

Gables Grand Plaza

CREC

Pedestrian Friendly Urban Retail

353-383 Aragon Ave
Miami, FL 33134

LOCATION

SEQ of Aragon Ave. & Salzedo St.

TOTAL SQ. FT

33,711 SF

TRAFFIC COUNTS

+41,000 vpd at intersection of Le Jeune Rd. & Aragon Ave.

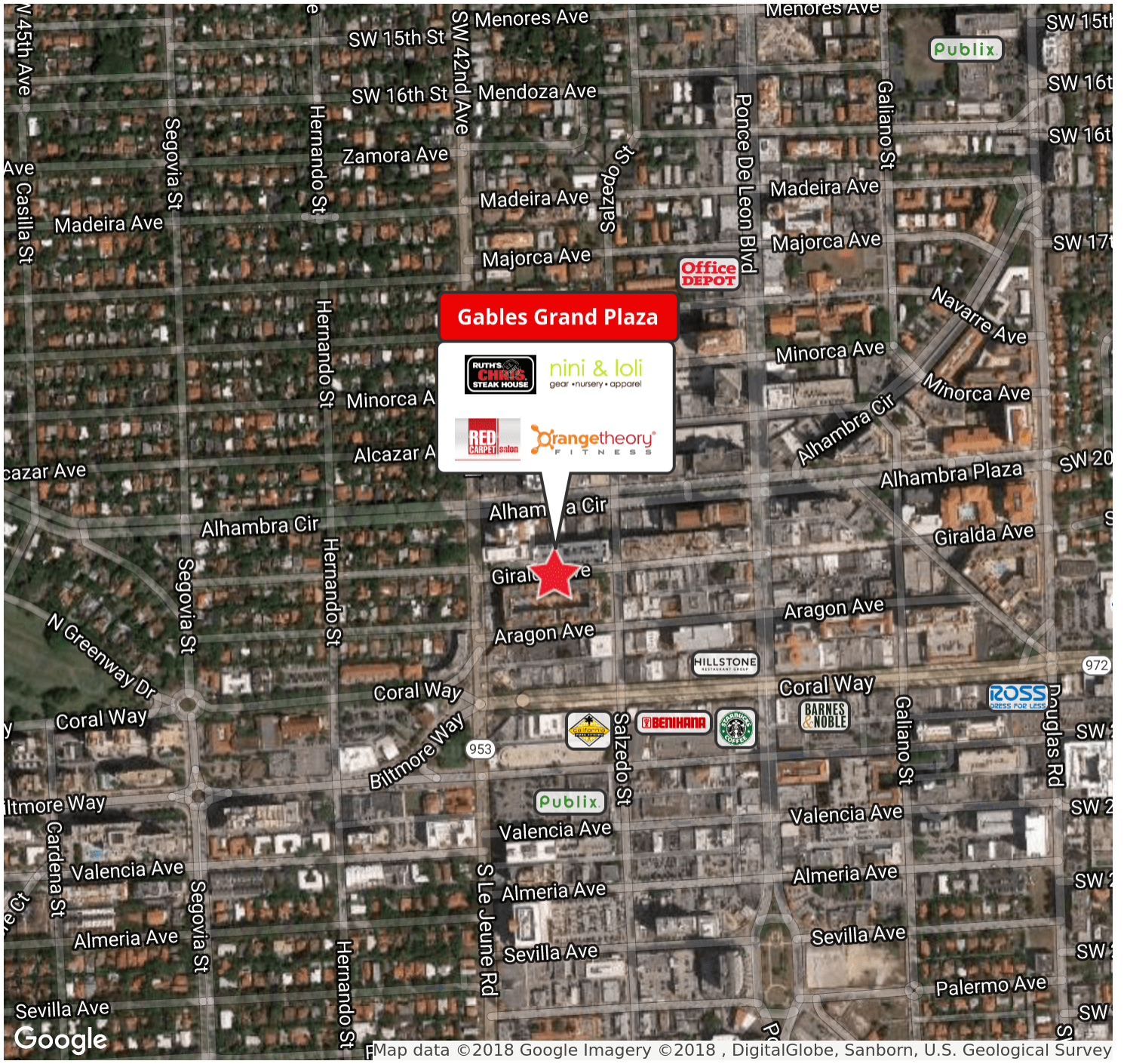


FEATURES

- Located in the affluent Downtown Coral Gables, pedestrian-friendly neighborhood infused with a chic European feel.
- Decorated with tree-lined streets and Mediterranean architecture, the historic area boasts some of Miami's finest boutiques, acclaimed restaurants and lively cultural venues.
- With more than 160 retailers and more than 70 restaurants, Downtown Coral Gables is
- a sophisticated destination to shop, live, play and work.
- It's Miami's charming gem that locals like to keep a secret and visitors love to find

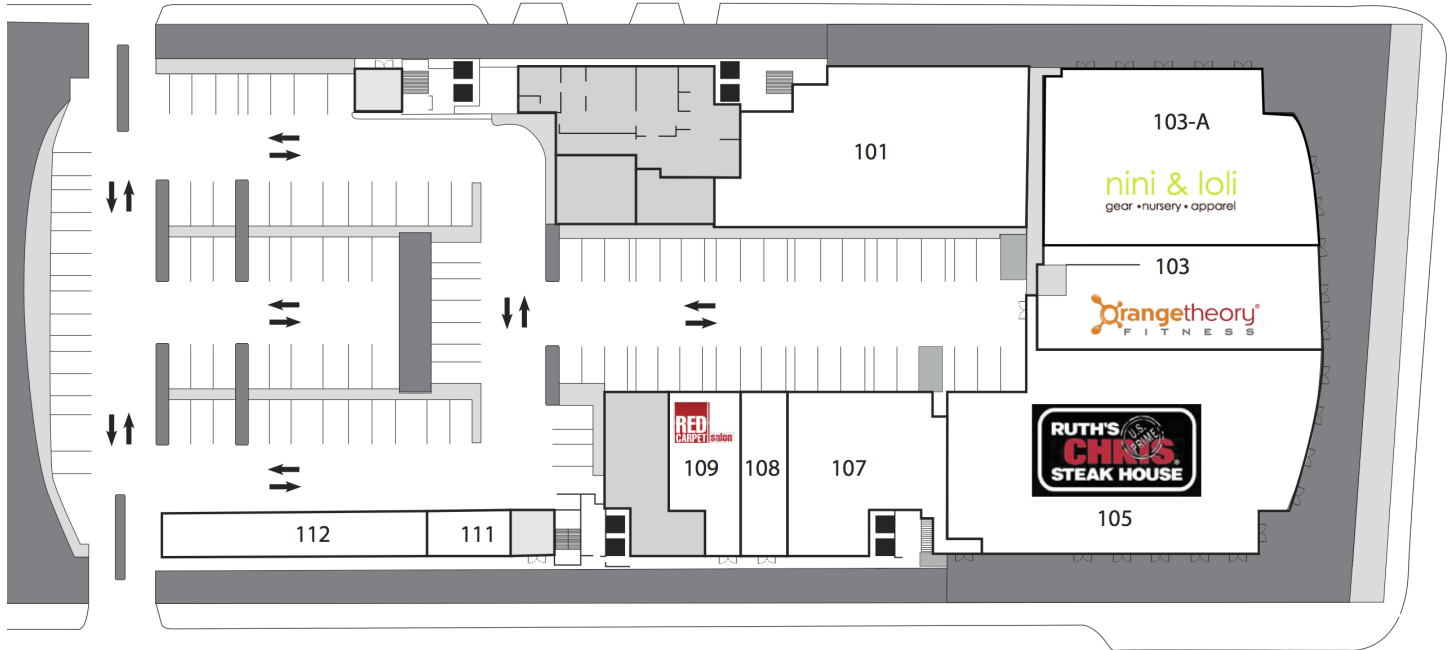
Area Retailers

Gables Grand Plaza



Site Plan

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112	Oriental Rugs	1,421 SF	108	Nail Salon	1,000 SF	103	Orange Theory Fitness	3,300 SF
111	Trophy World	644 SF	107	AVAILABLE	2,750 SF	103A	Nini + Lori	4,297 SF
109	Red Carpet Salon	1,505 SF	105	Ruth's Chris Steak House	9,707 SF	101	Daycare	9,087 SF

Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	24,777	231,408	477,123
Median age	40.4	41.7	40.7
Total households	11,035	86,073	177,797
Average HH income	\$72,343	\$62,194	\$58,187



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