



Corner Ground Floor Retail/Office For Lease

4425 Ponce de Leon, Coral Gables, FL 33146



Property Highlights

- 5,502 RSF corner suite available on the ground floor of the Offices at Merrick Park
- 8,245 RSF inline suite available next to the office lobby of the Offices at Merrick Park
- Both spaces can be combined for a total of 13,747 RSF with flexible division options
- Landlord open to all uses
- Corner space is currently built out as office, but previous tenant was restaurant
 - Grease trap/venting still in place
- Full on-site parking garage
- Nearby tenants include Nordstrom, Equinox, Tremble, Perry's Steakhouse, Trader Joe's, Lifetime Fitness, The Collection, Pure Barre, Sweat 440, and more
- Located in the heart of Merrick Park with easy access to US-1 and Downtown Coral Gables



3 Miles Demographics



176,665
Population



\$144,215
Average
Household
Income



42
Median Age



226,943
Daytime
Population

Area Overview



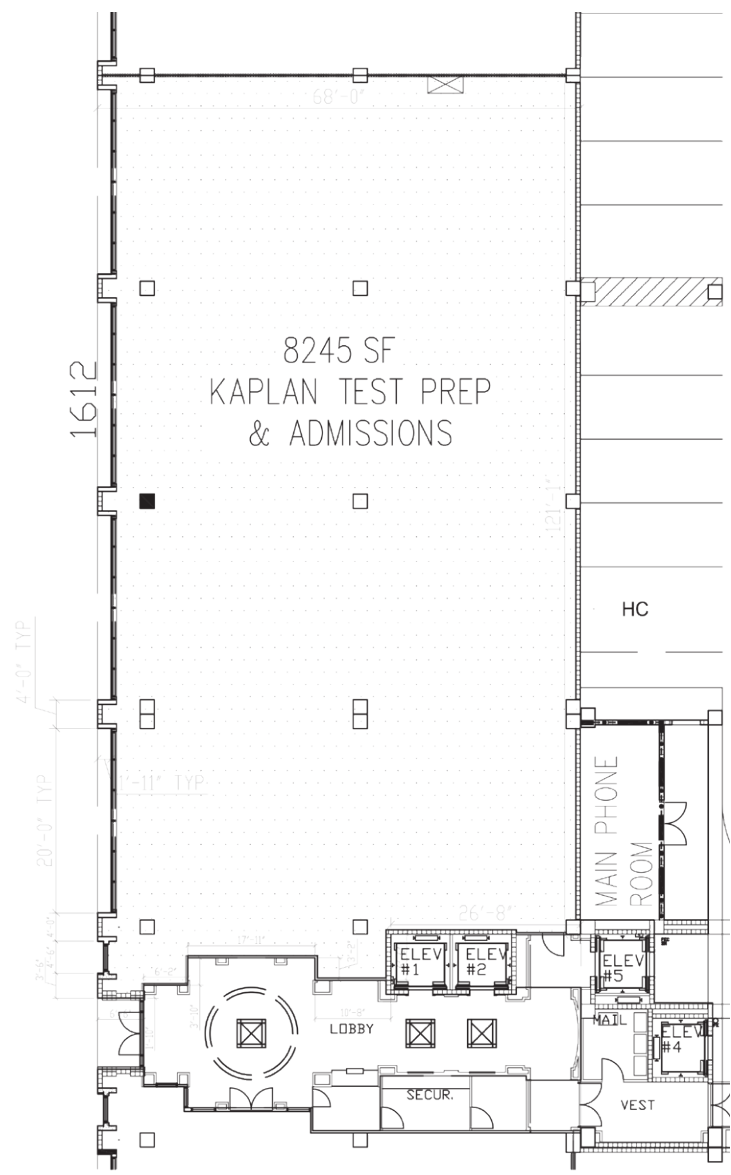
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Current layout/as-built



Prior restaurant layout

Inline Suite Floor Plan - 8,245 RSF



LOD

Retail map



**For retail inquiries,
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