



MIAMI

# RIVER LANDING

SHOPS AND RESIDENCES

[riverlandingmiami.com](http://riverlandingmiami.com)





RIVER LANDING

West Marine  
RETAIL  
SHOES  
Ross  
tj-maxx  
RETAIL  
Publix  
RETAIL  
FITNESS  
RETAIL  
SHOES







Imagine a place where **urban living meets the river**. A place with life, where retail, dining options and apartment living provide **a sense of community**. A place so **unique** and **uncomplicated** that delivers **a simple lifestyle** for those who appreciate generous green spaces, scenic walks along the river, together with modern comforts. A place where a historic riverfront sets the mood for a **diverse** and **vibrant lifestyle** that's far from ordinary but **conveniently close** to everything you can imagine.

In Miami, there is such a place. It's called **RIVER LANDING**.





OPEN COVERED WALKWAYS

CUSTOMER FRIENDLY SHOPPING FLOW

CONVENIENT RETAIL ACCESS

TROPICAL CENTRAL GREEN SPACES





## WHY RIVER LANDING?

**We go beyond the obvious.** As innovative social architects, we are here not to only to create an eclectic mix of residences, retail, restaurants and recreation opportunities, we are creating a lifestyle destination, with a vibe of its own and a distinct personality designed to attract the perfect end user.

## PROPERTY HIGHLIGHTS:

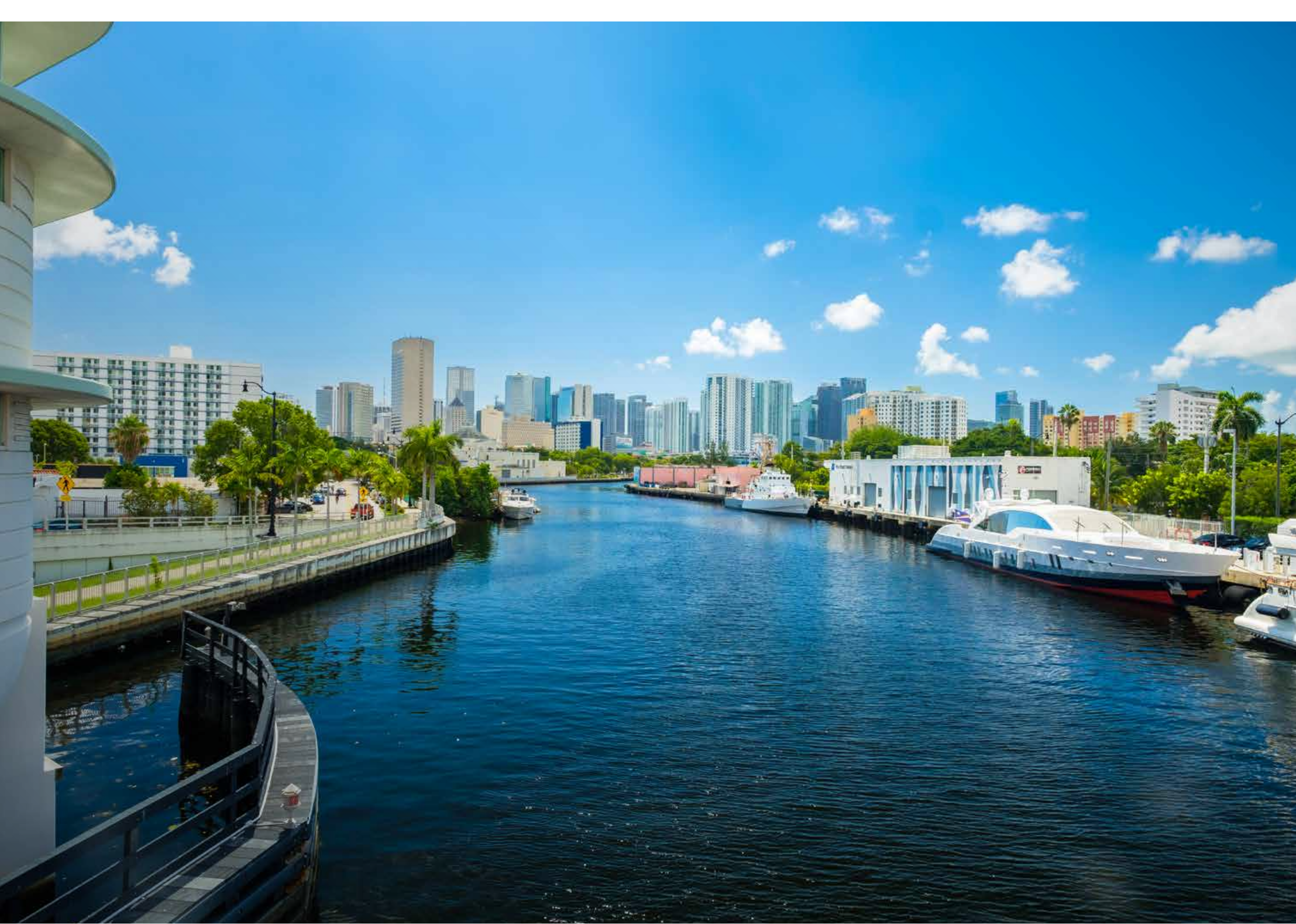
- Five (5) story vertical power center on 8+ acres of riverfront property with signage facing main highways
- The City of Miami has been positioning the **Health District** (formerly known as the Civic Center) for high intensity, high density, mixed-use development and redevelopment; it is the 2nd largest health district in the US
- Estimated +1,200 new residences including on site at River Landing
- 200,000 residents in the immediate area and surrounding communities
- 850 feet of River Line



RIVER LANDING  
SITE 1940'S



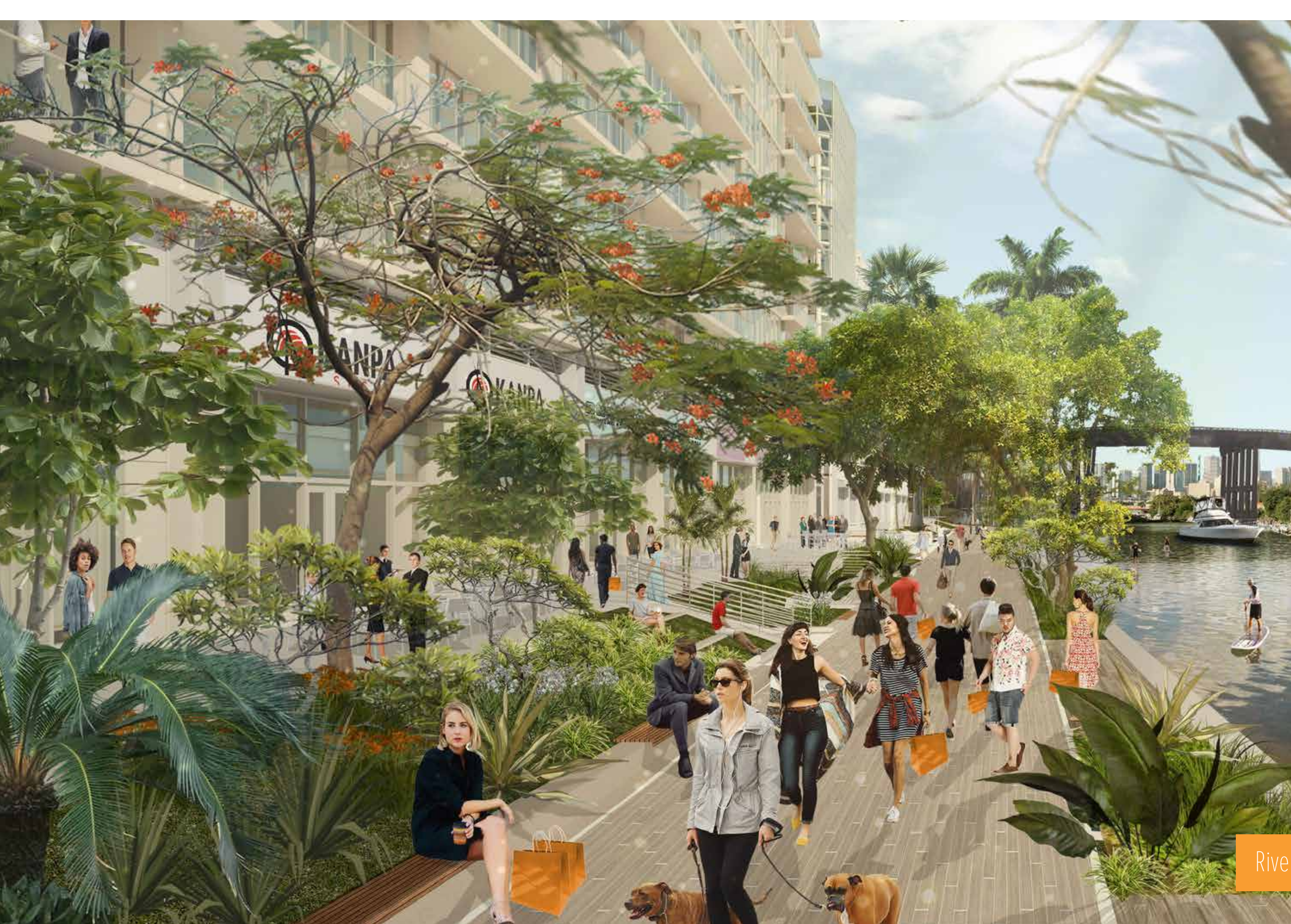




ONCE A  
PLACE WHERE  
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Riverline at River Landing





- RESIDENCES:**
- Residence Moderna RiverHouse
  - River Oaks Marina and Tower
  - Terrazas Miami
  - The Modern Miami
- MARINAS ON THE RIVER:**
- Hurricane Cover Marina & Boatyard
  - Miami River Point Marina
  - River Cove Marina
  - 5th Street Marina
- MAJOR EMPLOYERS**
- Bascom Palmer Eye Institute
  - UM School of Medicine
  - Jackson Memorial Hospital
  - County Courthouse
  - Miami VA Healthcare System
  - University of Miami Hospital
  - University of Miami Life Sciences and Tech
  - Miami-Dade College of Medical Campus
- ATTRACTIONS**
- AA Arena
  - Marlins Stadium
  - Planned MLS Stadium
  - Parks





## DEMOGRAPHICS:

### DAYTIME POPULATION

1 Mile 68,112  
3 Mile 350,570  
5 Mile 593,196  
35 Average age of resident  
\$91,989 median household income  
within a 5 mile radius

### AVERAGE HOUSEHOLD INCOME

3 MILE \$45,481  
5 MILE \$54,270

## DAILY TRAFFIC COUNTS:

### CARS / DAY

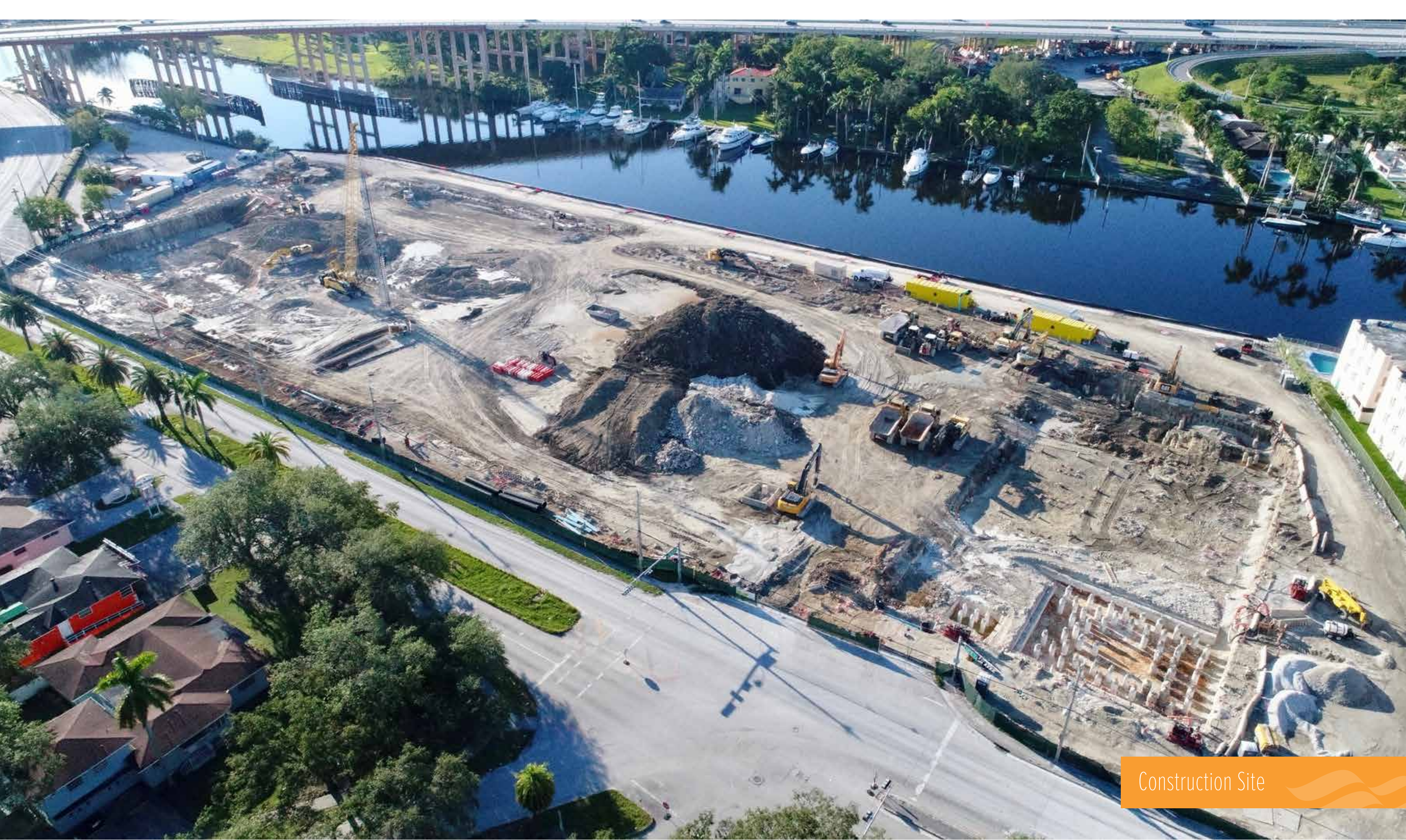
 134,000  
 265,000





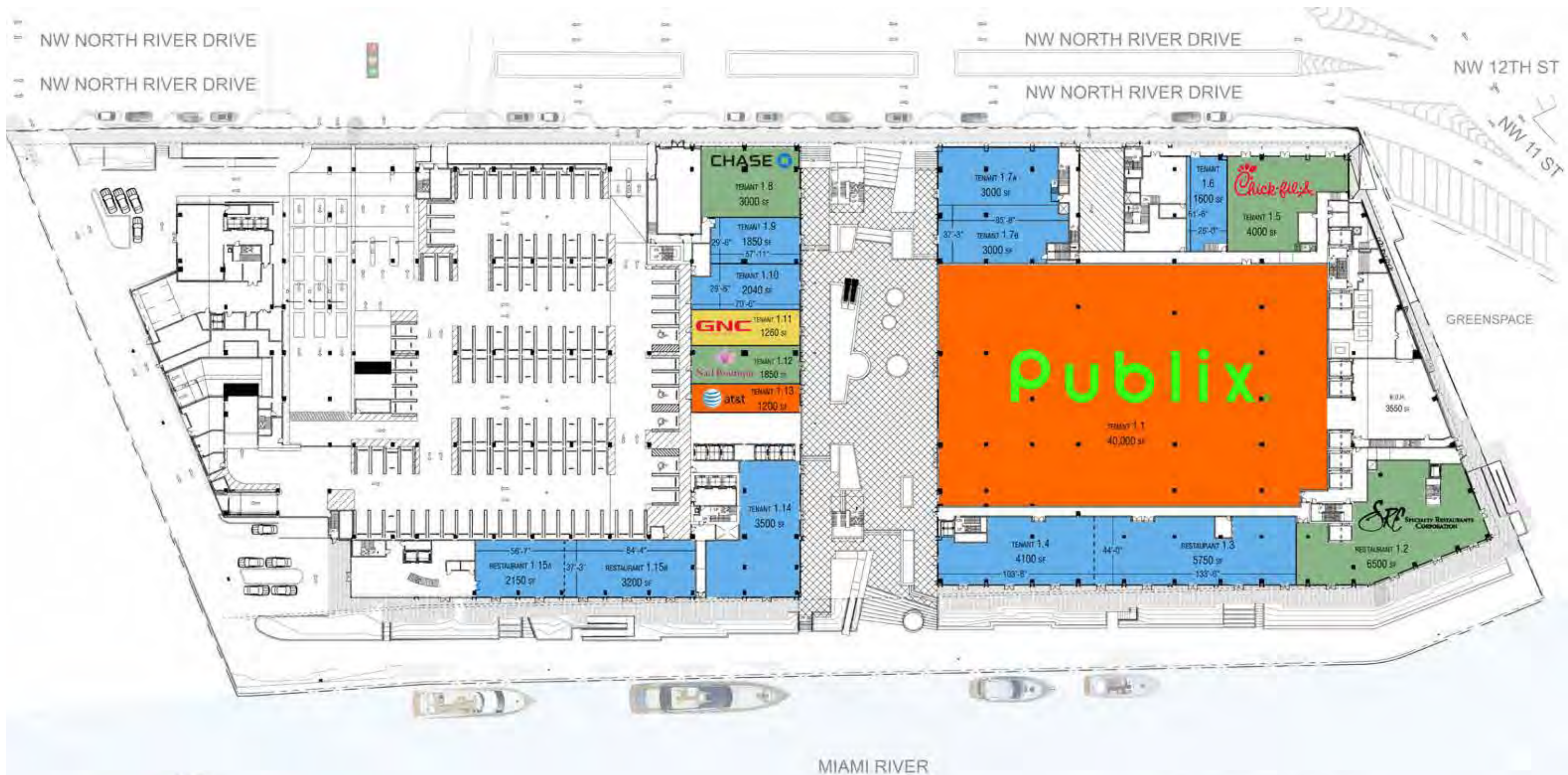
Original Site



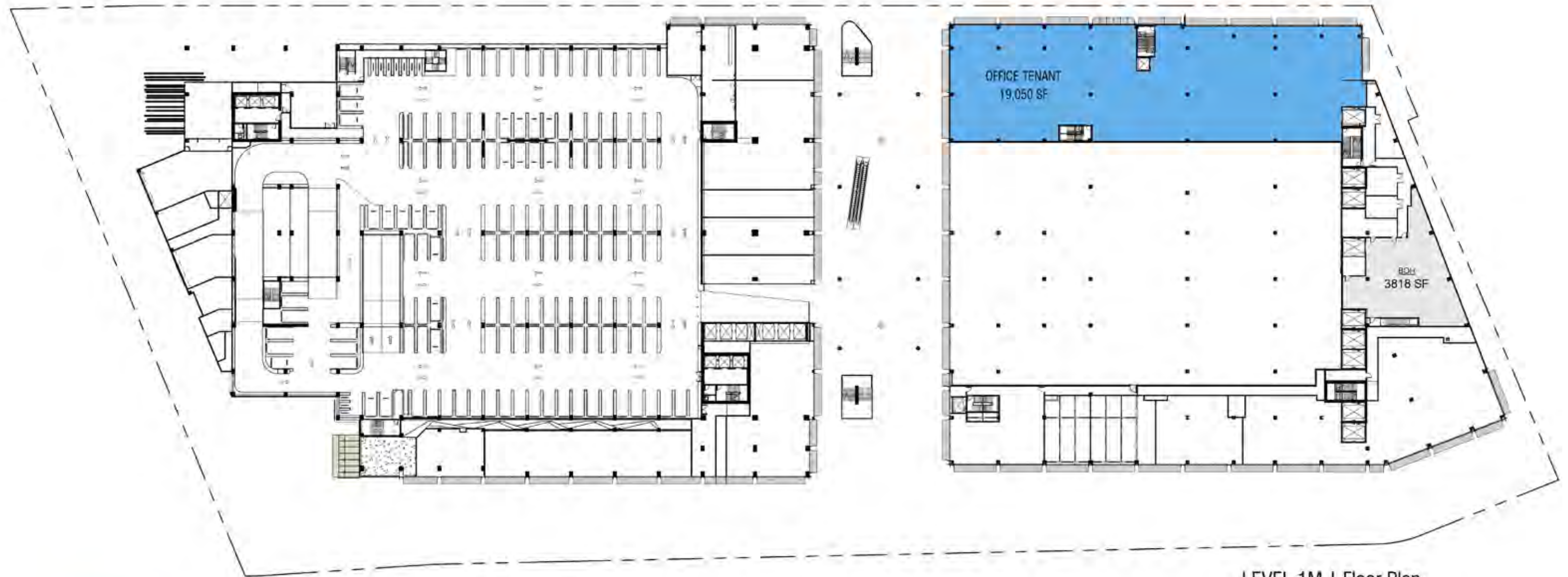


Construction Site









LEVEL 1M | Floor Plan

**KEY:**

- EXECUTED LEASE
- LEASE IN PROGRESS
- NEGOTIATING LOI
- OPEN



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**KEY:**

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LEVEL 2 | Floor Plan  
Scale: 1"=60'-0"

LEVEL 2



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LEVEL 3 | Floor Plan  
Scale: 1"=60'-0"

**KEY:**

- EXECUTED LEASE
- LEASE IN PROGRESS
- NEGOTIATING LOI
- OPEN



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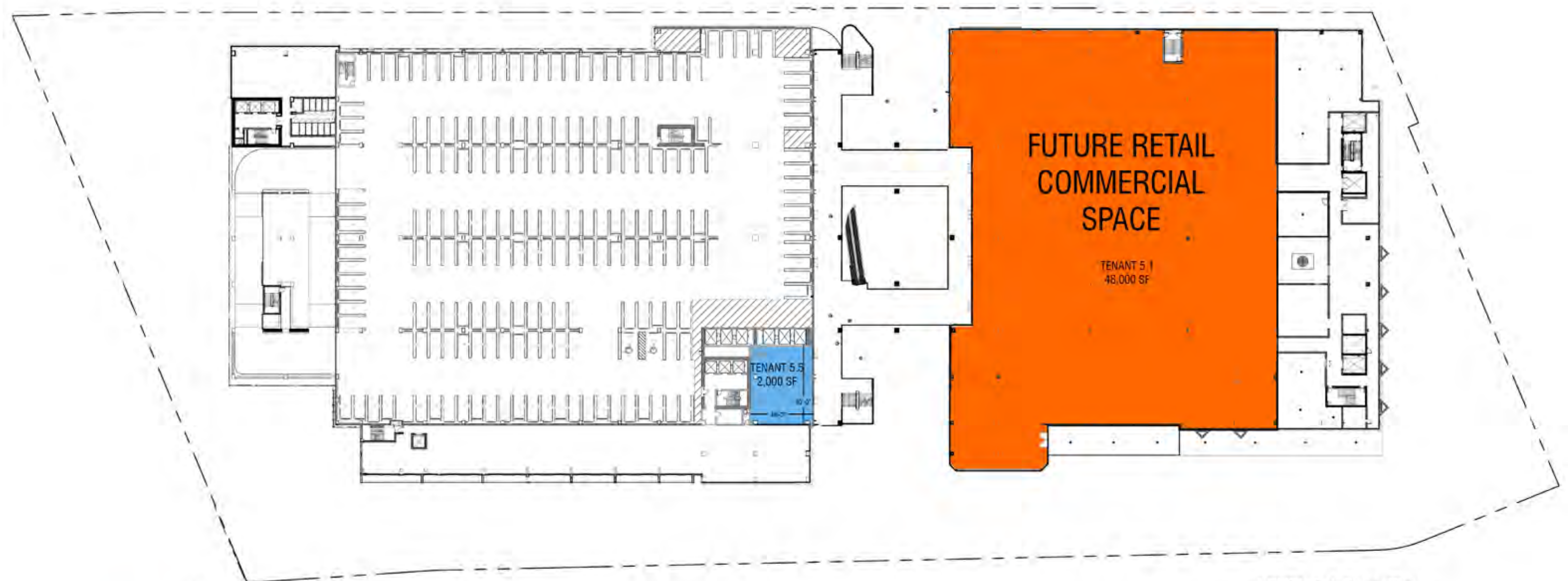




LEVEL 4 | Floor Plan  
Scale: 1"=60'-0"

- KEY:**
- EXECUTED LEASE
  - LEASE IN PROGRESS
  - NEGOTIATING LOI
  - OPEN





LEVEL 5 | Floor Plan  
Scale: 1"=60'-0"

**KEY:**

- EXECUTED LEASE
- LEASE IN PROGRESS
- EXECUTED LOI
- NEGOTIATING LOI
- OPEN



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Fourth Level Atrium





As Vibrant by Night as by Day









View Westbound From The Highway





View West to East From Highway





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