



# Free-Standing Coral Gables Office

3113 Ponce De Leon | Coral Gables, Florida

## FOR MORE INFORMATION

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# EXECUTIVE SUMMARY

## Property Overview

- 3113 Ponce de Leon Blvd is a free-standing, one-story commercial / professional office building located in the Crafts neighborhood of Coral Gables / Miami, FL.
- Built in 1958.
- The building's footprint is approximately 2,850 on a lot of 2,875 sq ft size.
- The functional layout includes 10 offices or exam rooms, 2 interior restrooms, a conference room, a senior office suite, front and rear private entries, kitchenette, and tiled flooring throughout.
- The building is adaptable for professional services, including medical uses such as clinics, therapist offices, and similar.

## Location & Market Context

- The property sits in downtown Coral Gables, close to Miracle Mile (a primary retail / commercial corridor), and is near many retail, restaurant, and service amenities.
- The surrounding area benefits from strong local demographics, dense urbanization, and walkability – factors favorable to office-type uses.
- On-street and surface parking exist; metered parking spaces are available in close proximity.

## Strengths & Opportunities

- **Versatile & niche adaptability:** The interior layout with multiple private rooms and dual entries makes this well suited for medical, wellness, legal, or professional office tenants.
- **Proximity to demand generators:** Being near Miracle Mile and in Coral Gables places it within reach of steady foot traffic, dense populations, and business centers.
- **Prior Uses:** Having usage by wellness and medical tenants strengthens credibility for similar uses by future tenants.
- **NEWLY RENOVATED:** The interior has been freshly renovated including new tile floors throughout and a new Air Conditioning unit.



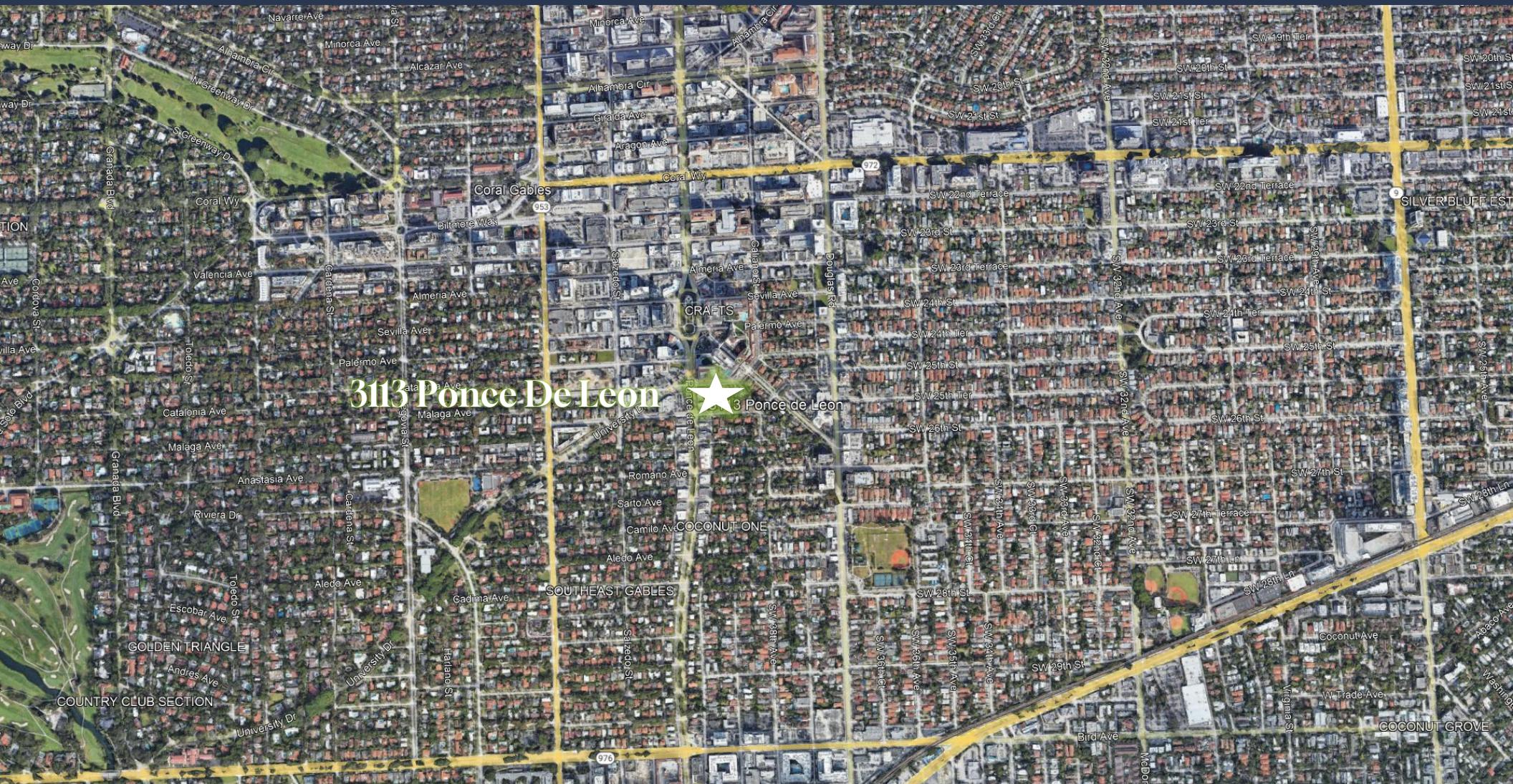


3113 Ponce De Leon Blvd.  
*Newly Renovated*

# 3113 Ponce De Leon Blvd. | Free-Standing Office Building



**2850 Sq Ft Available  
\$38/Sq Ft (Modified Gross)**





# CORAL GABLES

## A PRESTIGIOUS, VIBRANT COMMUNITY WITH BOUNDLESS OPPORTUNITIES

Coral Gables, known as "The City Beautiful," is a dynamic area in Miami-Dade County celebrated for its Mediterranean architecture, cultural attractions, and thriving business environment. Located near downtown Miami, it offers a harmonious blend of residential charm and commercial vitality.

Home to landmarks like the University of Miami, the historic Biltmore Hotel, and Miracle Mile, Coral Gables provides diverse shopping, dining, and cultural experiences. The community is highly walkable, with tree-lined streets and easy access to parks, restaurants, and retail outlets.

Recent developments like The Plaza Coral Gables and enhancements to Ponce Circle Park add to the area's appeal, creating new opportunities for recreation and business. With excellent connectivity to Miami International Airport, major highways, and public transit, Coral Gables serves as a gateway to Miami's business hubs and global markets.

With its rich history and ongoing growth, Coral Gables continues to thrive as a forward-thinking community with significant potential for residents and businesses alike.



# DEMOGRAPHIC DATA



2025 SUMMARY		1MILE	3 MILES	5 MILES	2030 SUMMARY		1MILE	3 MILES	5 MILES
Population		35,362	242,857	528,795	Population		37,384	245,563	554,354
Households		16,447	97,455	221,500	Households		17,880	100,054	236,986
Families		8,958	60,963	128,446	Families		9,779	63,066	136,889
Average Household Size		2.14	2.43	2.34	Average Household Size		2.08	2.40	2.29
Owner Occupied Housing Units		6,014	43,608	85,734	Owner Occupied Housing Units		6,501	46,753	92,654
Renter Occupied Housing Units		10,433	53,847	135,766	Renter Occupied Housing Units		11,379	53,300	144,332
Median Age		42.8	43.9	41.8	Median Age		43.8	44.8	42.6
Median Household Income		\$97,219	\$76,208	\$75,627	Median Household Income		\$110,606	\$89,784	\$88,796
Average Household Income		\$146,870	\$129,375	\$125,559	Average Household Income		\$160,607	\$144,561	\$138,752



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