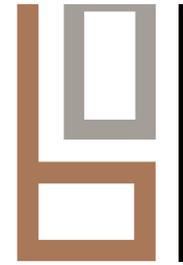


# RETAIL SPACES FOR LEASE

± Unit 1: 3,784 SF

± Unit 2: 2,636 SF



**1601  
CORAL  
GATE**

1601 SW 32nd Ave  
Miami, FL 33145

SW 16th Street

SW 32nd Avenue

**CBRE**

# Executive Summary

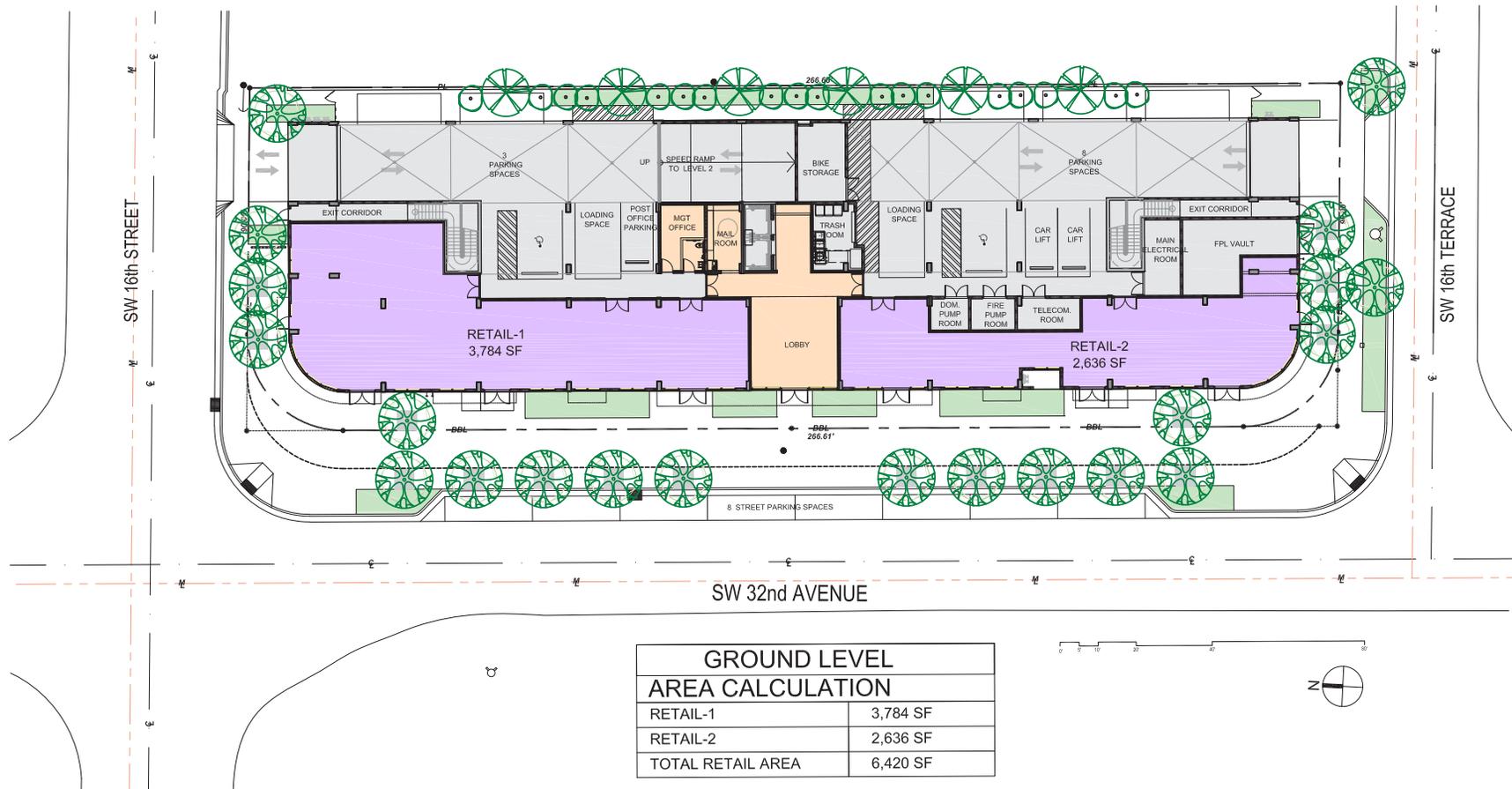
1601 Coral Gate presents a unique opportunity to secure brand new, ground-floor retail space within a freshly delivered 42-unit boutique multifamily development in the heart of Coral Gables. Positioned minutes from Miracle Mile, one of South Florida's premier dining and retail corridors, this property offers two flexible retail suites totaling 6,420 SF available individually or in combination. With restaurant-ready infrastructure already in place, dedicated parking, and a dense surrounding population of over 44,000 residents within one mile, 1601 Coral Gate delivers the visibility, accessibility, and built-in consumer demand that top retail and food and beverage operators demand.

## Property Highlights

- ▶ Two ground-floor retail suites available: Unit 1 at 3,784 SF and Unit 2 at 2,636 SF, combinable to 6,420 SF
- ▶ Newly delivered building within a 42-unit luxury residential development, providing immediate built-in foot traffic
- ▶ New grease trap already installed, significantly reducing buildout costs and timelines for food and beverage tenants
- ▶ 8 dedicated surface parking spaces reserved exclusively for retail tenants and customers
- ▶ Private back doors leading directly to parking and a dedicated retail trash room for seamless operations
- ▶ 44,012 residents within 1 mile and 541,215 residents within 5 miles; average household income of \$73,963
- ▶ Minutes from the University of Miami, Shops at Merrick Park, the Biltmore Hotel, and Downtown Miami
- ▶ 61,462 daytime population within 1 mile — strong weekday and lunch traffic demand
- ▶ Available for NNN Lease | Lease terms upon request



# Floor Plan



\*Detailed floor plan available upon request



Douglas Station

Miami International Airport



**1601 CORAL GATE**

Coral Gate Park

SW 32nd Avenue

SW 16th Street

SW 16th Terrace



loan Depot park

Downtown Miami & Brickell

1601 CORAL GATE

Coral Gate Park

SW 16th Street

SW 16th Terrace

SW 32nd Avenue



# Market Overview



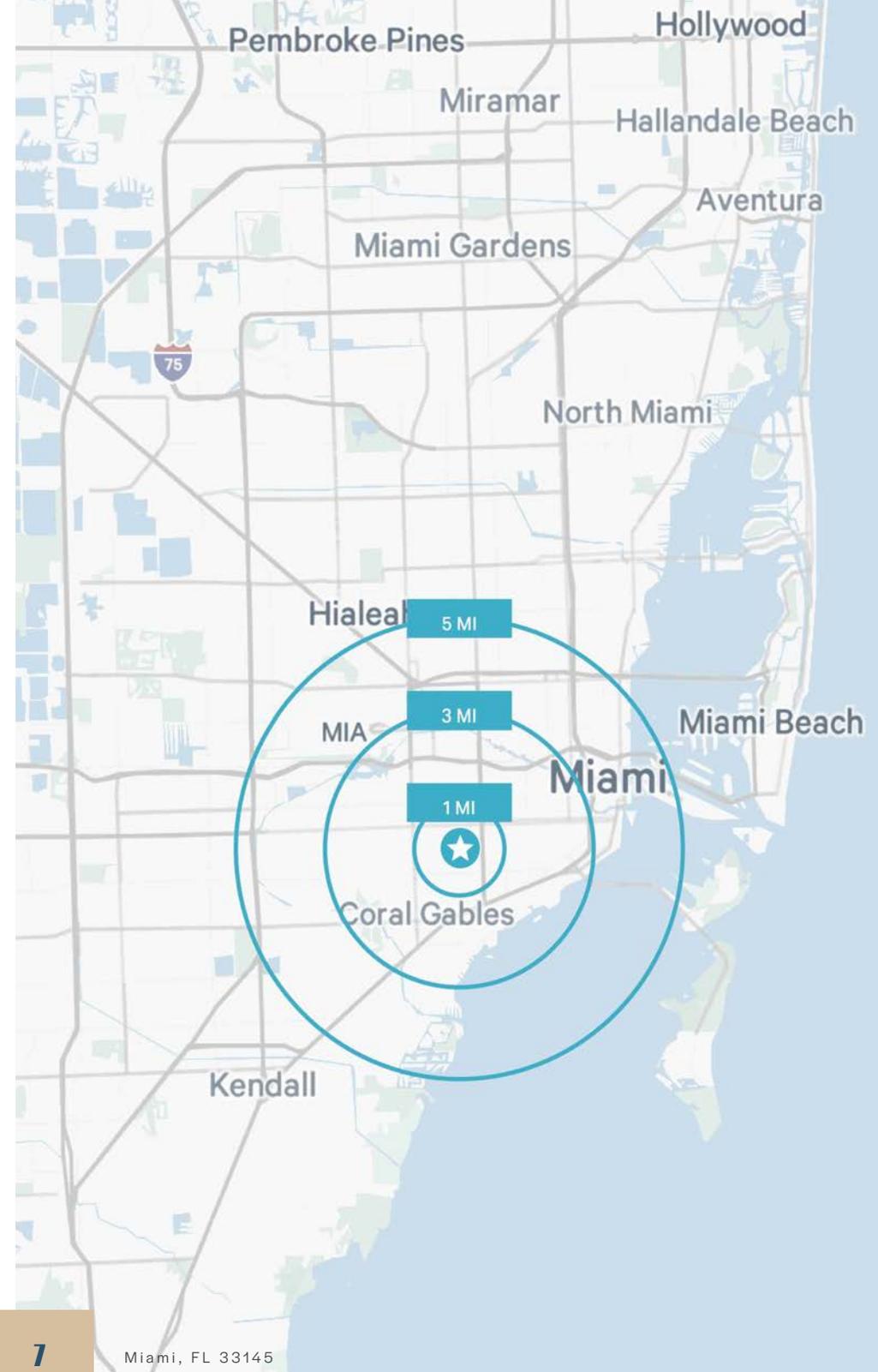
# Demographics

## POPULATION

	1 Mile	5 Miles	10 Miles
Total Population:	44,141	558,512	1,407,767
Daytime Population:	61,462	701,441	1,678,107
Average Age:	44.8	41.1	42.3
Five Year Progression:	44,702	488,847	1,305,549

## HOUSEHOLDS & INCOME

	1 Mile	5 Miles	10 Miles
Total Households:	20,294	265,363	621,210
Average HH Income:	\$105,372	\$122,751	\$120,923
Average House Value:	\$622,105	\$769,752	\$715,938



# RETAIL FOR LEASE

± Unit 1: 3,784 SF & ± Unit 2: 2,636 SF



**1601  
CORAL  
GATE**

**FOR MORE  
INFORMATION**

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