

FOR LEASE



Brickell Retail Opportunity

1099 SW 1st Ave., Miami, FL 33130



**NO VACANCY
AVAILABLE**
NEW 7/11 ON
5,000 SF LOT

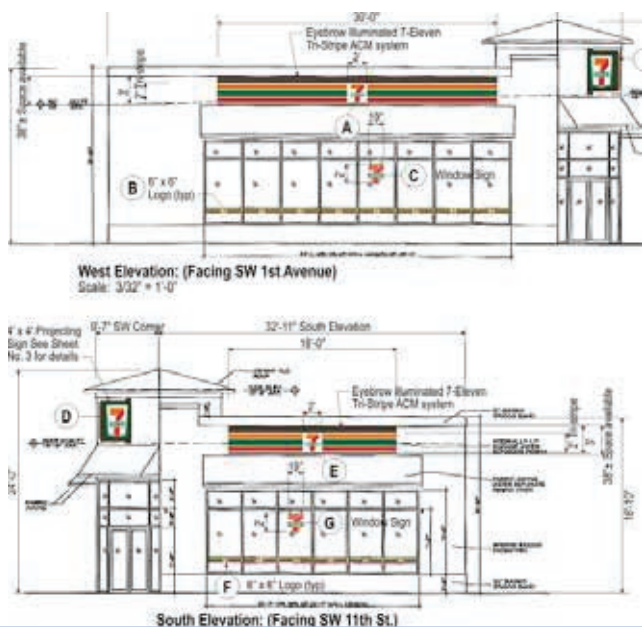


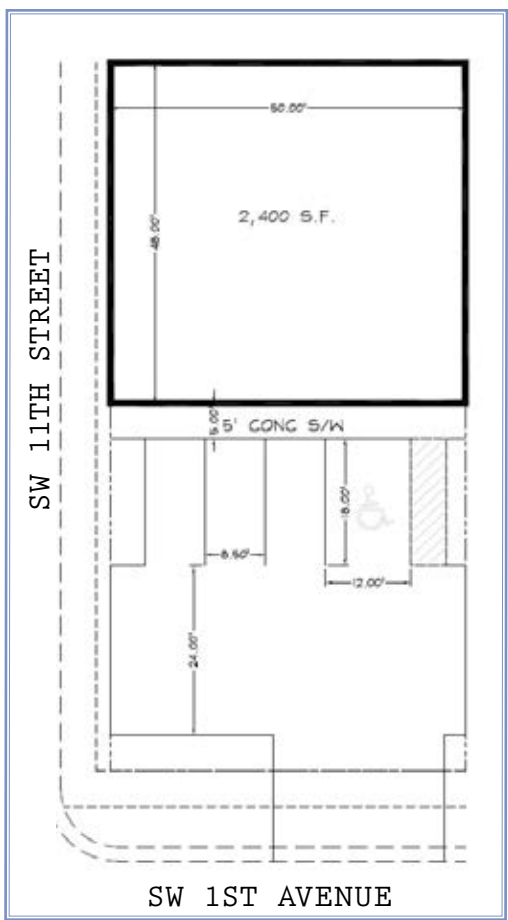
1099 SW 1st Ave.

- 1099 SW 1st Ave is the premier infill retail location.
- New 7/11 at site will offer business opportunities.
- Location is ideal with amazing local demographics.
- Surrounded by 20,000+ residential units.
- Significant foot traffic by the Metro Hub/Mass Transit.
- Property has tremendous exposure and visibility.
- Publix recently opened its third location within a mile.

Demographics

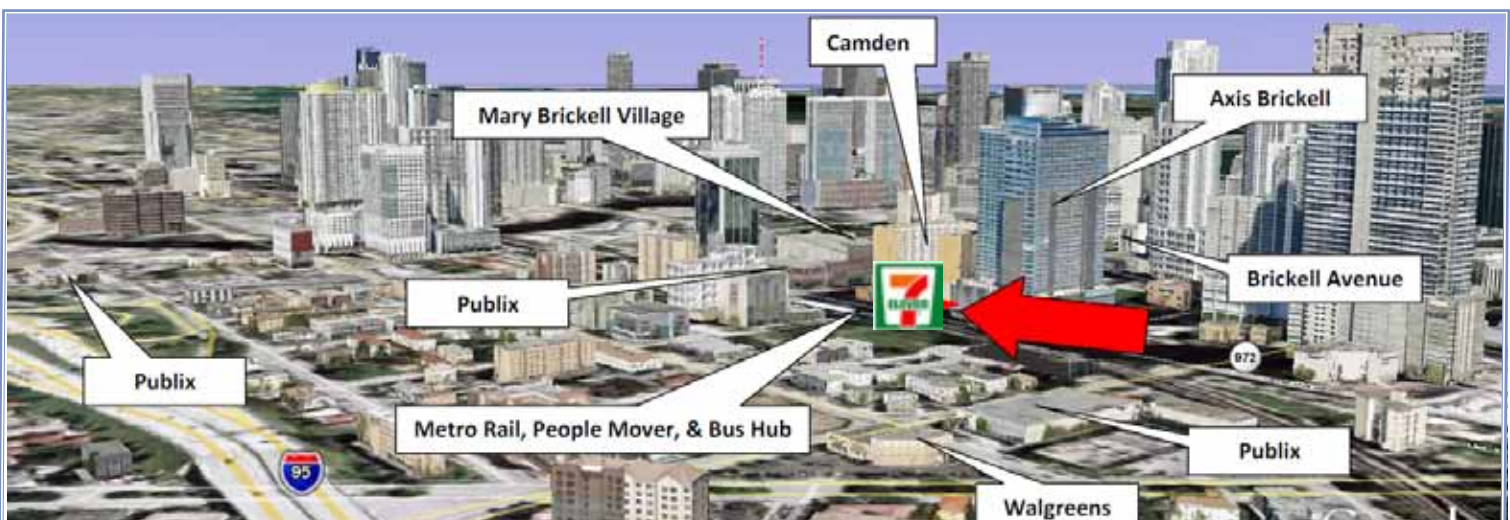
	1 Mile	3 Miles	5 Miles
Total Daytime Population	82,540	275,131	534,553
Median Age Adult Pop.	36.9	38.2	39.6
Average Household Income	\$180,929	\$137,822	\$137,975





Commodore Realty Welcomes 7/11 to 1099 SW 1st Ave.

Started in 1927, 7/11 has 7,600 stores in the U.S., and over \$16 Billion in revenue as of 2009. This 1,938 SF store will offer true convenience for locals and tourists alike. Located next to the County Metro Rail line and Bus Depot; local demand is high for such a location. With the addition of Publix and Mary Brickell Village one block away; there is constant traffic flow at this location. Local demographic estimate over 200,000 people within a 3 mile radius. This site can be developed into new retail space and offers the ideal location for your business interests. Chart your course to success by seizing this unique opportunity in the heart of Brickell!



1099 SW 1ST AVE. IS EXCLUSIVELY LEASED BY:

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