

Retail



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# Ponce Plaza Bay 1516 & 1524

## FOR LEASE

1516-1526 Ponce de Leon | Coral Gables, FL 33134

Total Available: **968 - 1,281 SF**  
Lease Rate & Type: **\$40.00 PSF, NNN + CAM**

### For More Information

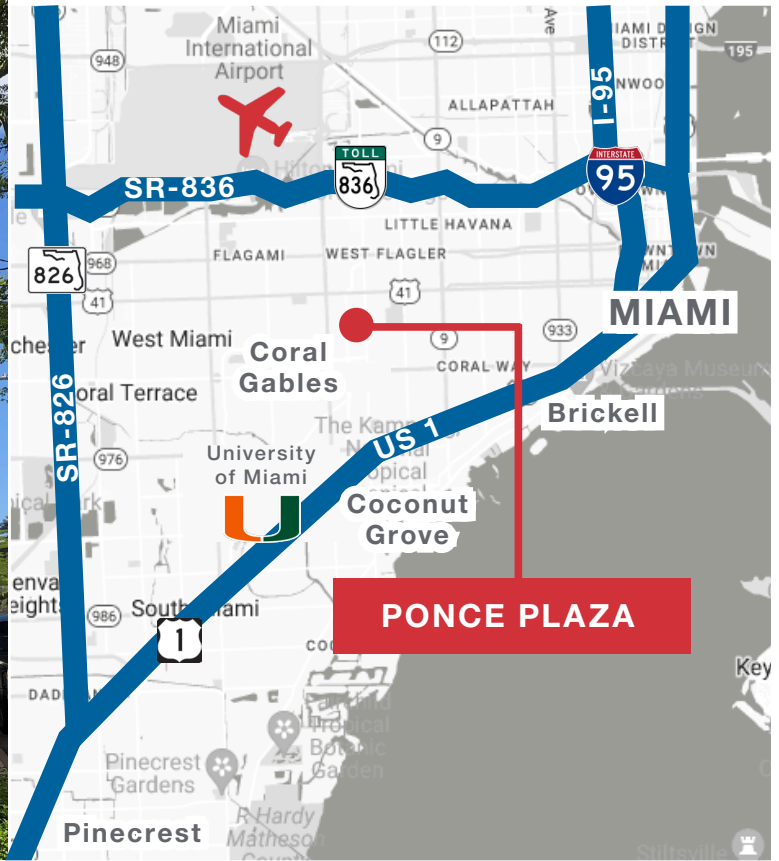
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**NAI** Miami  
Fort Lauderdale

# Ponce Plaza, Bay 1516 & 1524

1516-1526 Ponce de Leon | Coral Gables, FL 33134



## Property Features

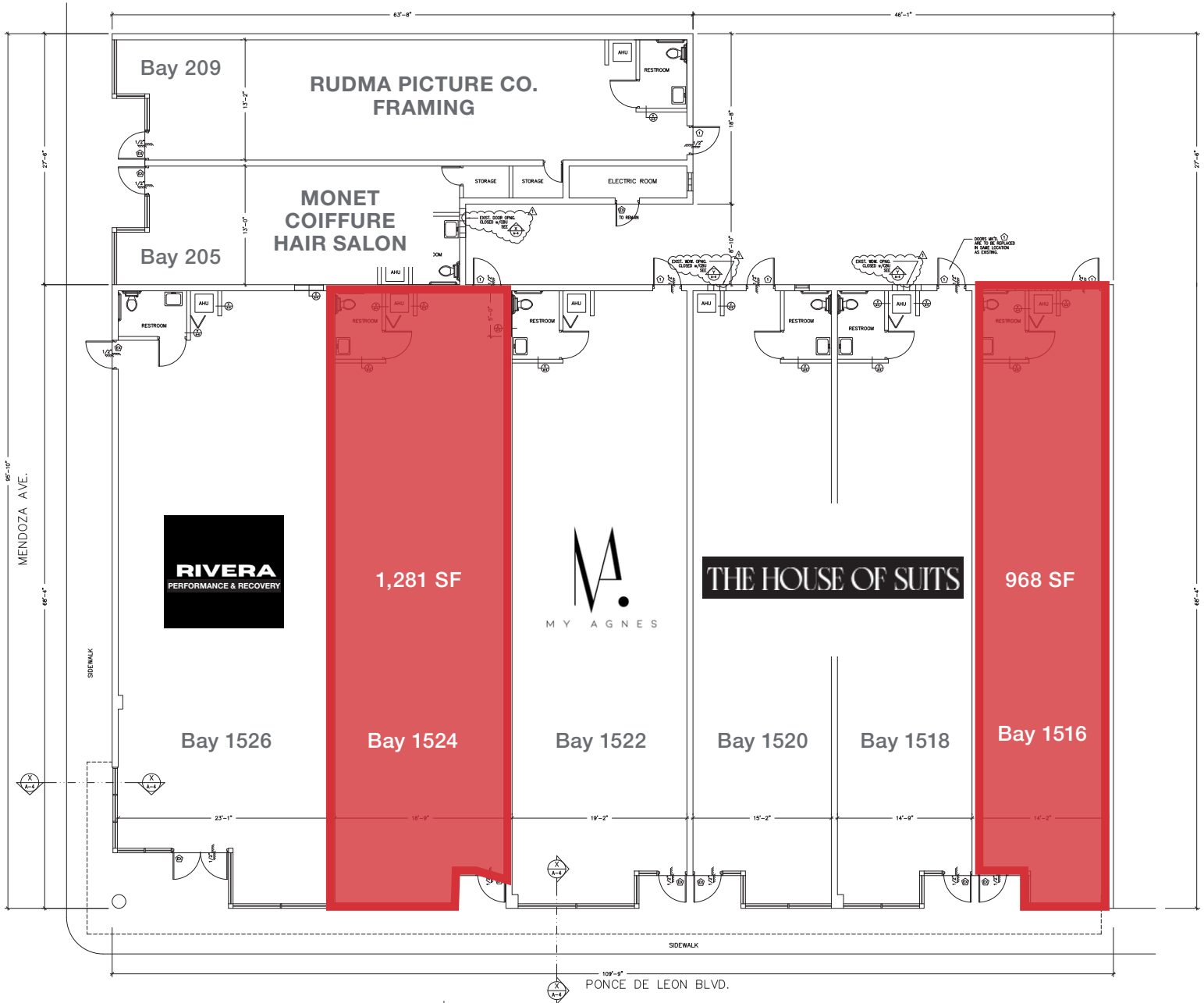
- 8 retail bays with direct frontage on Ponce de Leon Boulevard & 2 retail bays on Mendoza Avenue. Interior ceiling height is 11'9" clear.
- Building upgrades include: new roof, new HVAC systems, new ADA compliant restrooms, impact resistant windows and doors, new electrical panels, newly installed light fixtures, and data drops, illuminated signage connections above the storefronts, new fire alarm system connected to the Coral Gables fire department and smoke detectors
- Coral Gables Trolley Stop directly in front on Ponce and Mendoza

Available SF:	968-1,281 SF
Lease Rate:	\$40.00 PSF, NNN
Year Built:	1948/2020 (Complete Renovation)
Building Size:	8,956 SF
Space Renovated:	2020
Zoning:	MX-2

# Site Plan

1516-1526 Ponce de Leon | Coral Gables, FL 33134

968 - 1,281 SF AVAILABLE



# Location Map

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## Location Features

Completely renovated street level retail with mid-modern century art deco design retail plaza located on north Ponce de Leon Boulevard, between S.W. 8th Street and the Coral Gables Central Business District. The North Ponce corridor is characterized as a walk-able neighborhood approximately 1.3 million square feet of Class A and mixed-use office and retail buildings, multi-family and single family residences, schools, churches and gathering places, numerous restaurants, cafes, boutiques and business services. Target's new urban concept opened in 2020 with a CVS Pharmacy and Starbucks three blocks from Ponce Plaza. Convenient Pay-by-Phone parking in front of the center.

## Traffic Count



Intersection of	
Ponce de Leon Blvd	19,000
SW 8th St	35,000
<b>Total</b>	<b>54,700</b>

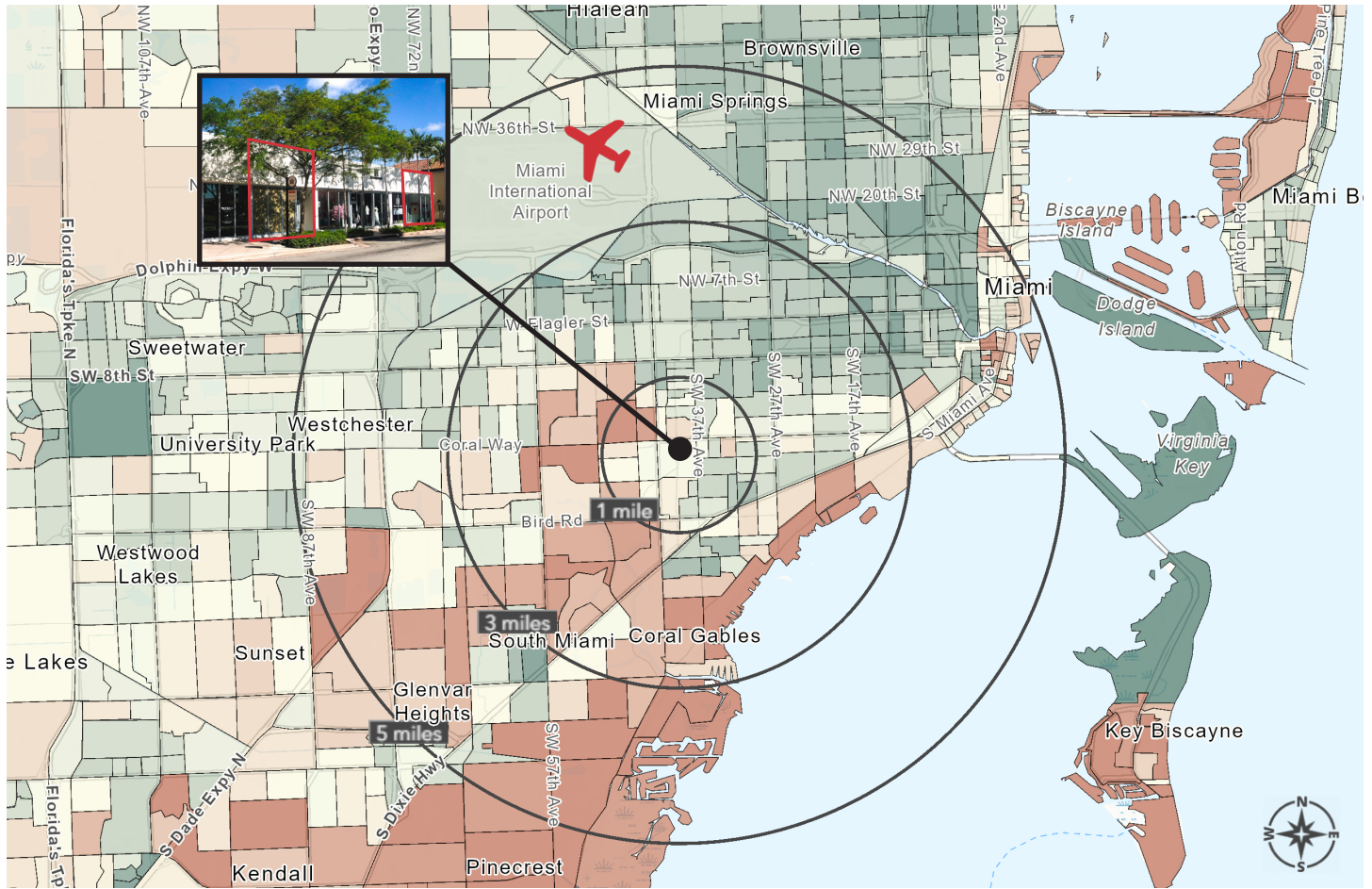
# Photos

1516-1526 Ponce de Leon | Coral Gables, FL 33134



# Demographics

1516-1526 Ponce de Leon | Coral Gables, FL 33134



## Demographic Summary



RADIUS

	1 Mile	3 Miles	5 Miles
Population	34,365	239,791	522,489
Households	15,647	94,666	215,639
Families	8,771	59,642	124,012
Average Household Size	2.19	2.48	2.37
Median Age	41.5	43.7	41.3
Average Household Income	\$116,694	\$105,949	\$102,399

## Average Household Income



Median Household Income  
by Block Groups



## For More Information

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