

# 3400

## CORAL WAY

MIAMI | FLORIDA

### Retail Space For Lease

Newly renovated ±998 SF &  
±851 SF retail space available  
on corner with a large signage  
opportunity and optional drive-thru.

**\$45-\$55** PSF | NNN  
Price Based On Location & Drive-Thru



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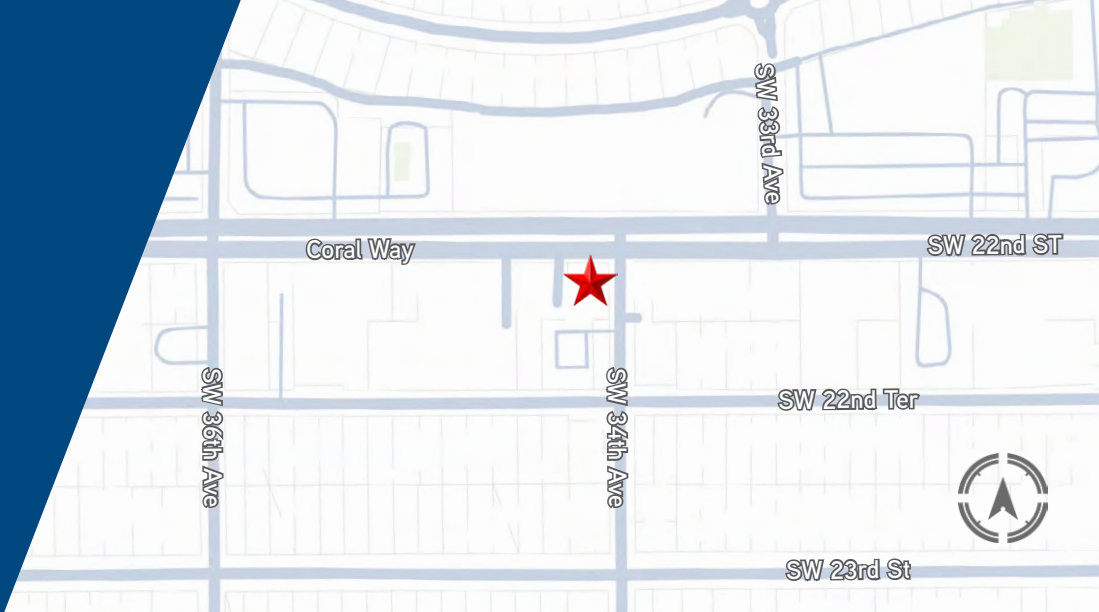
## HIGHLIGHTS

- Over \$1.5 billion in deposits in the area
- Directly across the street from Miracle Marketplace, a 250K SF retail center
- Within walking distance to Miracle Mile restaurants and shops
- Within minutes from the Airport, Brickell Avenue, Coconut Grove, Coral Gables and Major Highways
- Ample covered parking and surface parking
- ±42,000 vehicles per day on Coral Way
- Advertising offered on Coral Way across from Miracle Marketplace
- Surrounded by new residential projects



## DEMOGRAPHICS

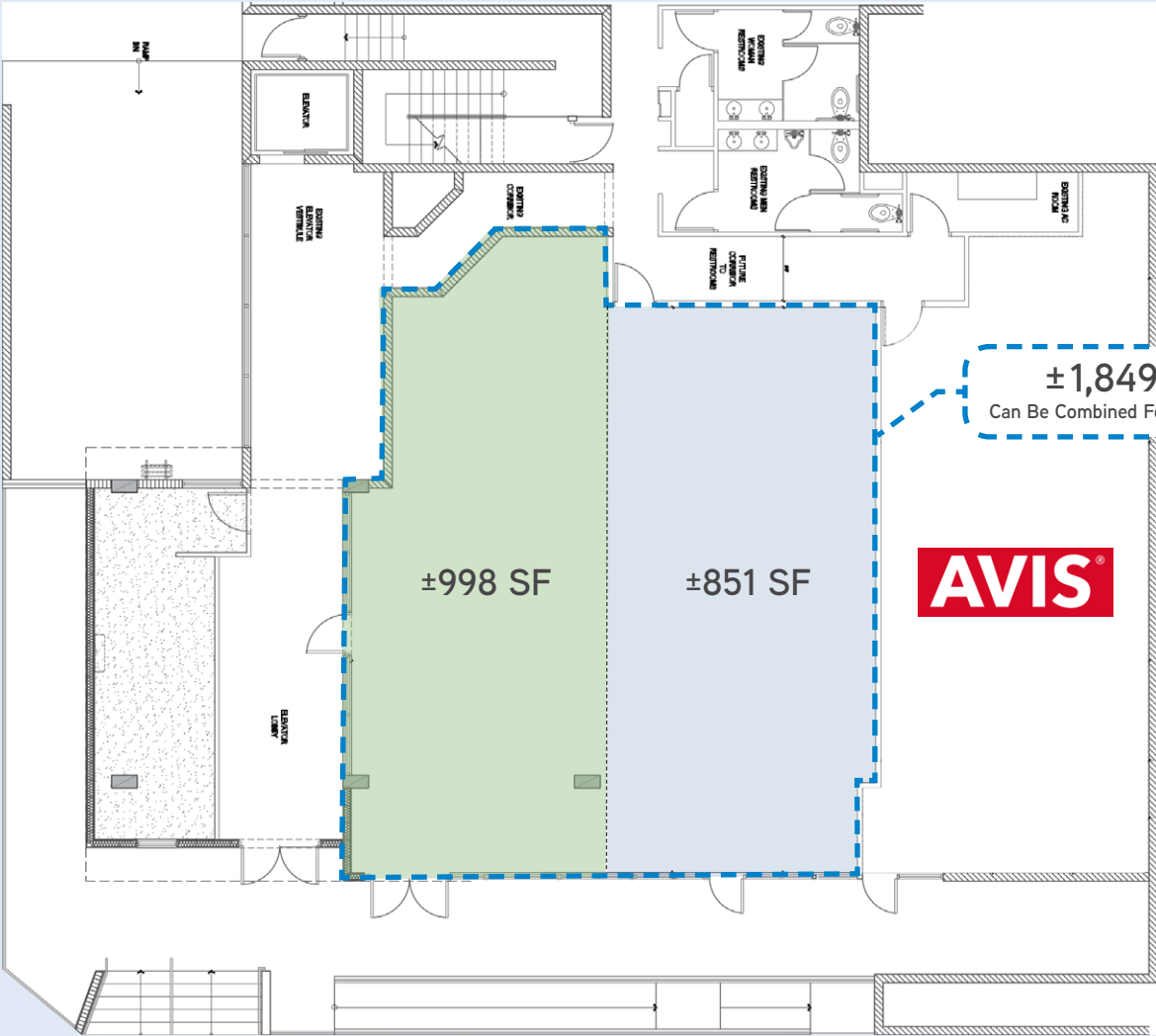
2019	1 Mile	3 Mile	5 Mile
Population	41,425	262,362	520,038
Households	16,837	99,776	203,385
Average Household Income	\$65,021	\$70,155	\$73,154
2023	1 Mile	3 Mile	5 Mile
Population	44,916	275,005	554,623
Households	18,208	104,150	217,921
Average Household Income	\$79,698	\$82,276	\$86,444



Site Plan

Optional Drive-Thru At Rear Of Building

SW 34th Ave



Coral Way



