

Retail



Ponce Plaza Bay 1522

FOR LEASE

1522 Ponce de Leon | Coral Gables, FL 33134

Total Available: **1,310 SF**

Lease Rate & Type: **\$40.00 PSF, NNN + \$14.50 PSF CAM (Estimated)**

For More Information

John Lonardo, CCIM

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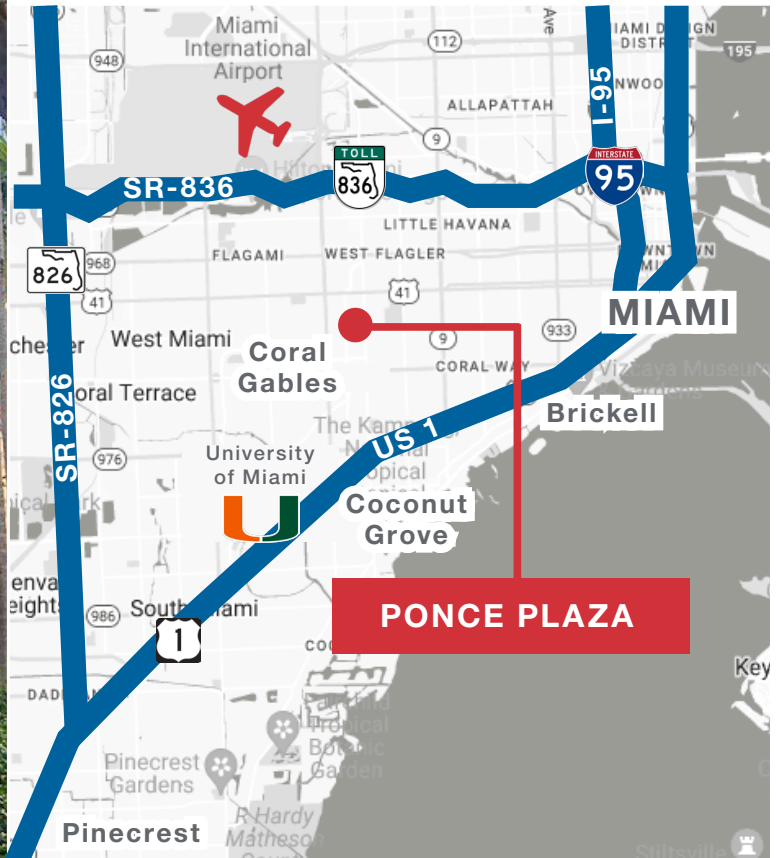
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NAI Miami
Fort Lauderdale

Ponce Plaza, Bay 1522

1522 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: 1,310 SF

Lease Rate: \$40.00 PSF, NNN

Year Renovated: 2020

Building Size: 8,956 SF

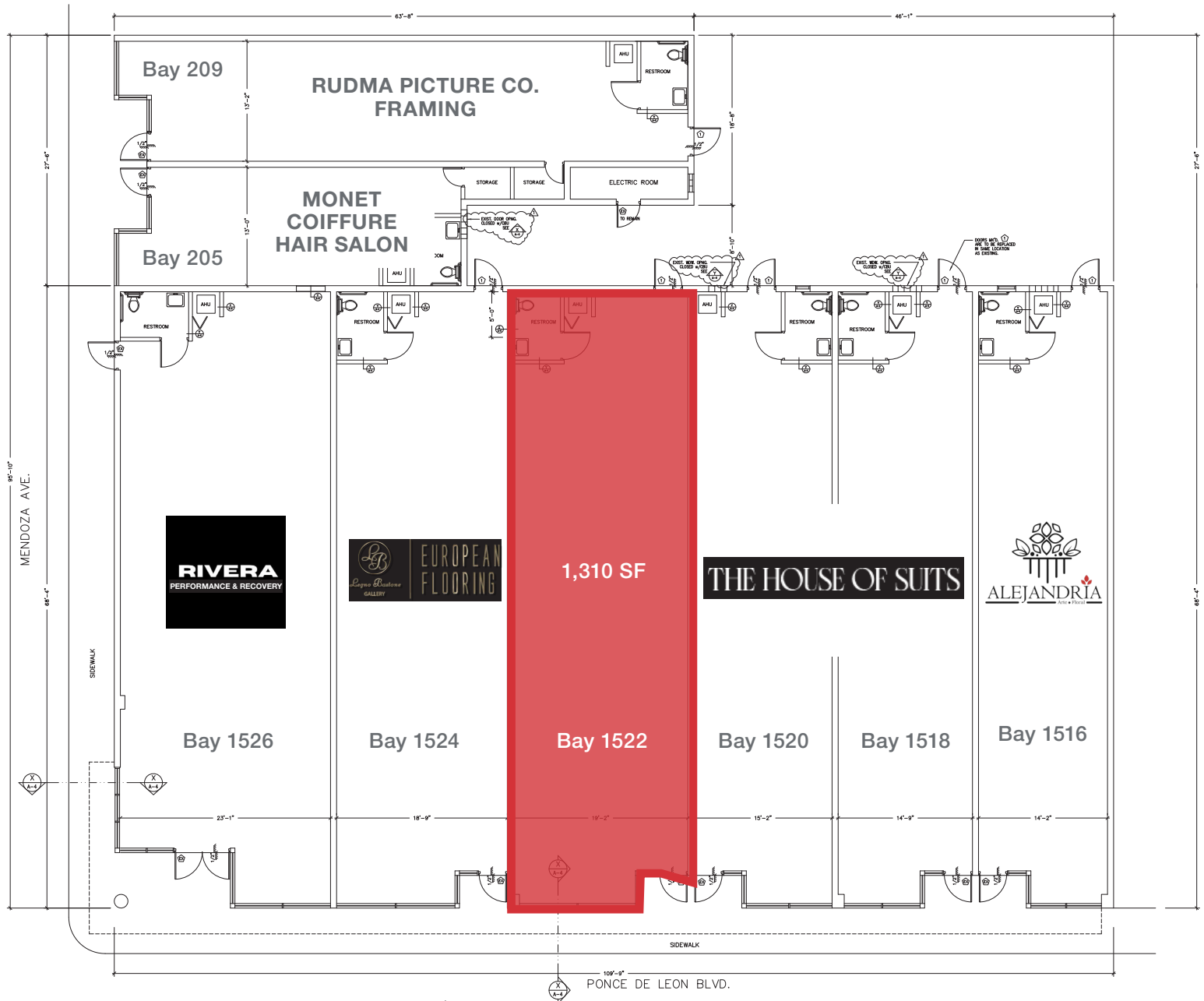
Space Renovated: 2020

Zoning: MX-2

Site Plan

1522 Ponce de Leon | Coral Gables, FL 33134

1,310 SF AVAILABLE



Photos

1522 Ponce de Leon | Coral Gables, FL 33134



Retail Map

1522 Ponce de Leon | Coral Gables, FL 33134



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
Total	54,700

Demographics

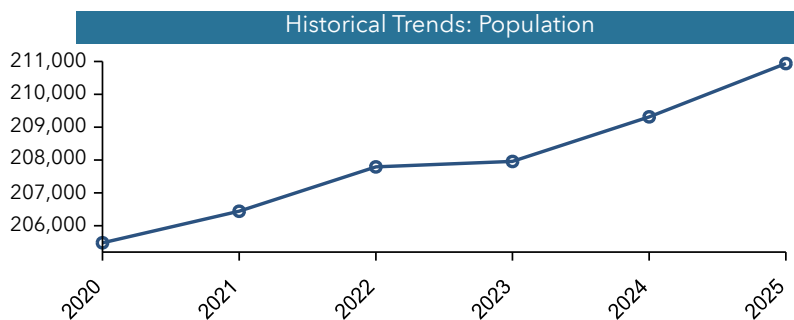
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Key Facts

Education	No High School Diploma	5.9%
	High School Graduate	14.3%
	Some College/Associates Degree	16.3%
	Bachelor's/Grad/Prof Degree	63.5%
Business	Total Businesses	24,934
	Total Employees	159,595
Employment	White Collar	76.2%
	Blue Collar	10.8%
	Services	13.0%
	Unemployment Rate	2.4%

Population Trends



HOUSEHOLDS

91.7K



MEDIAN AGE

40.8

2.9% higher than
United States



MEDIAN HH
INCOME

\$114K

28.1% higher than
United States



MEDIAN
HOME VALUE

\$869.8K

57.4% higher than
United States



HOMEVALUE TO
INCOME RATIO

7.7

Median home value divided
by median HH income

For More Information

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