



AVISON  
YOUNG

FOR SALE

2341 | LEJEUNE ROAD  
CORAL GABLES, FL 33145

Partnership. Performance.

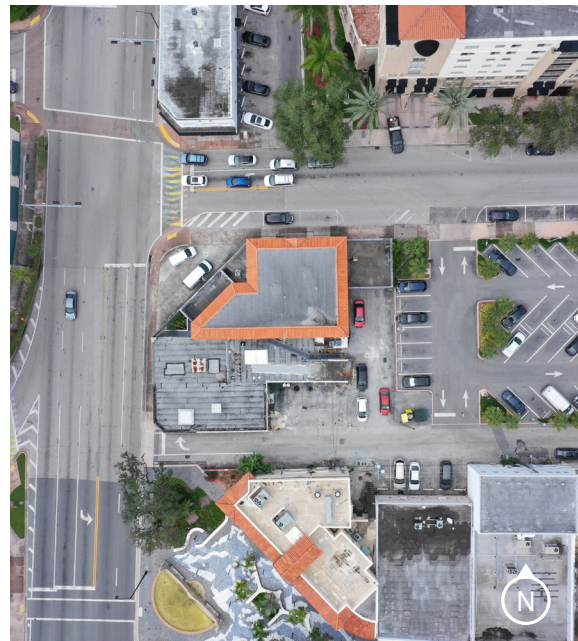
### THE LEJEUNE CORNER PROPERTY

Avison Young is pleased to offer the opportunity to redevelop the prime corner of LeJeune and Aragon located in Coral Gables' CBD and the entryway to Miracle Mile. The distinct appearance, prominent signage and high profile location of the property provides a unique marketing opportunity. The zoning allows for a variety of uses, an FAR of 3.5 (once both the Mediterranean level 1 and 2 bonuses are triggered) and a height of up to 6 stories. Over 45,000 vehicles pass the property on a daily basis, utilizing one of the county's most accessible and prolific arteries.

Contact us for architectural/conceptual plans | Info on zoning & density

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## LEJEUNE ROAD

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## ONE OF A KIND OPPORTUNITY TO REDEVELOP A PRIME LOCATION

- Excellent Urban Infill location that serves as a Gateway into Miracle Mile and provides 110+ ft of frontage to Le Jeune Road
- Walkability and connectivity. Multiple Modes of transportation to and from property. Metrorail, City Trolley, Freebie and city's scooter program.
- Median Income of \$95,000, a sales price psf of \$353 psf (51% higher than the rest of the county), and a median household net worth of \$675,000.
- Steps away from the famed Miracle Mile, and revamped Giralda Plaza which have been recently transformed by multi-million streetscape renovations, countless options for dining shopping, perusing art and attending cultural attractions



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