



# 290 Aragon Avenue

For More Information

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**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](http://naimia-ftl.com/properties)

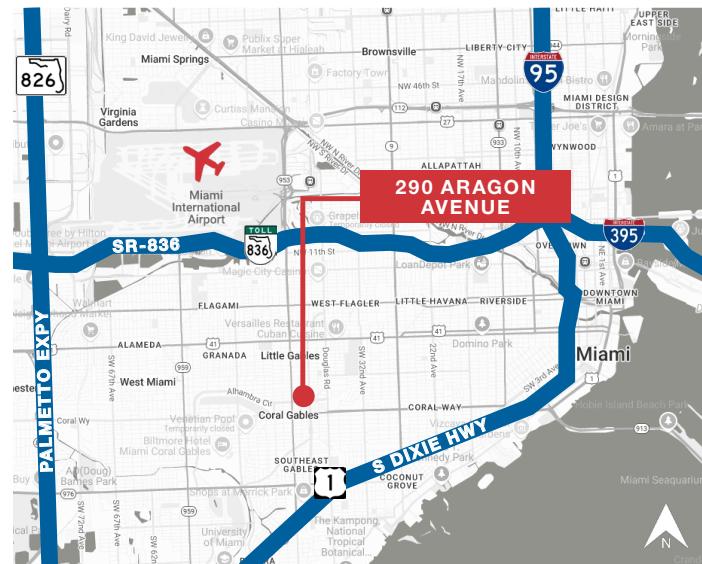
# 290 Aragon Avenue

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## Property Features

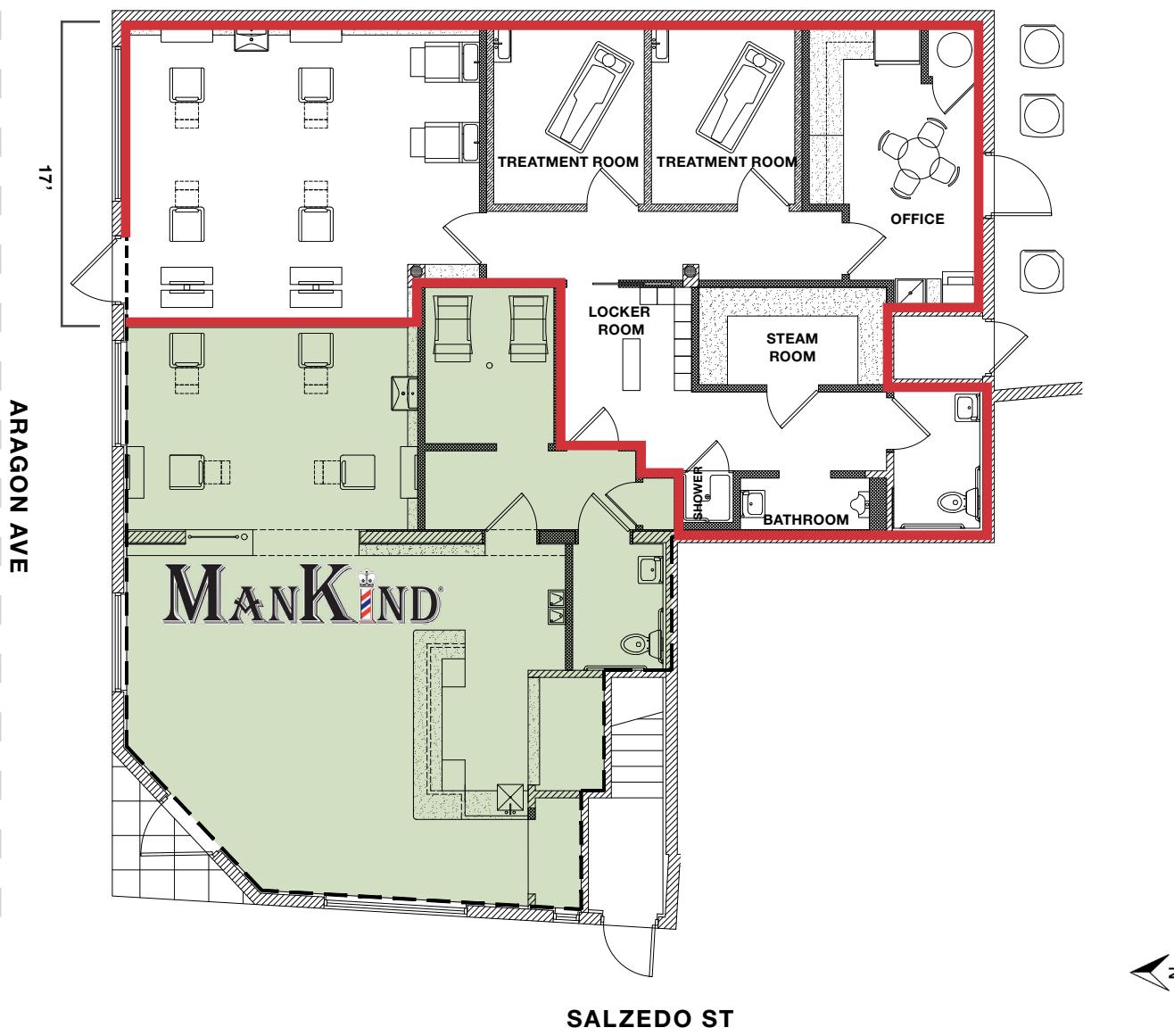
- Completely improved retail space suitable for professional salon, spa, aesthetics, massage, personal care providers and retail product sales
- **Improvements**
  - » Retail and service area with two sinks
  - » Two treatment rooms with hand sinks
  - » Steam room, locker room, women and men's bathrooms, 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  $\frac{1}{2}$  Block from The Miracle Mile pedestrian friendly "Streetcsape" offering numerous formal & casual dining & cafes, specialty shops, personal care, and business services. Also offers food choices with  $\frac{1}{2}$  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.

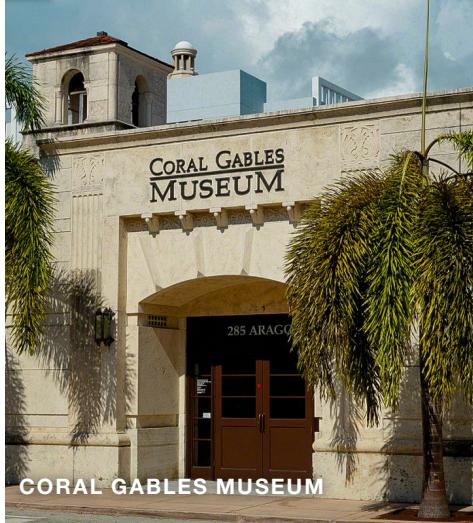
The Gables Art Cinema, plus new 90-seat outdoor theater, The Coral Gables Museum, Fewell Gallery & Plaza, Orange Theory Fitness, and DG Market circle the business location. The city's 600 Car Museum Garage within 200' of the building offers economical hourly rates, monthly & yearly permit parking.

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

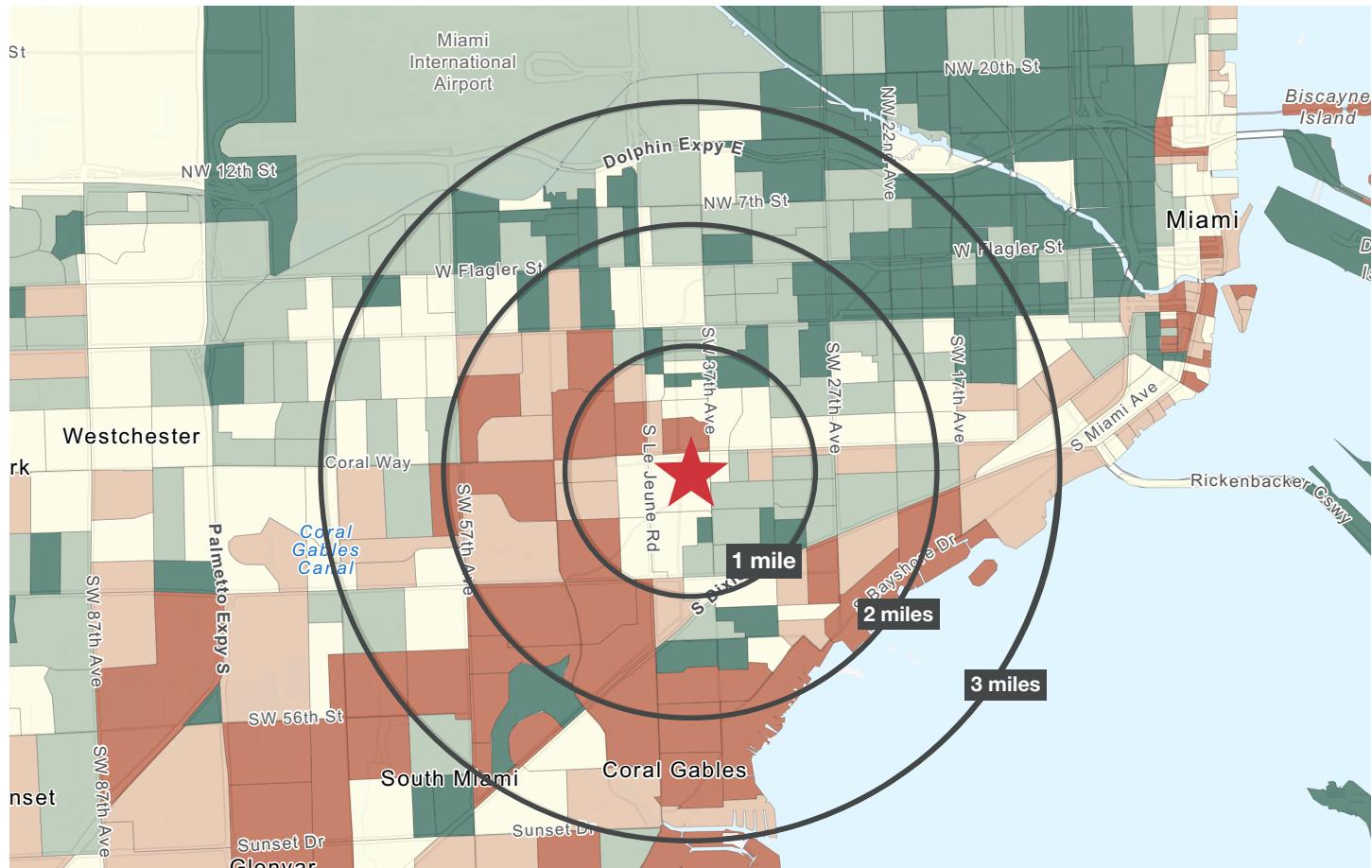
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The Coral Gables economy is comprised of local and international businesses, but unlike other parts of Florida, it is not influenced by seasonal shifts. To learn more, click here: [Coral Gables Economic Overview](#). 



# Demographics

290 Aragon Avenue | Coral Gables, FL 33134



## Demographic Summary



1 Mile      2 Miles      3 Miles

	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

\$160,545 to \$200,001
\$108,783 to \$160,544
\$71,212 to \$108,782
\$42,302 to \$71,211
\$0 to \$42,301

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