

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®

University Metro Station

Pedestrian Bridge to
University Station & UM

MARIPOSA AVENUE

MADRUGA AVENUE

SOUTH DIXIE HWY (US-1 NORTHBOUND) +80,500 VPD

405'

300'

Suite	Tenant	SF
1200	TGIF	7,230
1204	Mattress Firm	3,018
1214	European Wax	1,396
1222	Baptist - Rehab/Hospital	9,886
1224	AVAILABLE	7,500
1230	Med Spa	1,823
1232	Sushi Sake	1,560
1234	AT&T	1,000
1236	AVAILABLE	8,800
1238	Bagel Emporium	3,600
1240	Baptist Outpatient	5,503
1246	AVAILABLE	2,381
1250	Banfield	3,149







**DOWNTOWN
CORAL GABLES**

DOWNTOWN MIAMI

BRICKELL

BISCAYNE BAY

COCONUT GROVE

Doctors Hospital
BAPTIST HEALTH SOUTH FLORIDA
251 BEDS

**SHOPS AT
MERRICK PARK**
Neiman Marcus SEPHORA EQUINOX
VICTORIA'S SECRET WILLIAMS-SONOMA
Crate & Barrel NORDSTROM

**Wild Fork
FOODS**

**UNIVERSITY METRO
STATION**

SD DIXIE HIGHWAY +80,500 VPD

CVS/pharmacy

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

**UNIVERSITY
SHOPPING CENTER**

**US1 OVERPASS TO
UNIVERSITY OF MIAMI**



PONCE DE LEON BLVD

PASEO DE LA RIVIERA
246 RESIDENTIAL UNITS
204 HOTEL UNITS

WATSCO CENTER
7,972 SEAT ARENA

**UNIVERSITY OF
Miami**
+33,000 STUDENTS/FACULTY

AREA RETAIL



SHOPS AT MERRICK PARK

ATHLETA PELOTON
BANANA REPUBLIC

BoConcept BOSS
HUGO BOSS

POTTERY BARN Crate&Barrel

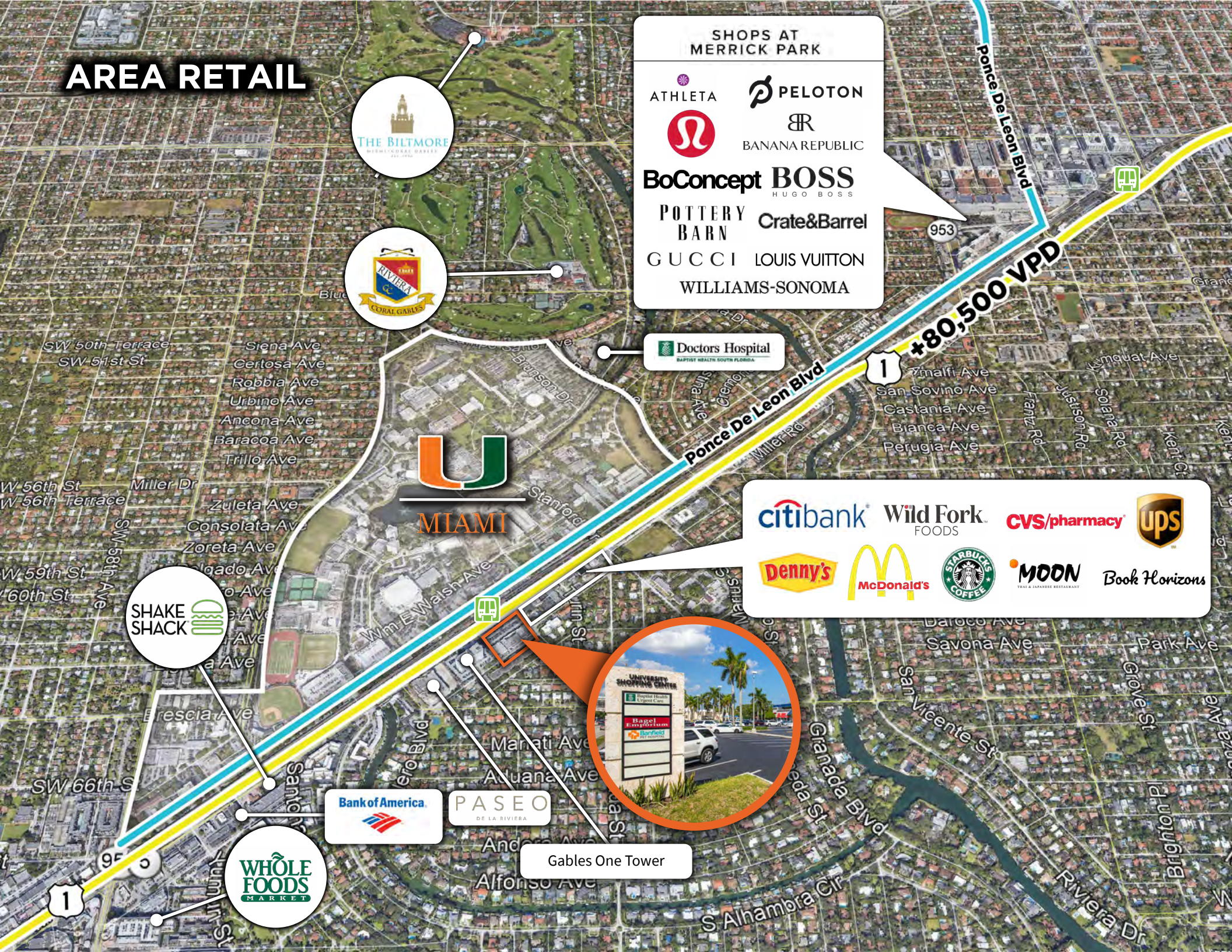
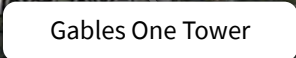
GUCCI LOUIS VUITTON

WILLIAMS-SONOMA



citibank Wild Fork FOODS CVS/pharmacy ups

Denny's McDonald's STARBUCKS COFFEE MOON Book Horizons





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