

UNIVERSITY CENTRE RETAIL FOR LEASE

1200 South Dixie Hwy
Coral Gables, 33146



PROPERTY OVERVIEW



56,846 Square feet of prime retail space located in the heart of Coral Gables

241

Surface parking spaces on site, with a ratio of 5.0 parking space per 1,000 Square feet

425

Feet of frontage along South Dixie Highway

Over 80,000

vehicles per day passing by University Shopping Center on US-1 alone

Direct access from both South Dixie Highway and at the signalized intersection of Mariposa Court.

Neighboring retailers along the S. Dixie corridor include Starbucks, Shake Shack, Wild Fork Foods, Five Guys Burgers and Fries, Spring Chicken, McDonald's and many more.

Directly across the street from the University of Miami main campus, University Metrorail Station and the upcoming Underline Park – all accessible by a an elevated foot bridge leading directly to the Property.

Population of 424,000 with an average household income of \$94,342 within a 15 minute drive time.

SITE PLAN

Two minute walking distance from the property

citibank

Wild Fork
FOODS

cvs/pharmacy







DOWNTOWN CORAL GABLES

 Doctors Hospital
BAPTIST HEALTH SOUTH FLORIDA

251 BEDS

SHOPS AT MERRICK PARK

Neiman Marcus
Sephora
Victoria's Secret
Williams-Sonoma
Crates & Barrel
NORDSTROM

DOWNTOWN MIAMI

BRICKELL

BISCAYNE BAY

COCONUT GROVE



WATSCO CENTER
7,972 SEAT ARENA

UNIVERSITY METRO STATION



US1 OVERPASS TO
UNIVERSITY OF MIAMI

PONCE DE LEON BLVD
1

PASEO DE LA RIVIERA
246 RESIDENTIAL UNITS
204 HOTEL UNITS

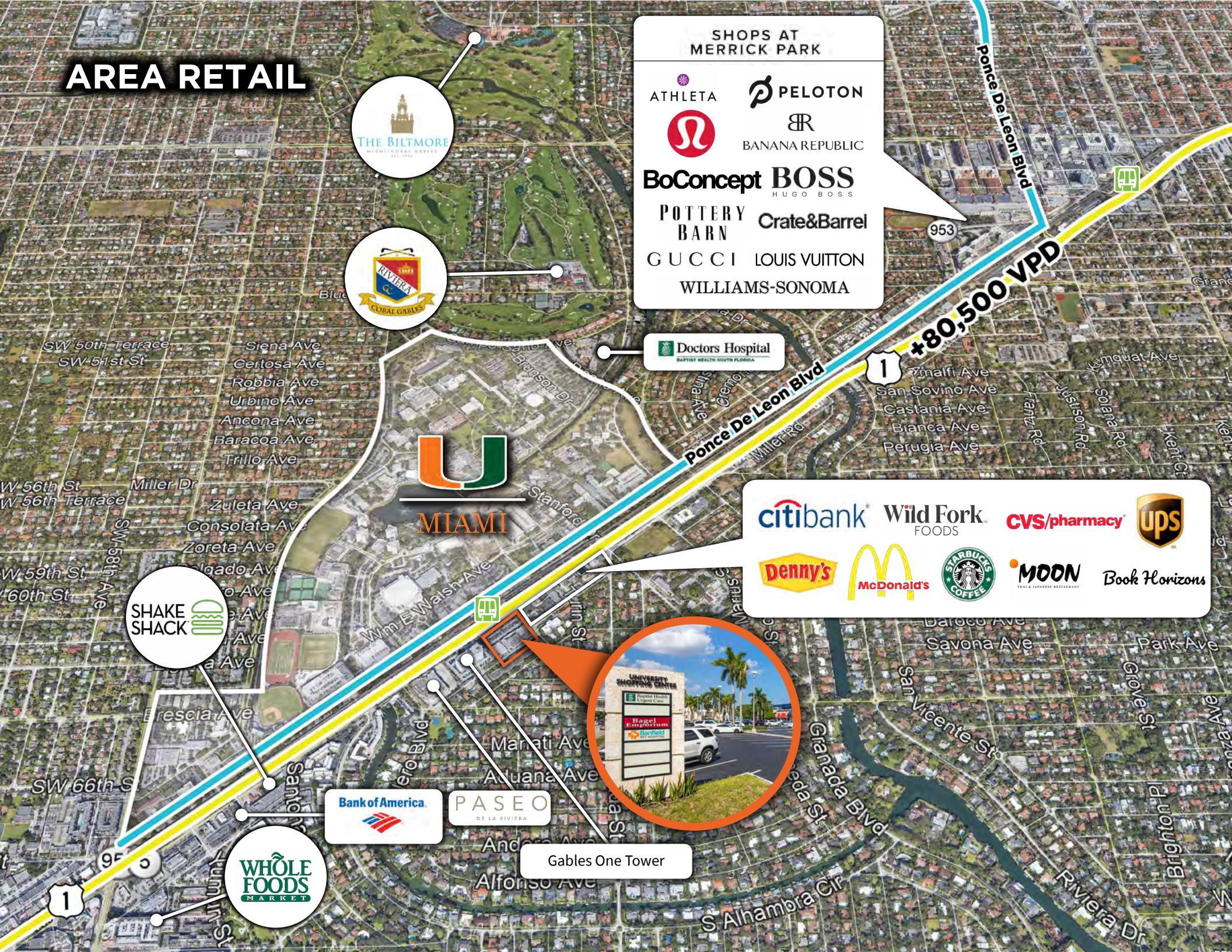
S DIXIE HIGHWAY +80,500 VPD
Wild Fork FOODS

CVS/pharmacy

UNIVERSITY
SHOPPING CENTER

SOUTH CORAL GABLES
\$1M - \$2M
AVERAGE HOME PRIVES

AREA RETAIL





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