

Retail



290 Aragon Avenue

For More Information

John Lonardo, CCIM

+1 305 213 4050

jlonardo@naimiami.com

**FULLY IMPROVED FOR SPA, AESTHETICS, SALON,
MASSAGE, RETAIL SPACE FOR LEASE**

290 Aragon Avenue | Coral Gables, FL 33134

Space Available:	1,200 SF
Lease Rate & Type:	\$55.00 PSF, NNN
CAM Charges:	\$18.25 PSF
Parking:	600 Car City Parking Garage & Pay-By-Phone on Street Spaces

For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

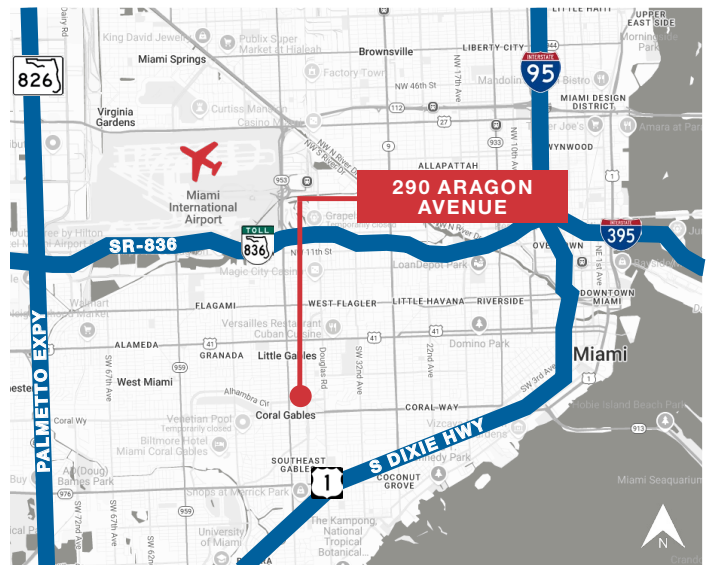
290 Aragon Avenue

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Property Features

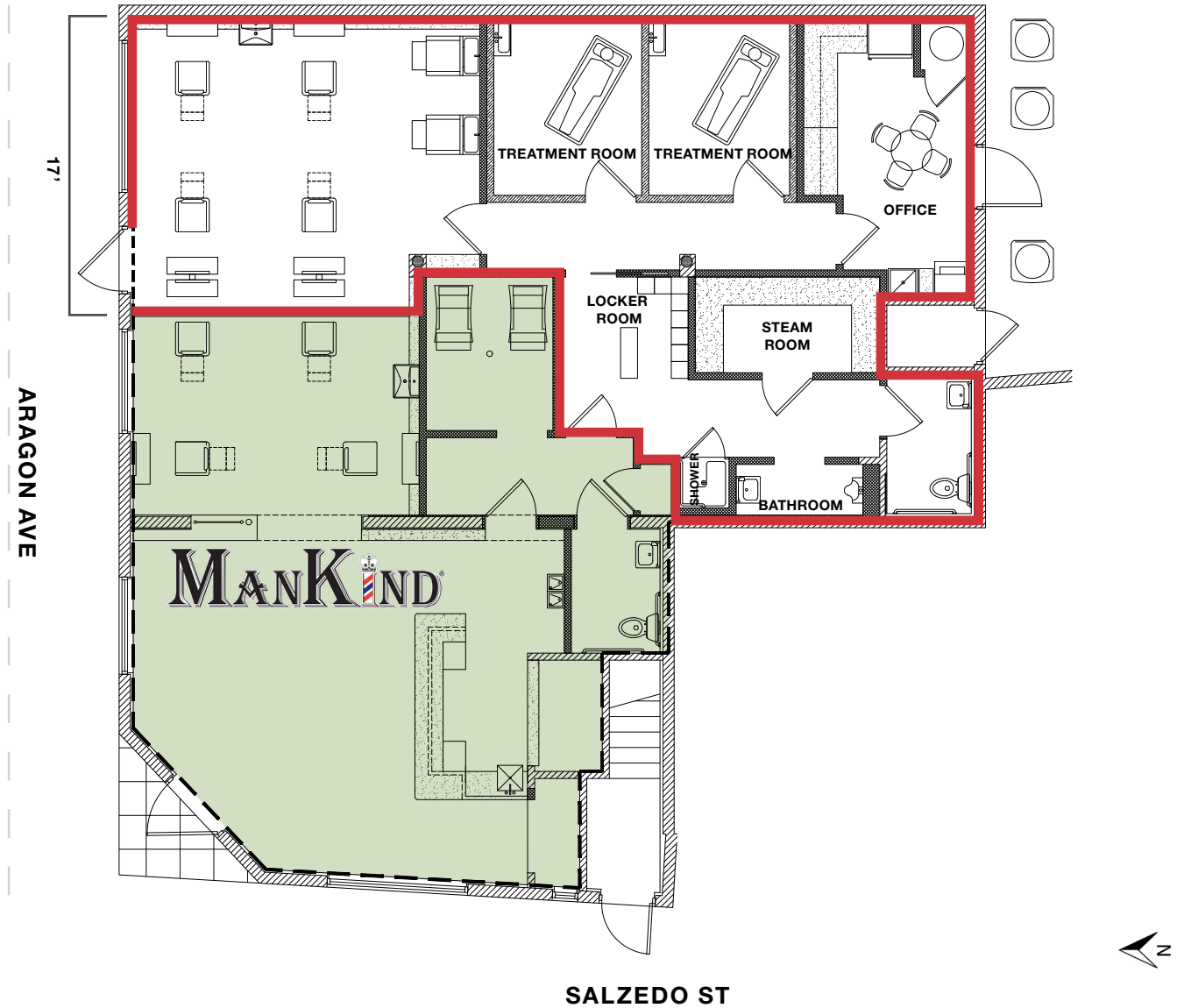
- Completely improved retail space suitable for professional salon, spa, aesthetics, massage, personal care providers and retail product sales
- **Improvements**
 - » Retail and service area with two sinks
 - » Two treatment rooms with hand sinks
 - » Steam room, locker room, women and men's bathrooms, full shower
 - » Utility connections for washer & dryer
 - » Private office
- Built in 1926 and fully renovated in 2019
- Historic mediterranean revival style landmark
- Signage and exposure at highly trafficked pedestrian and vehicle Avenue corner



Site Map

290 Aragon Avenue | Coral Gables, FL 33134

± 1,200 SF



Building Co-Tenants

- Mankind Men's Barbershop & Pub, Pool Table, Big Screen TVs
- The Neat Waxing Women's Personal Care
- Truffle Temptations Tuscan Imported Foods and Wine

Coral Gables Retail Map

290 Aragon Avenue | Coral Gables, FL 33134



Location Features

The property is centrally located in the Downtown Coral Gables commercial district. The building is ½ Block from The Miracle Mile pedestrian friendly “Streetscape” offering numerous formal & casual dining & cafes, specialty shops, personal care, and business services. Also offers food choices with ½ block from Starbucks, Doc B’s, Books & Books Courtyard Café, Café Abracci, Barista, P.Pole Pizza, Tap 42, Ruth Chris Steakhouse, Seasons 52 & Capital Burger and more.

The Gables Art Cinema, plus new 90-seat outdoor theater, The Coral Gables Museum, Fewell Gallery & Plaza, Orange Theory Fitness, and DG Market circle the business location. The city’s 600 Car Museum Garage within 200’ of the building offers economical hourly rates, monthly & yearly permit parking.

The “CBD” contains 5,000,000 SF of Office Space, 1,000,000 SF of Retail, numerous new & historic multifamily and residential buildings in easy walking distance.

The City Beautiful

290 Aragon Avenue | Coral Gables, FL 33134

The Coral Gables economy is comprised of local and international businesses, but unlike other parts of Florida, it is not influenced by seasonal shifts. To learn more, click here: [Coral Gables Economic Overview](#).



THE BILTMORE HOTEL



CORAL GABLES ART CINEMA



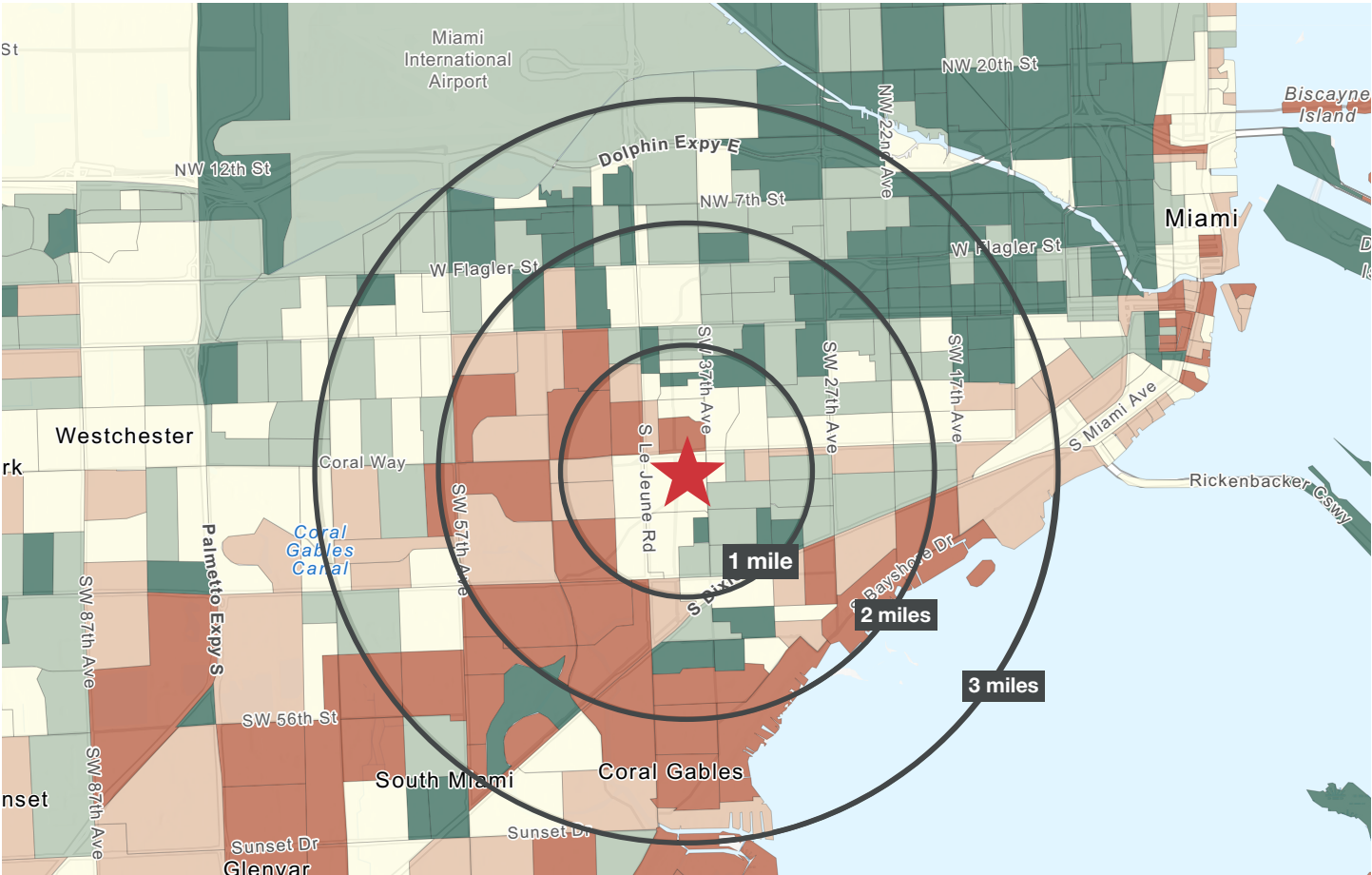
CORAL GABLES MUSEUM



PARKING

Demographics

290 Aragon Avenue | Coral Gables, FL 33134



Demographic Summary



RADIUS

	1 Mile	2 Miles	3 Miles
Population	38,607	113,724	243,198
Households	17,417	48,312	96,989
Average Household Income	\$127,482	\$131,218	\$115,734

2024 Median Household Income by Block Groups



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+1 305 213 4050
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113 Almeria Avenue, Coral Gables, FL 33134

+1 305 938 4000

naimia-ftl.com

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