



3 Miami Central

# Property Highlights

- Positioned in the heart of Downtown Miami and World Center District at the entry of a newly constructed, best in class office building.
- Opportunity for a modern retailer to support one of the most distinguished tenant rosters in the Central Business District.
- Dense urban population with high daytime workforce and strong mix of office workers, residents, and tourists
- Directly adjacent to the Brightline Miami Station and commuter parking garage, Miami World Center, and Sawyer's Walk.

1,047 SF

Shell Space

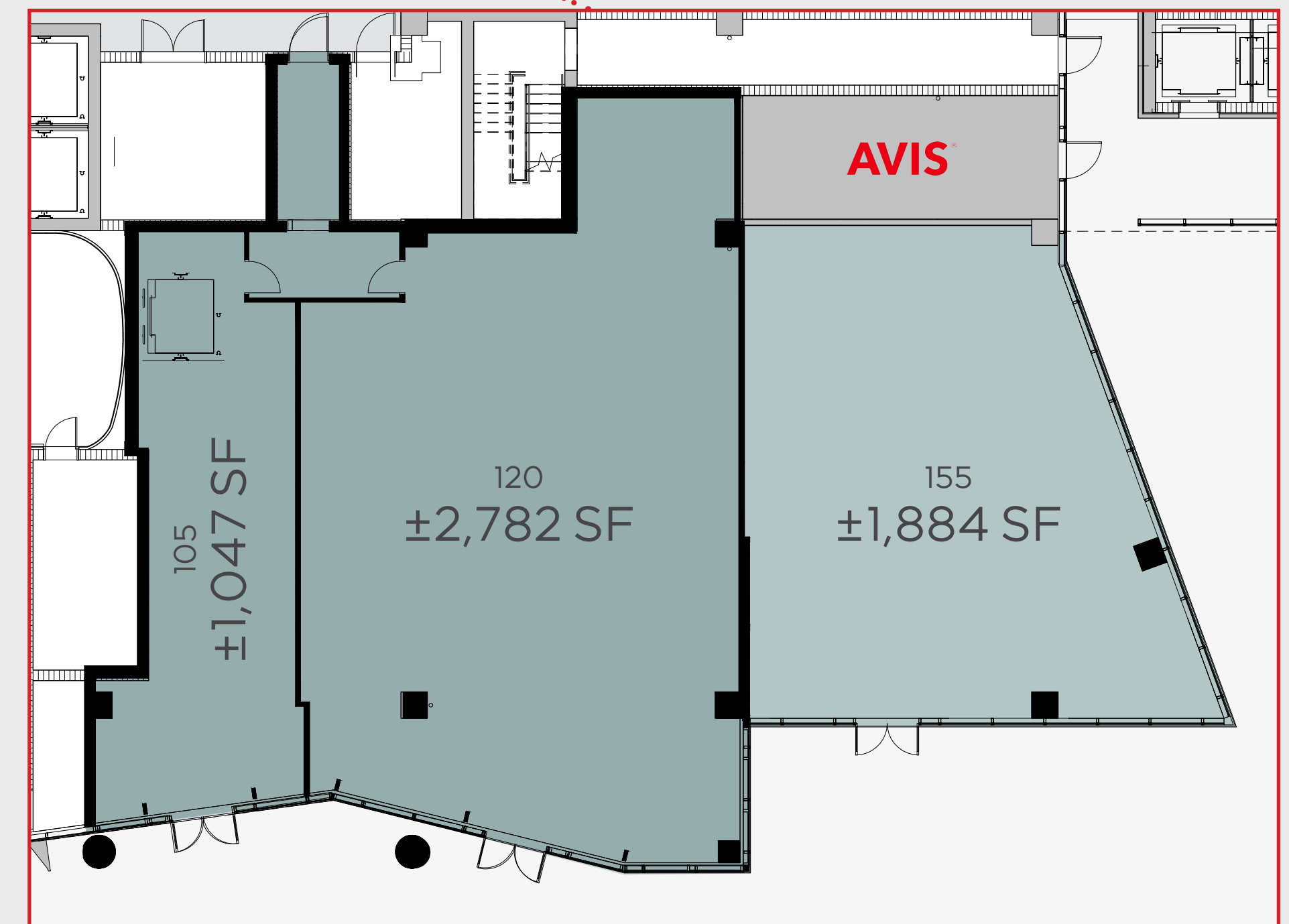
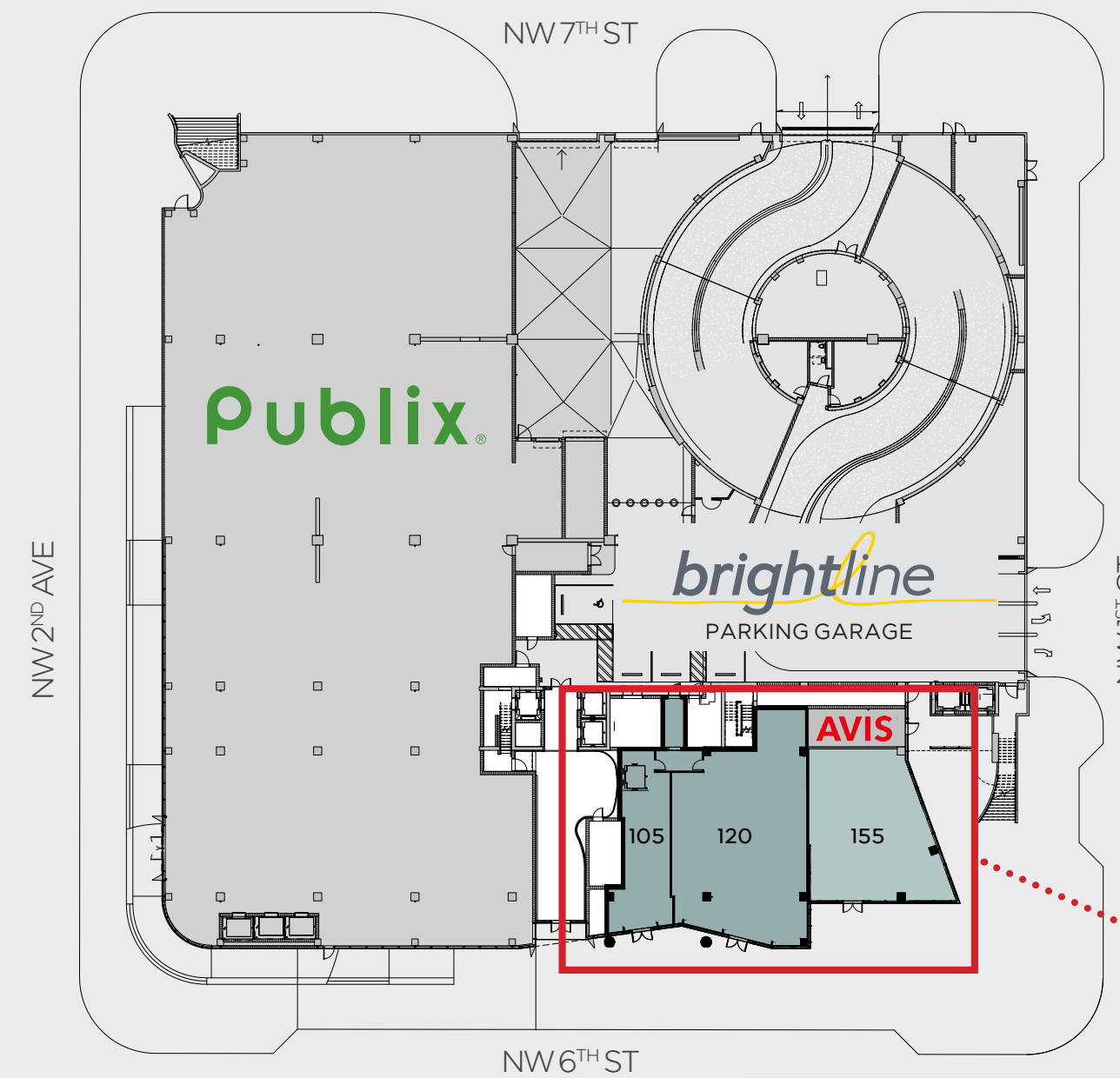
2,782 SF

Shell Space

1,884 SF

Fully Built Cafe Space

Can Be Combined for Up to 3,829 SF



Retail Space

# Wellness. F&B. Lifestyle.



Population

# 3 Mile Demographics

## 3 MILE DEMOGRAPHICS

278,764  
Population

\$90,506  
Average Household Income

38  
Median Age

353,166  
Daytime Population

## DYNAMIC, AFFLUENT MARKET

\$46.8B  
Miami's Annual  
Retail Spend

40M  
Yearly Visitors  
to South Florida

\$85 MIA  
vs. \$40 NYC  
Daily Spend Per Visitor

353  
Medium & Large  
Businesses

250k+  
Downtown Daily  
Population

# FLORIDA

3<sup>rd</sup> most populated state with  
over half the population living  
along the Brightline corridor

# 30M+

Visitors/year to major  
attractions within  
walking distance



Location

# Nearby Concepts

Central Fare and Miami World Center, a curated mix of dining and beverage experiences, are just steps away. The neighborhood offers a mix of flavors, experiences, and energy.



Apple Store



Earls Kitchen + Bar



Central Fare



Brasserie Laurel



Maple & Ash



Museum of Ice Cream

## Neighborhood

### DOWNTOWN MIAMI

The heart of the Financial District. The center of international trade. The largest concentration of international banks in the world. And the be-all and end-all for inspiring corporations.

### BRICKELL

Along with Downtown Miami, this is the core of the banking, investing and financial sectors. Home to many foreign headquarters and an established residential area with Mary Brickell Village shopping and dining district. In short, the business savvy live and work here.

### DESIGN DISTRICT

Dedicated to innovative fashion, design, architecture and dining, Miami's Design District is an up-and-coming area of the city. With public art installations, exclusive design showrooms, chic fashion boutiques, luxury retail experiences and rejuvenated historical structures, this neighborhood has become a vibrant and thriving urban metropolis.

### MIDTOWN MIAMI

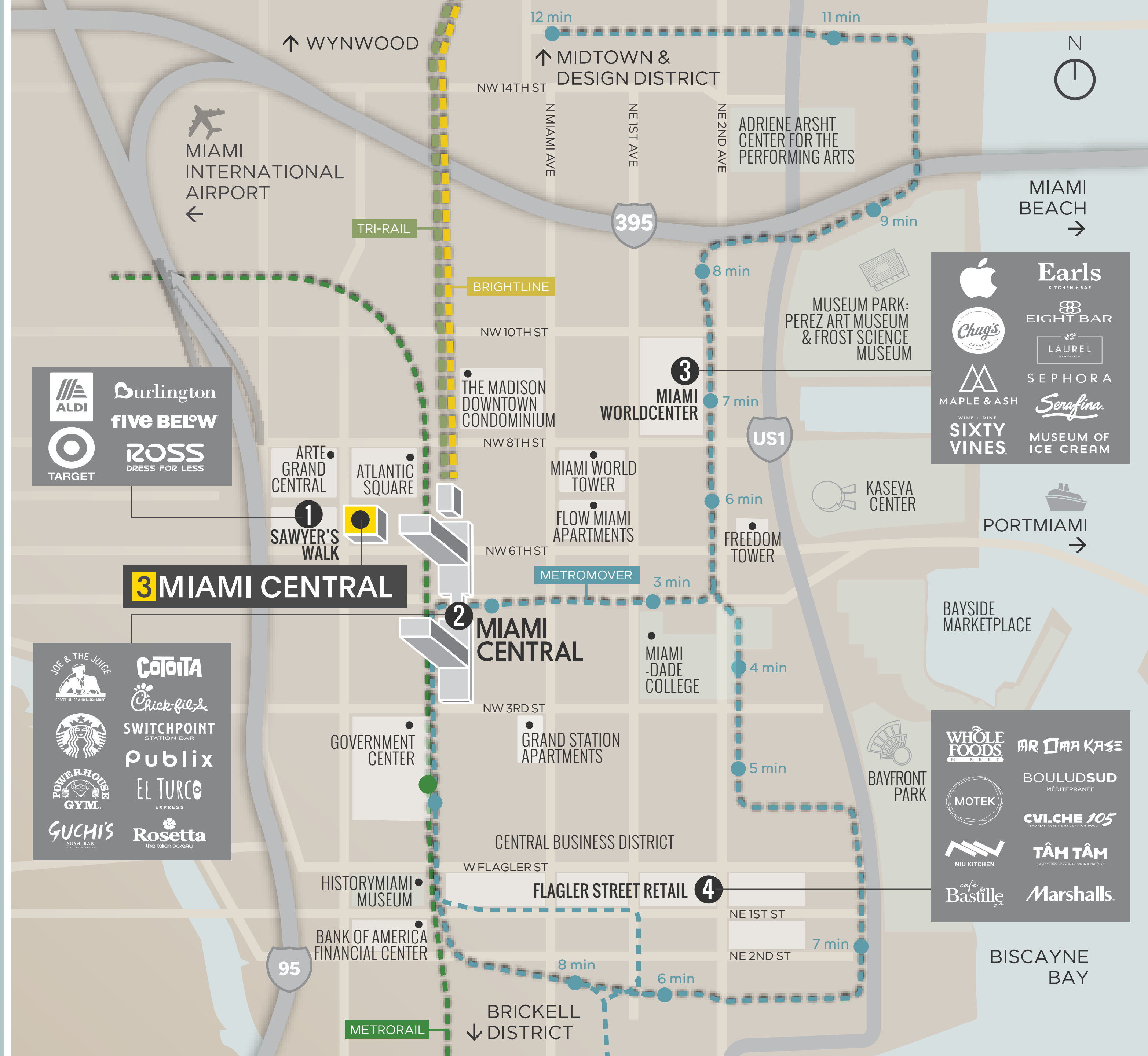
The trendiest neighborhood in South Florida. Midtown Miami has become one of the largest creative communities in the nation. An urban epicenter of galleries, cafes, bars and creativity, it's the go-to locale for those seeking a different kind of Miami experience.

### WYNWOOD

Home to a plethora of restaurants, best-in-class retailers, art galleries and museums, Wynwood has been transformed into one of the hottest sections of Miami. With the Wynwood Walls covered in street art by some of the world's greatest artists, a free monthly ArtWalk, and a chic boho vibe, Miami's art scene is experiencing a renaissance just south of I-195.

### EDGEWATER

North of Downtown Miami, Edgewater is evolving into a highly desirable place to live. A developing urban sanctuary where residents can kick back and take in the view or head out and enjoy MiMo on BiBo, the Miami Modernist Architecture on Biscayne Boulevard.



3 Miami Central  
Conceptual Rendering



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P  
PUBLIC  
PARKING  
Entrance Located  
on NW 1<sup>st</sup> Court  
←

3 MIAMI CENTRAL

CONCACAF

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Miami, FL 33128

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