

2728 Ponce De Leon Blvd
Coral Gables, Florida



RETAIL SPACE FOR LEASE

PROPERTY FACTS

DESCRIPTION:

- New construction
- Outstanding visibility
- 133 ft of frontage
- 16 ft high ceilings
- 1,400 SF covered patio

FOR LEASE:

- Units 1 + 2:
1,673 SF – 4,324 SF (AVAILABLE)
- Unit 3:
2,141 SF (LEASED)

MARKET:

- Located in the heart of downtown Coral Gables
- Heavy pedestrian traffic
- Strong daytime population
- Ideally positioned in corridor connecting Miracle Mile and The Plaza

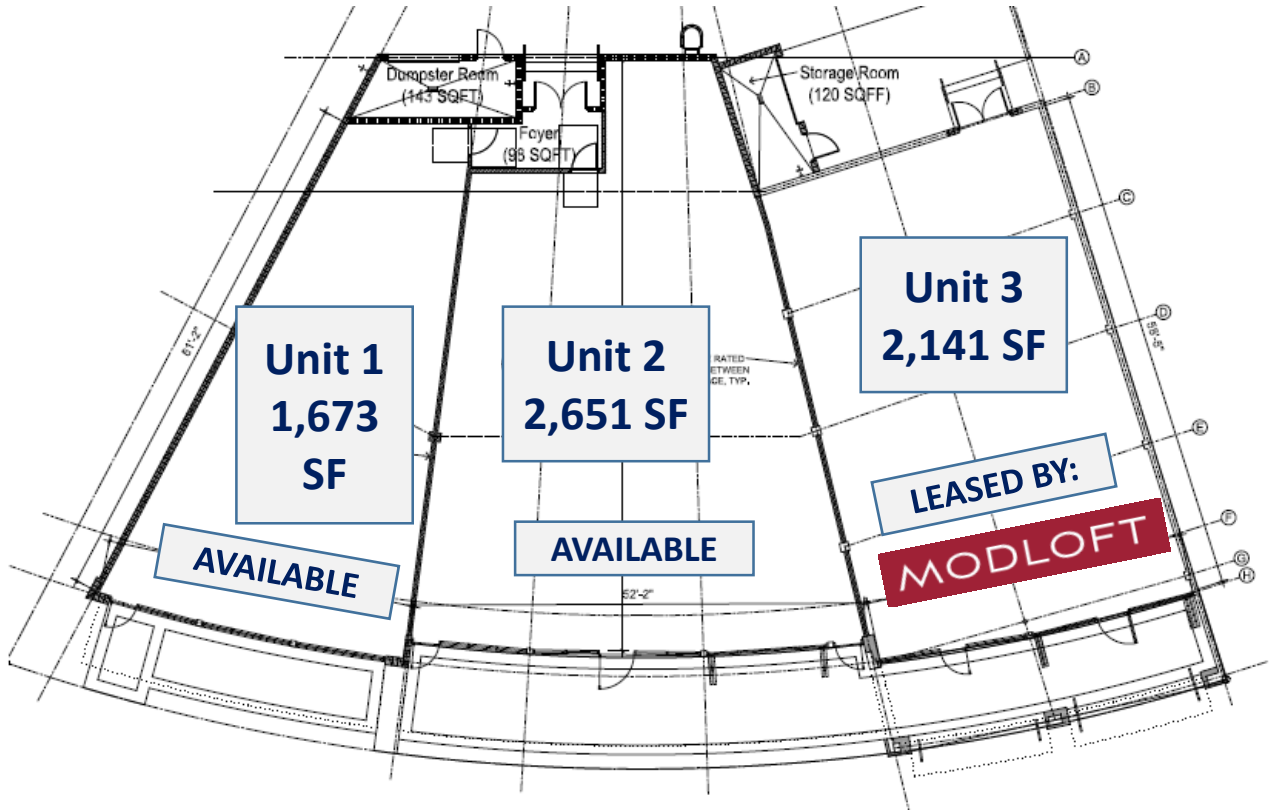
RETAILERS IN AREA:

Hillstone, Morton's Steakhouse, Benihana, Starbucks, Panera Bread, Chipotle, Cheesecake Factory, Fleming's

RESTAURANT SPACE FOR LEASE

2728 Ponce de Leon Blvd, Coral Gables, FL 33134

Subdivision Potential



Demographics

	1 Mile	3 Mile	5 Mile
Population	28,473	229,568	445,384
Daytime Pop	48,747	204,743	543,167
Households	12,537	89,484	171,941
Median HH Income	\$48,694	\$46,481	\$41,581
Avg HH Income	\$63,254	\$62,047	\$56,585

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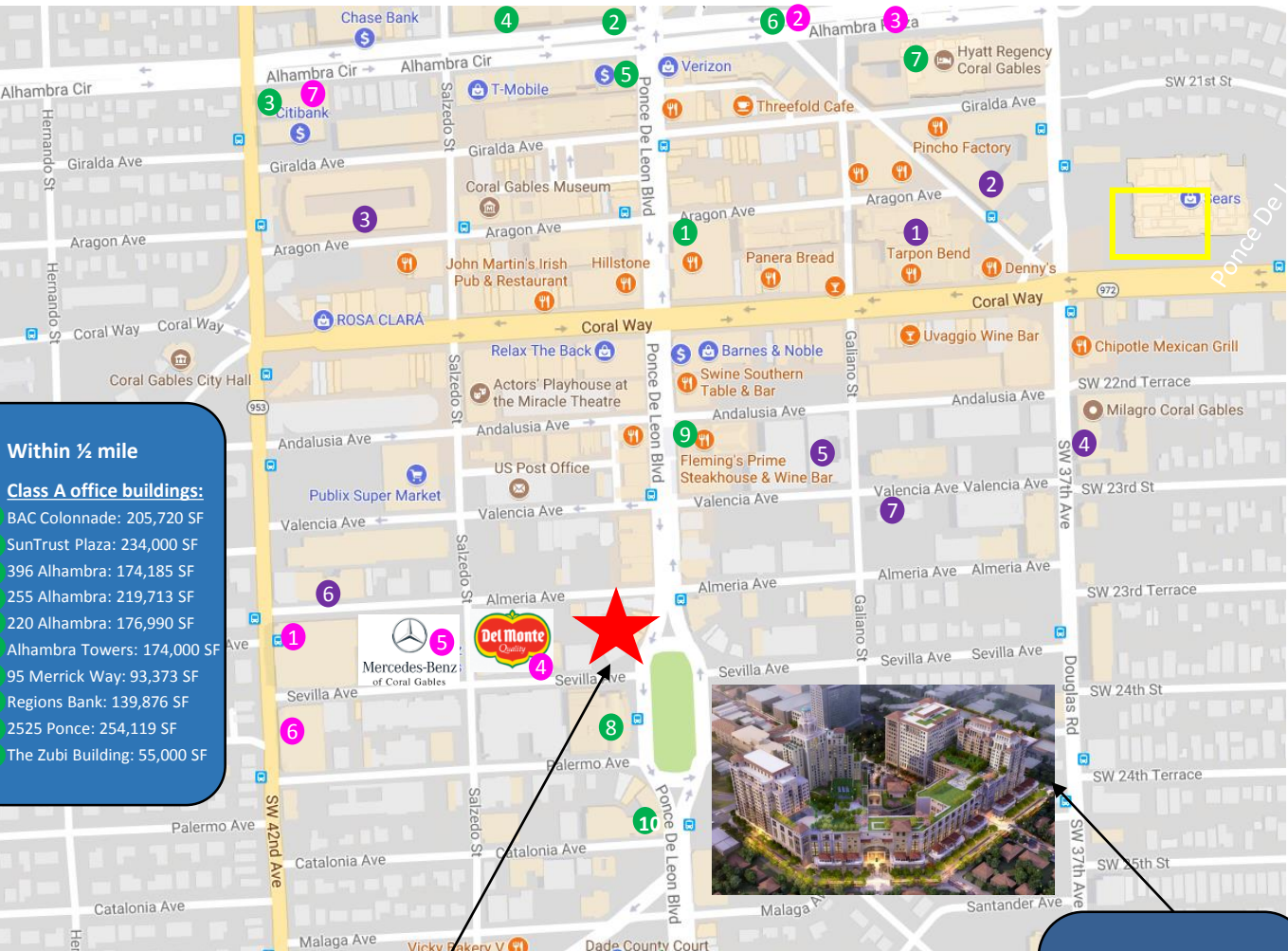
Within ½ mile

Residential Buildings:

- 1 Ten Aragon: 184 Units
- 2 55 Merrick: 416 Units
- 3 Gables Grand Plaza: 195 units
- 4 Milagro Coral Gables: 238 Units
- 5 100 Andalusia: 102 Units
- 6 Gables Park Tower: 79 Units
- 7 Coral Gables Tower : 37 Units

Large Companies:

- 1 Bacardi HQ
- 2 Capital Bank Financials HQ
- 3 Intelsat Latin America HQ
- 4 Fresh Del Monte Produce HQ
- 5 Mercedes-Benz Dealership
- 6 Infiniti Dealership
- 7 HBO Latin America



Within ½ mile

Class A office buildings:

- 1 BAC Colonnade: 205,720 SF
- 2 SunTrust Plaza: 234,000 SF
- 3 396 Alhambra: 174,185 SF
- 4 255 Alhambra: 219,713 SF
- 5 220 Alhambra: 176,990 SF
- 6 Alhambra Towers: 174,000 SF
- 7 95 Merrick Way: 93,373 SF
- 8 Regions Bank: 139,876 SF
- 9 2525 Ponce: 254,119 SF
- 10 The Zubi Building: 55,000 SF

SITE

The Plaza Coral Gables:

- \$400 million mixed use development
- 175,622 SF retail space
- 418,756 SF Class A office space
- High end business hotel (220 keys) and apartment building (138 units)
- Expected 2021 delivery




For more information, please contact:

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