

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

+1 305 213 4050

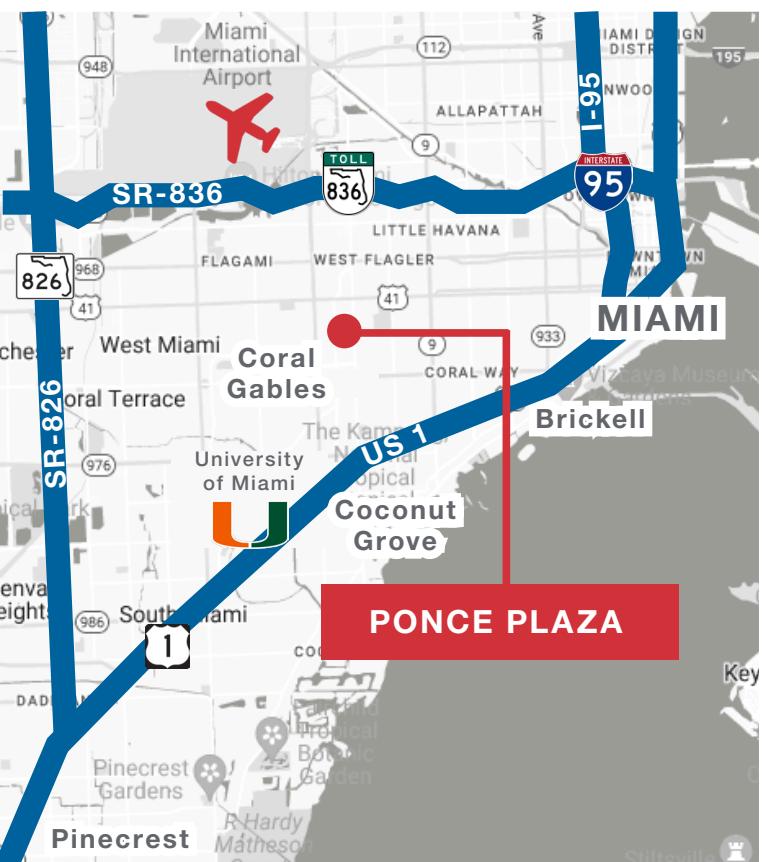
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**NA** Miami  
Fort Lauderdale

# Ponce Plaza, Bay 1522

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## 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

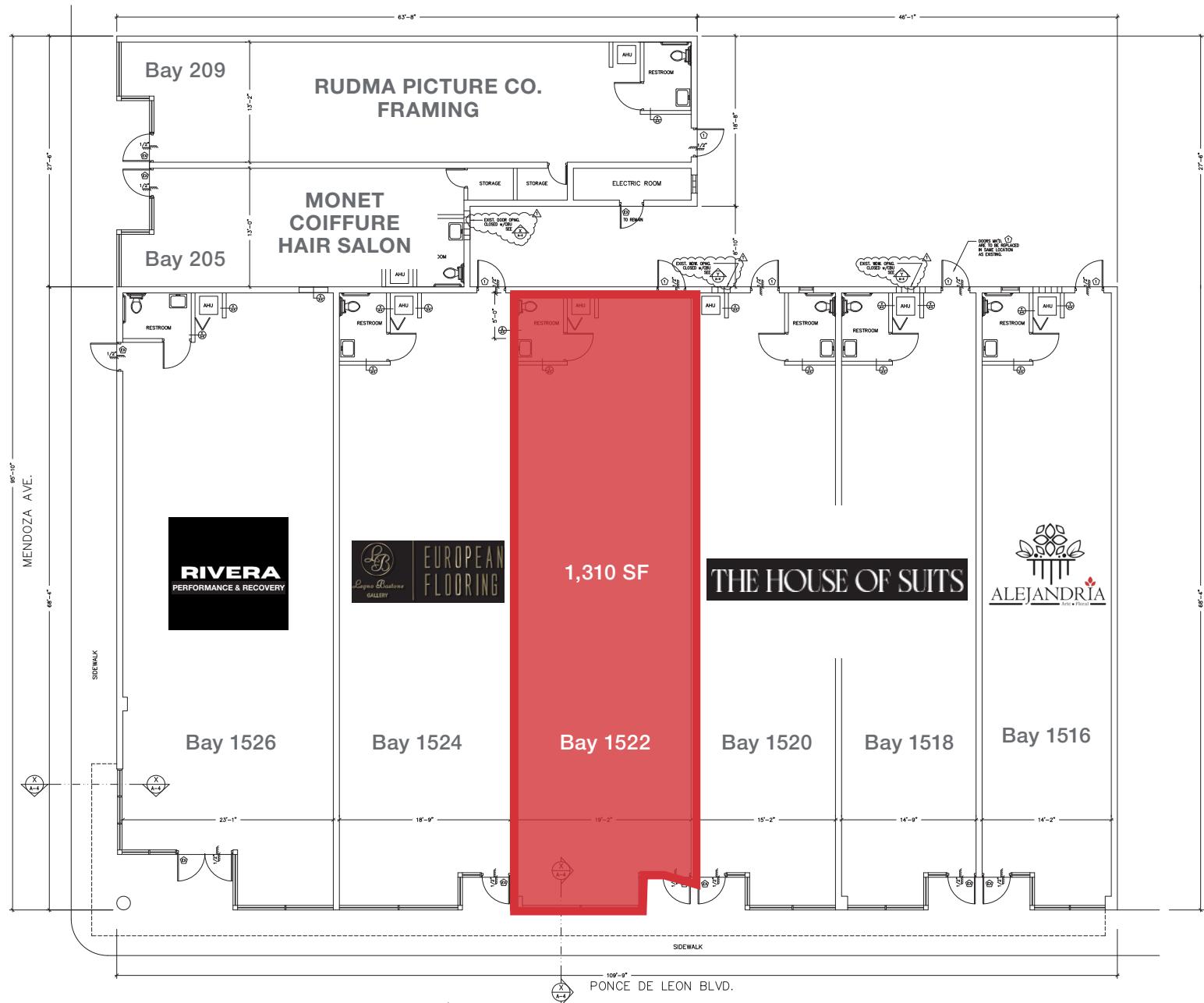
**Space Renovated:** 2020

**Zoning:** MX-2

# Site Plan

1522 Ponce de Leon | Coral Gables, FL 33134

1,310 SF AVAILABLE



📍 9655 South Dixie Highway, Suite 300, Miami, FL 33156

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 naimia-ftl.com

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# Photos

1522 Ponce de Leon | Coral Gables, FL 33134



1522 PONCE DE LEON



1522 PONCE DE LEON



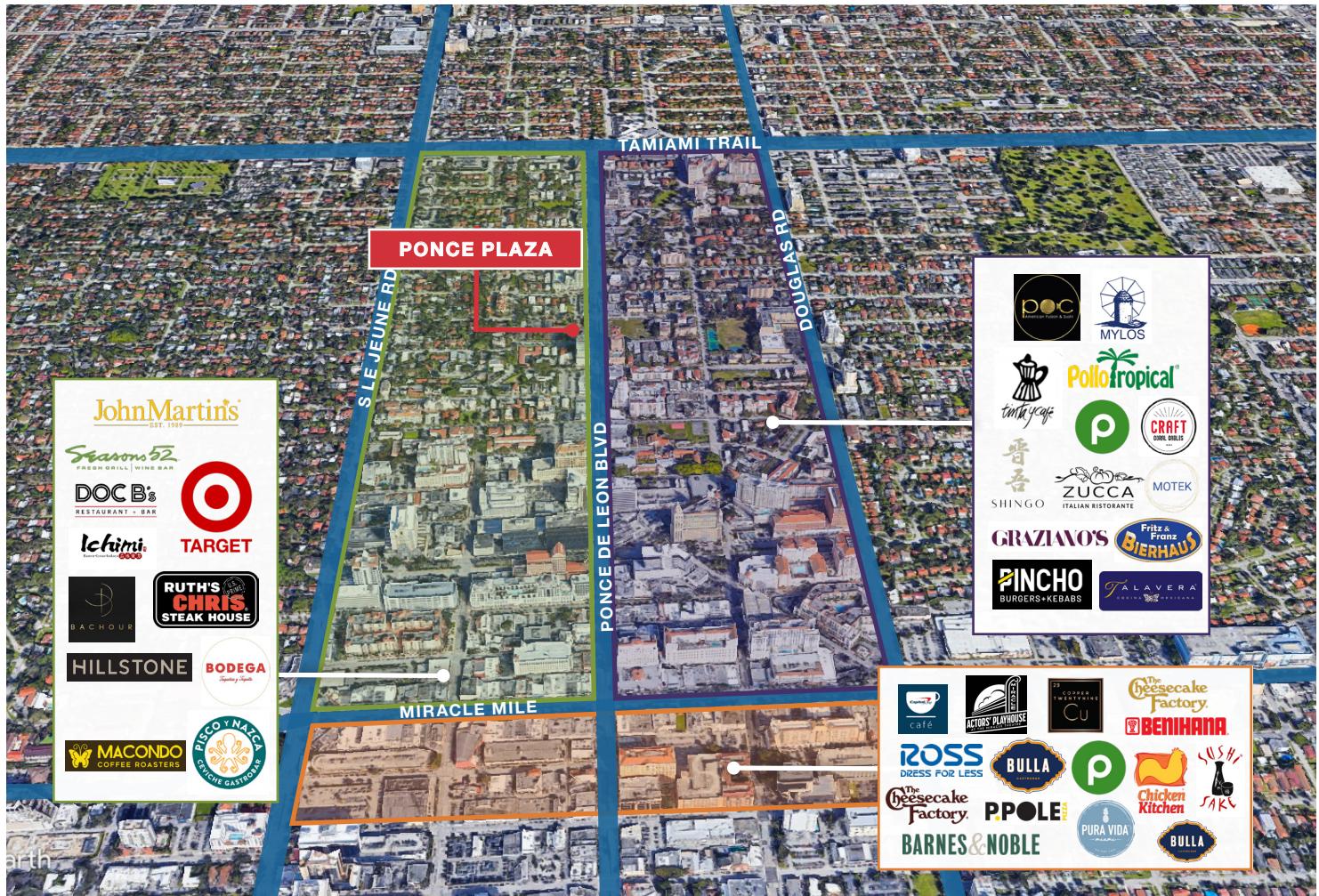
MONET



ALEXANDRIA FLORAL ART

# 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        |
| <b>Total</b>       | <b>54,700</b> |

# Demographics

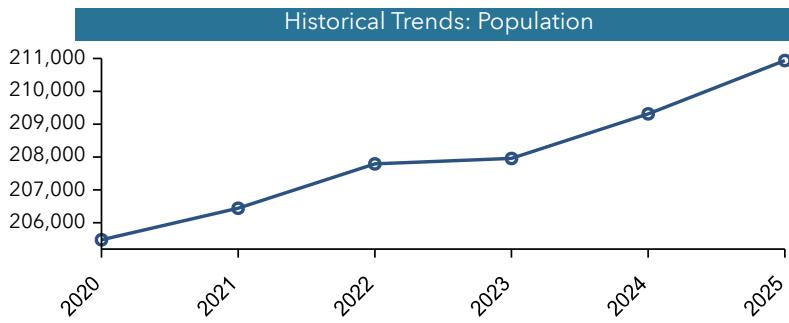
1522 Ponce de Leon | Coral Gables, FL 33134



## Key Facts

|                   |                                |         |
|-------------------|--------------------------------|---------|
| <b>Education</b>  | No High School Diploma         | 5.9%    |
|                   | High School Graduate           | 14.3%   |
|                   | Some College/Associates Degree | 16.3%   |
|                   | Bachelor's/Grad/Prof Degree    | 63.5%   |
| <b>Business</b>   | Total Businesses               | 24,934  |
|                   | Total Employees                | 159,595 |
| <b>Employment</b> | 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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