

1601 CORAL GATE | RETAIL SPACE

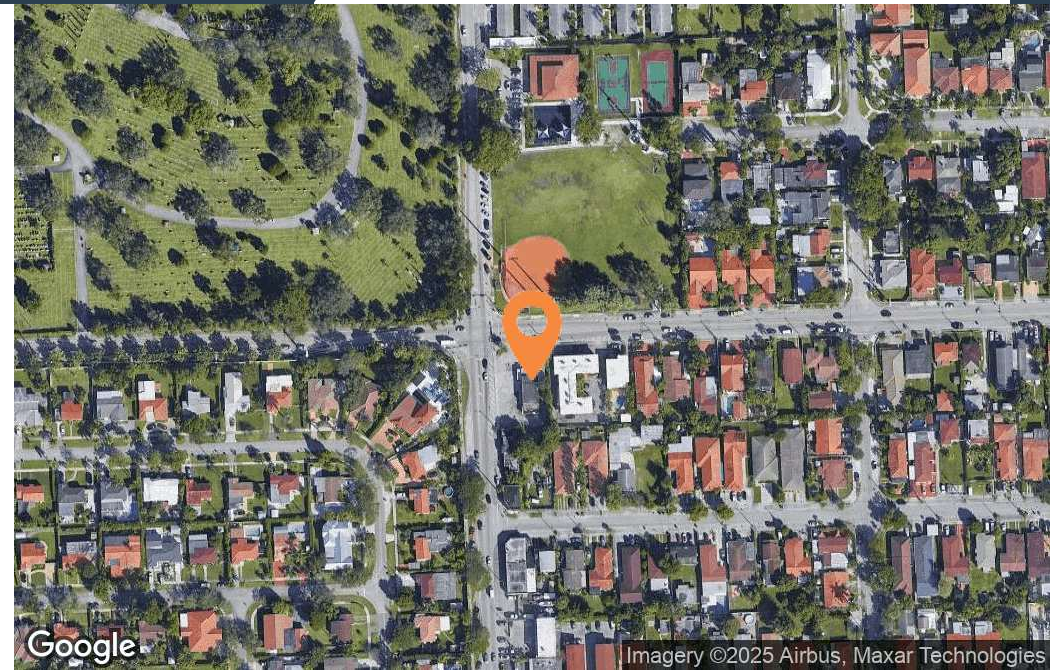
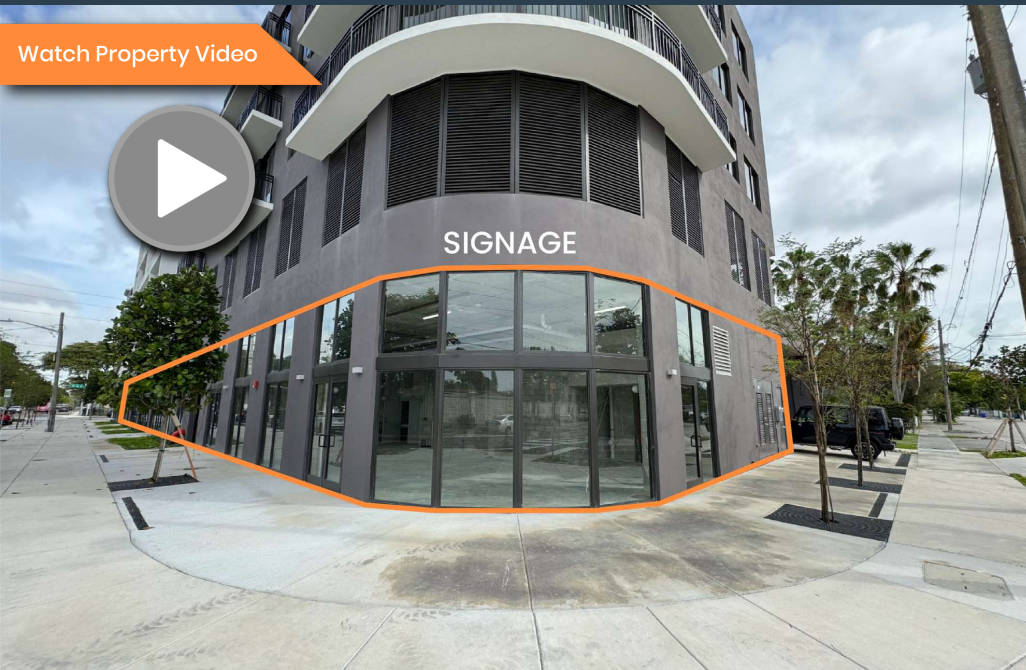


RETAIL PROPERTY FOR LEASE



1601 SW 32ND AVE

Watch Property Video



+ AVAILABLE SF
2,636 - 3,784 SF

+ LEASE TYPE
\$12NNN

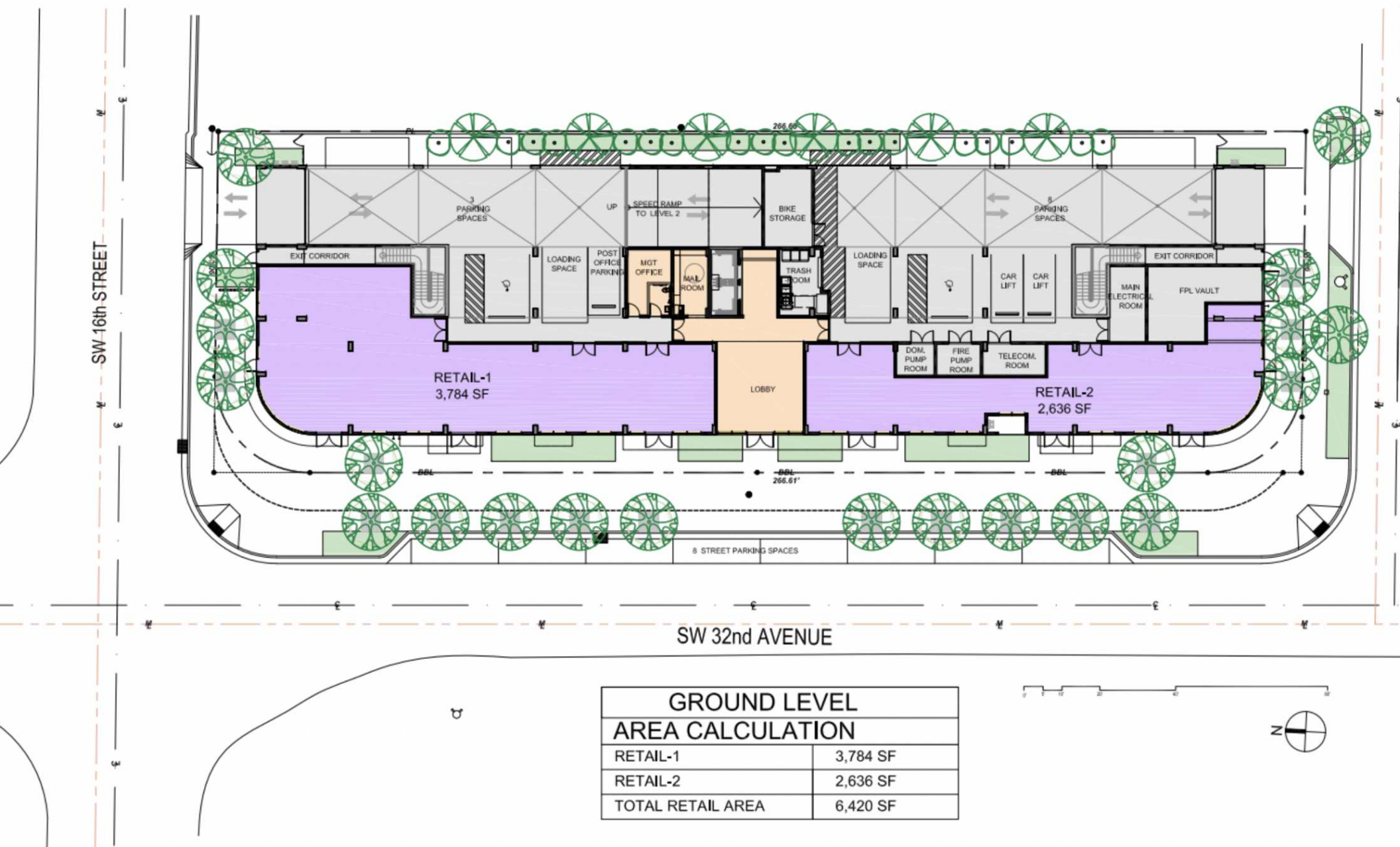
+ LEASE RATE
\$35/SF

PROPERTY OVERVIEW

Two prime retail spaces available at brand new 42 unit multifamily development in Coral Gables. With their strategic location, these prime retail spaces offer high visibility and foot traffic.

PROPERTY HIGHLIGHTS

- Unit 1 : 3,784 SF
- Unit 2: 2,636 SF
- 42 units total
- 8 parking spots for retail tenants
- New grease trap in place
- Trash room retail tenants
- Back doors lead directly to parking and trash





SUBJECT SPACE

MIRACLE MILE

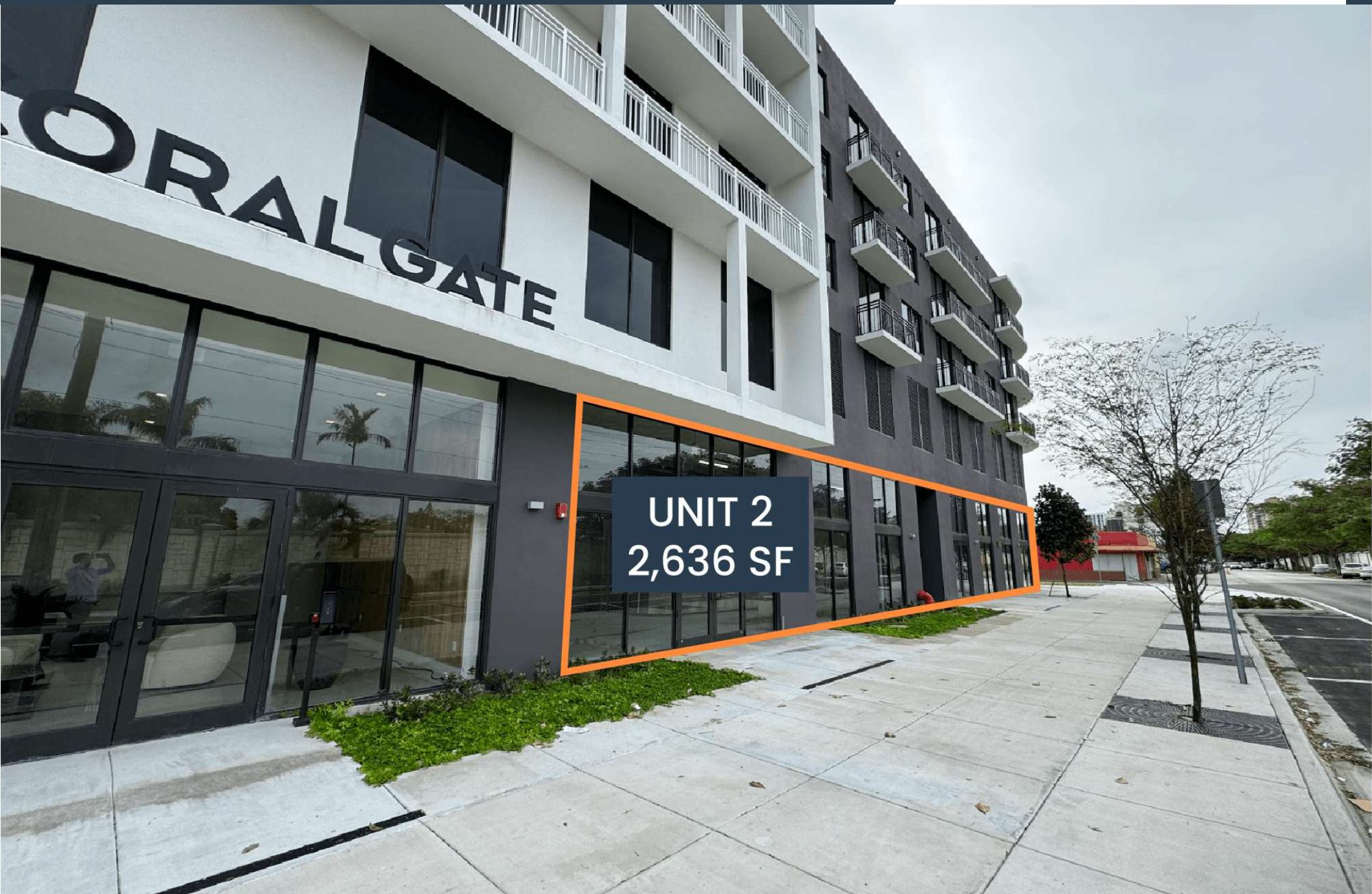


DOWNTOWN MIAMI

CORAL GATE
PARK

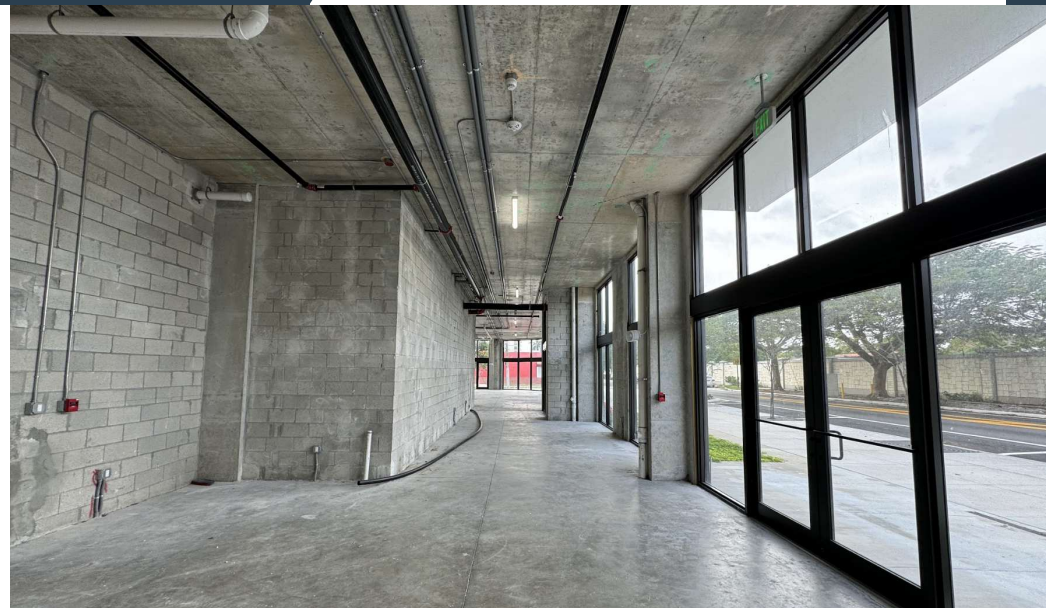
1601
CORAL
GATE







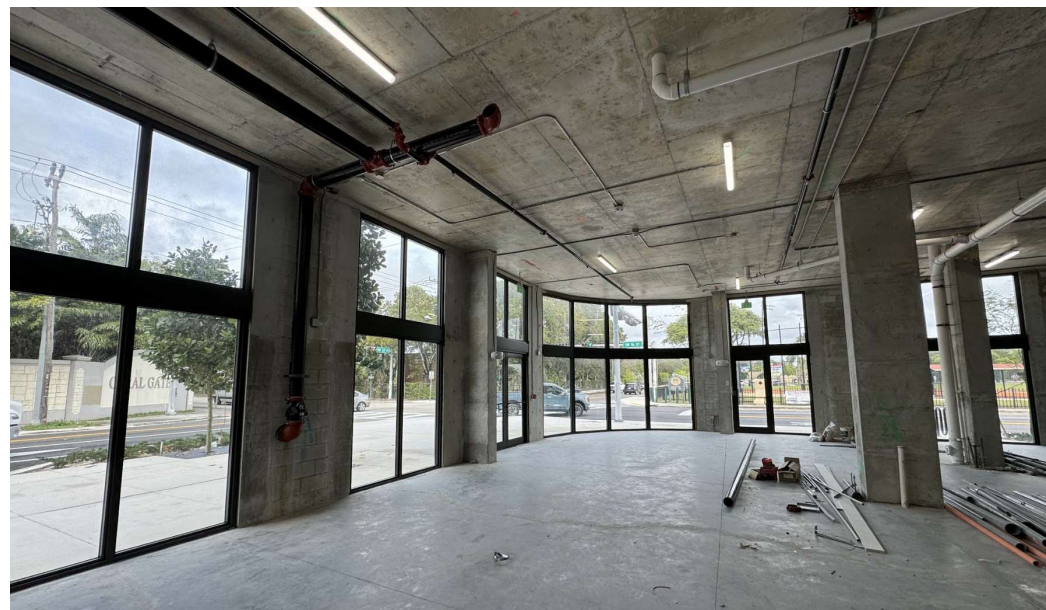
UNIT 2



UNIT 2



UNIT 2

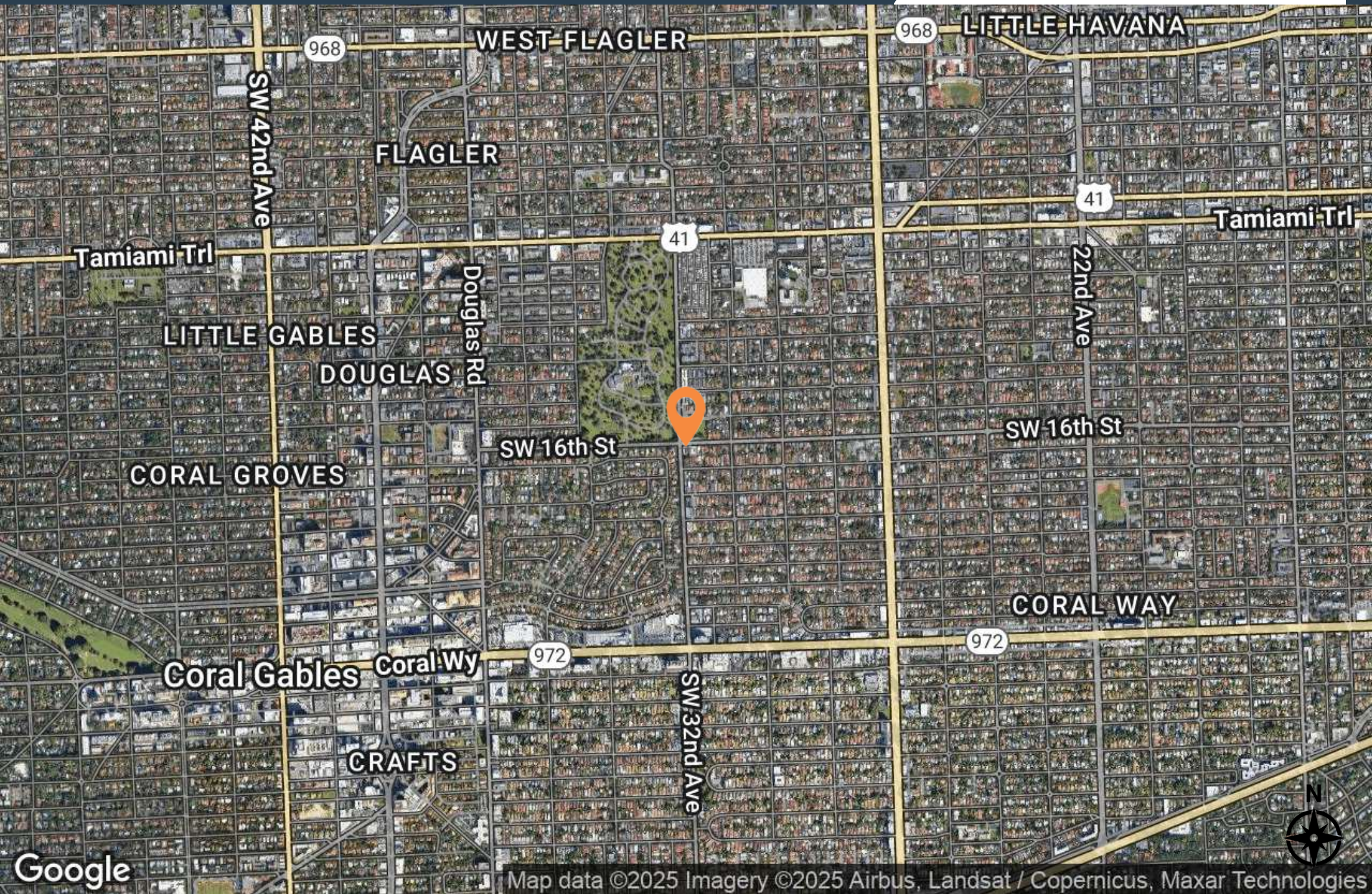


UNIT 1

COCONUT
GROVE







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MIRACLE MILE

The ultimate destination for dining, shopping, and entertainment in South Florida.

Miracle Mile is located on Coral Way between LeJeune Road and Douglas Road as part of the Central Business District. As one of the most sought-after locations in South Florida, visitors always find exactly what they came for given to them with the utmost quality and service. Shoppers will find apparel, jewelry, home furnishings, and other specialty shops. World-renowned restaurants line this half-mile stretch with food and beverages from a variety of cultures.

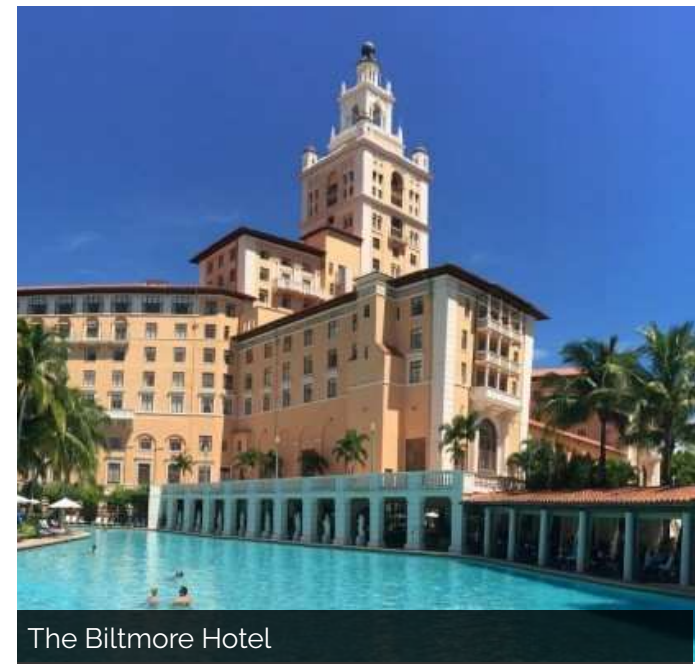




DISCOVER CORAL GABLES



RETAIL PROPERTY FOR LEASE



RETAIL PROPERTY FOR LEASE

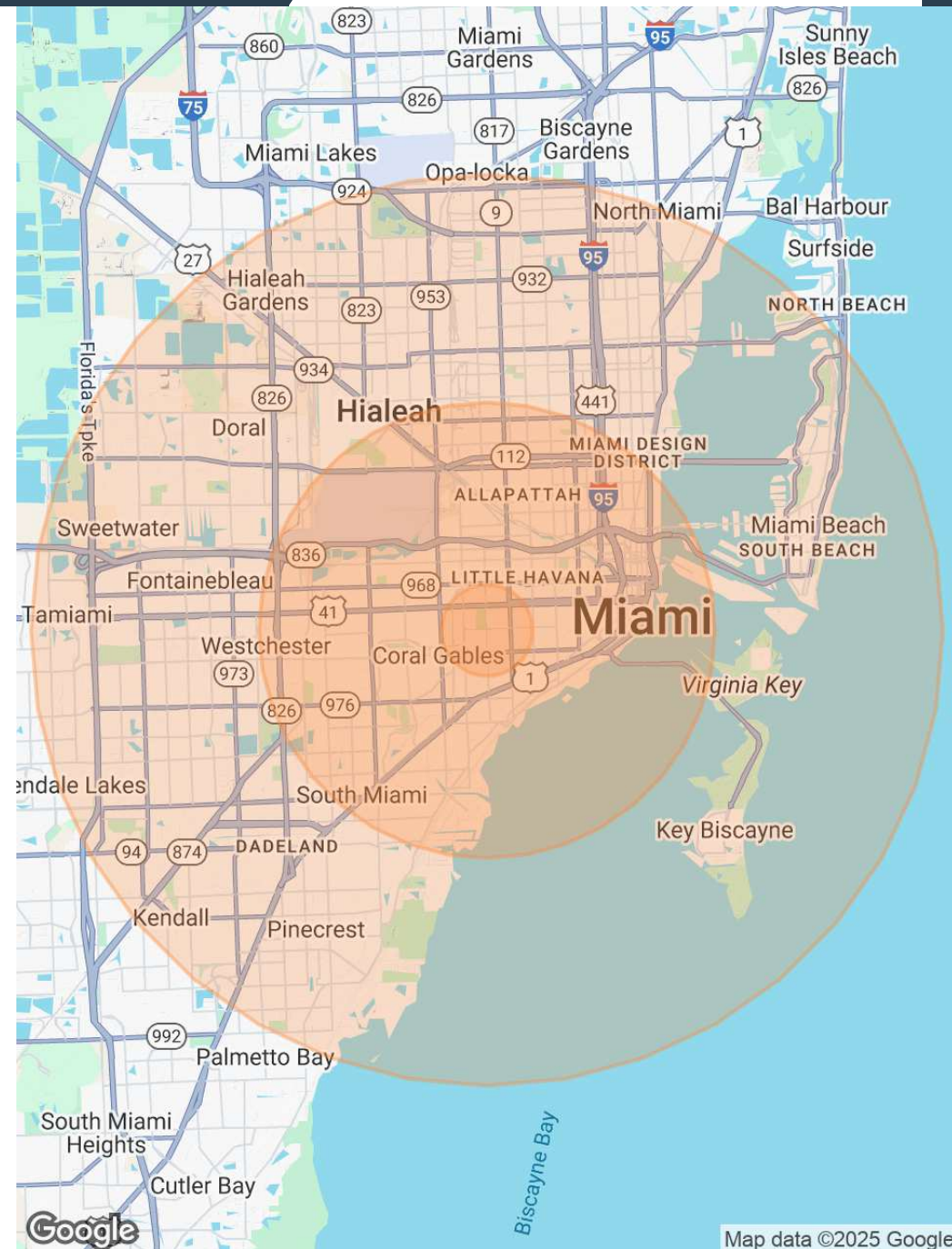
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	44,012	541,215	1,390,492
Average Age	44.5	41.9	41.9
Average Age (Male)	41.7	40.8	40.2
Average Age (Female)	46.6	43.2	43.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	19,071	235,808	572,972
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$64,304	\$73,963	\$73,739
Average House Value	\$312,220	\$335,934	\$346,836

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	87.3%	76.9%	72.9%

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	34,078	388,662	962,515
Total Population - Black	750	50,162	180,773
Total Population - Asian	445	7,911	22,064
Total Population - Hawaiian	0	175	436
Total Population - American Indian	311	1,382	1,892
Total Population - Other	853	23,086	64,212

2020 American Community Survey (ACS)



Map data ©2025 Google

OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation**.





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COMMERCIAL DIVISION OF FORTUNE

FORTUNE INTERNATIONAL GROUP

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

FORTUNE INTERNATIONAL REALTY

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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