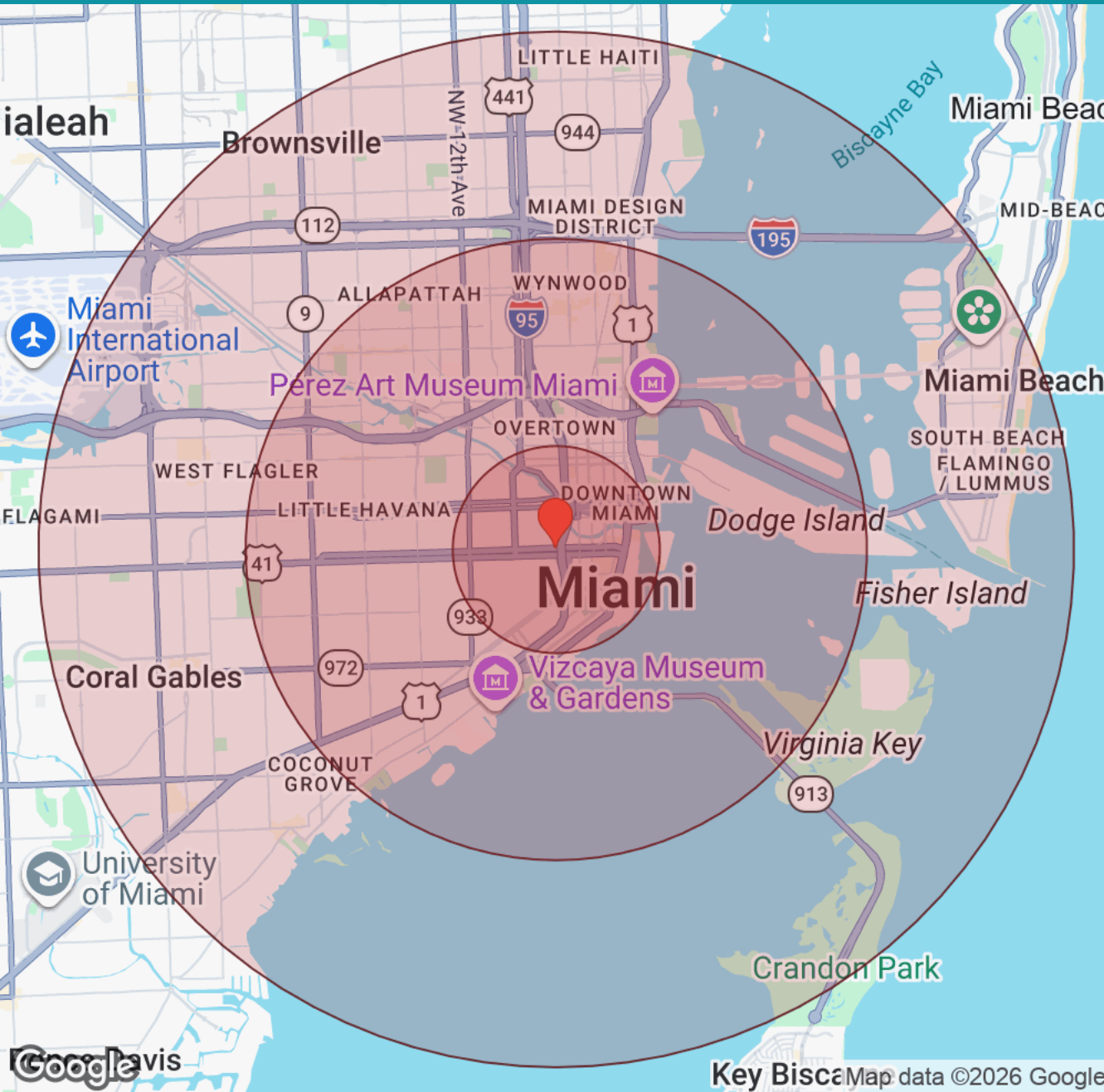


Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	48,723	155,647	280,068
Female	48,383	153,486	279,635
Total Population	97,106	309,133	559,703
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	17,197	46,215	86,026
Black	9,478	34,128	77,183
Am In/AK Nat	29	124	224
Hawaiian	N/A	N/A	N/A
Hispanic	67,013	219,732	381,829
Asian	2,301	5,472	8,787
Multiracial	864	2,628	4,254
Other	223	866	1,399
Housing	1 Mile	3 Miles	5 Miles
Total Units	53,896	154,624	274,887
Occupied	48,509	140,239	247,552
Owner Occupied	10,467	34,247	71,528
Renter Occupied	38,042	105,992	176,024
Vacant	5,387	14,385	27,335
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	13,762	45,163	84,361
Ages 15 - 24	9,295	30,789	56,276
Ages 25 - 54	51,630	153,356	260,807
Ages 55 - 64	9,943	34,406	67,541
Ages 65+	12,476	45,418	90,719
Income	1 Mile	3 Miles	5 Miles
Median	\$90,986	\$80,035	\$75,954
Under \$15k	4,896	15,574	28,907
\$15k - \$25k	3,351	10,407	18,767
\$25k - \$35k	2,612	7,820	15,582
\$35k - \$50k	3,902	13,818	24,424
\$50k - \$75k	6,152	19,499	35,114
\$75k - \$100k	5,227	14,902	25,728
\$100k - \$150k	6,700	20,765	35,370
\$150k - \$200k	5,024	13,013	21,355
Over \$200k	10,645	24,442	42,307

# DETAILED DEMOGRAPHICS

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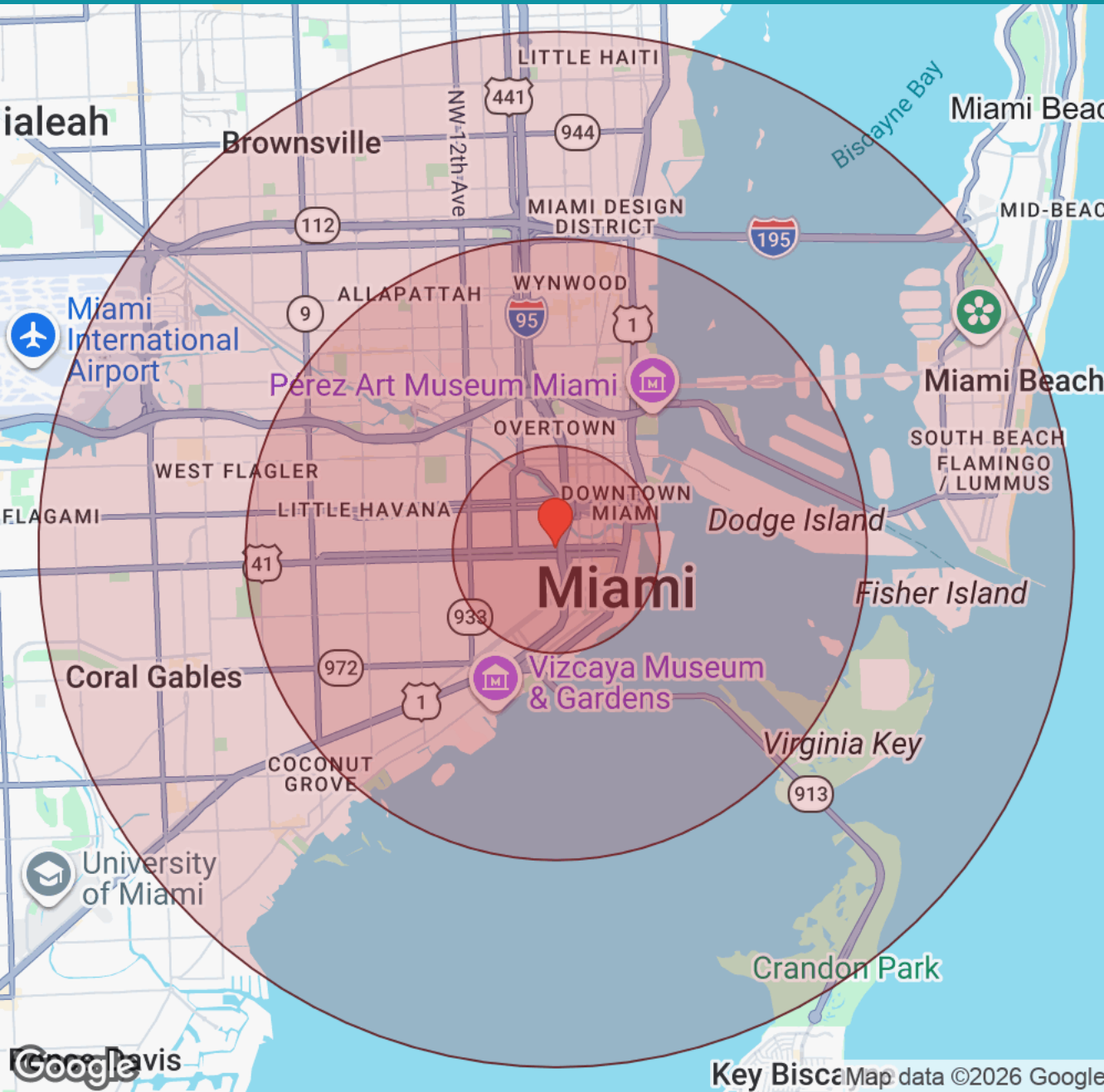


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Asian	2,301	5,472	8,787
Multiracial	864	2,628	4,254
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Housing	1 Mile	3 Miles	5 Miles
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Occupied	48,509	140,239	247,552
Owner Occupied	10,467	34,247	71,528
Renter Occupied	38,042	105,992	176,024
Vacant	5,387	14,385	27,335
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 4	5,684	17,531	31,447
Ages 5 - 9	4,317	14,600	27,972
Ages 10 - 14	3,761	13,032	24,942
Ages 15 - 19	3,508	13,178	25,354
Ages 20 - 24	5,787	17,611	30,922
Ages 25 - 29	11,078	30,354	47,055
Ages 30 - 34	11,788	33,174	53,347
Ages 35 - 39	9,186	27,788	47,721
Ages 40 - 44	8,125	23,757	41,291
Ages 45 - 49	5,964	19,228	35,316
Ages 50 - 54	5,489	19,055	36,077
Ages 55 - 59	5,084	17,800	34,735
Ages 60 - 64	4,859	16,606	32,806
Ages 65 - 69	3,835	13,456	26,754
Ages 70 - 74	3,059	11,126	22,488
Ages 75 - 79	2,395	8,582	17,188
Ages 80 - 84	1,646	6,145	12,206
Ages 85+	1,541	6,109	12,083

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Median	\$90,986	\$80,035	\$75,954
Under \$10k	2,509	7,305	13,692
\$10k - \$15k	2,387	8,269	15,215
\$15k - \$20k	1,775	5,110	9,416
\$20k - \$25k	1,576	5,297	9,351
\$25k - \$30k	1,297	3,727	7,762
\$30k - \$35k	1,315	4,093	7,820
\$35k - \$40k	1,414	4,578	8,221
\$40k - \$45k	1,449	5,669	9,228
\$45k - \$50k	1,039	3,571	6,975
\$50k - \$60k	2,100	7,062	13,196
\$60k - \$75k	4,052	12,437	21,918
\$75k - \$100k	5,227	14,902	25,728
\$100k - \$125k	4,347	12,459	21,001
\$125k - \$150k	2,353	8,306	14,369
\$150k - \$200k	5,024	13,013	21,355
Over \$200k	10,645	24,442	42,307

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

## ARNALDO CANTERO III

Founder | Managing Principal



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Arnaldo Cantero III is the Founder and Managing Principal of C-3 Retail Advisory, a South Florida-based retail real estate advisory firm focused on leasing, repositioning, investment sales, and development strategy for urban and mixed-use assets.

With more than a decade of transactional experience and over \$500 million in career deal volume, Arnaldo advises property owners, developers, and private capital groups across Miami's most active commercial corridors. His work combines landlord representation, retail merchandising strategy, site positioning, financial analysis, and market intelligence to help clients maximize property value.

Prior to founding C-3 Retail Advisory, Arnaldo spent more than 12 years with Barlington Group, where he helped lead acquisitions, leasing, and value-add retail strategy across South Florida and national net lease portfolios. Today, he focuses on high-conviction retail opportunities, urban infill assets, redevelopment plays, and strategic leasing assignments throughout Miami-Dade, Broward, and Palm Beach.