



# 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
- 8,425 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

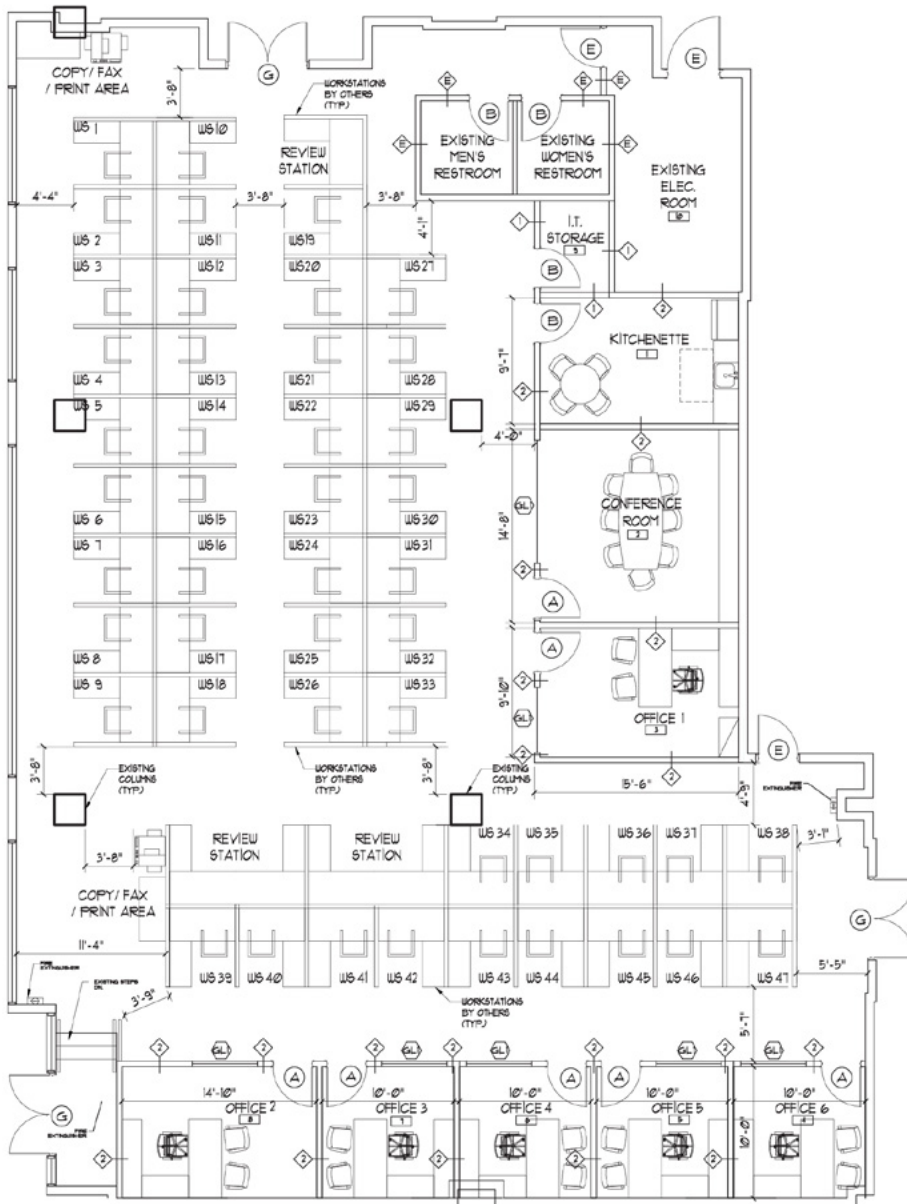


# Area Overview

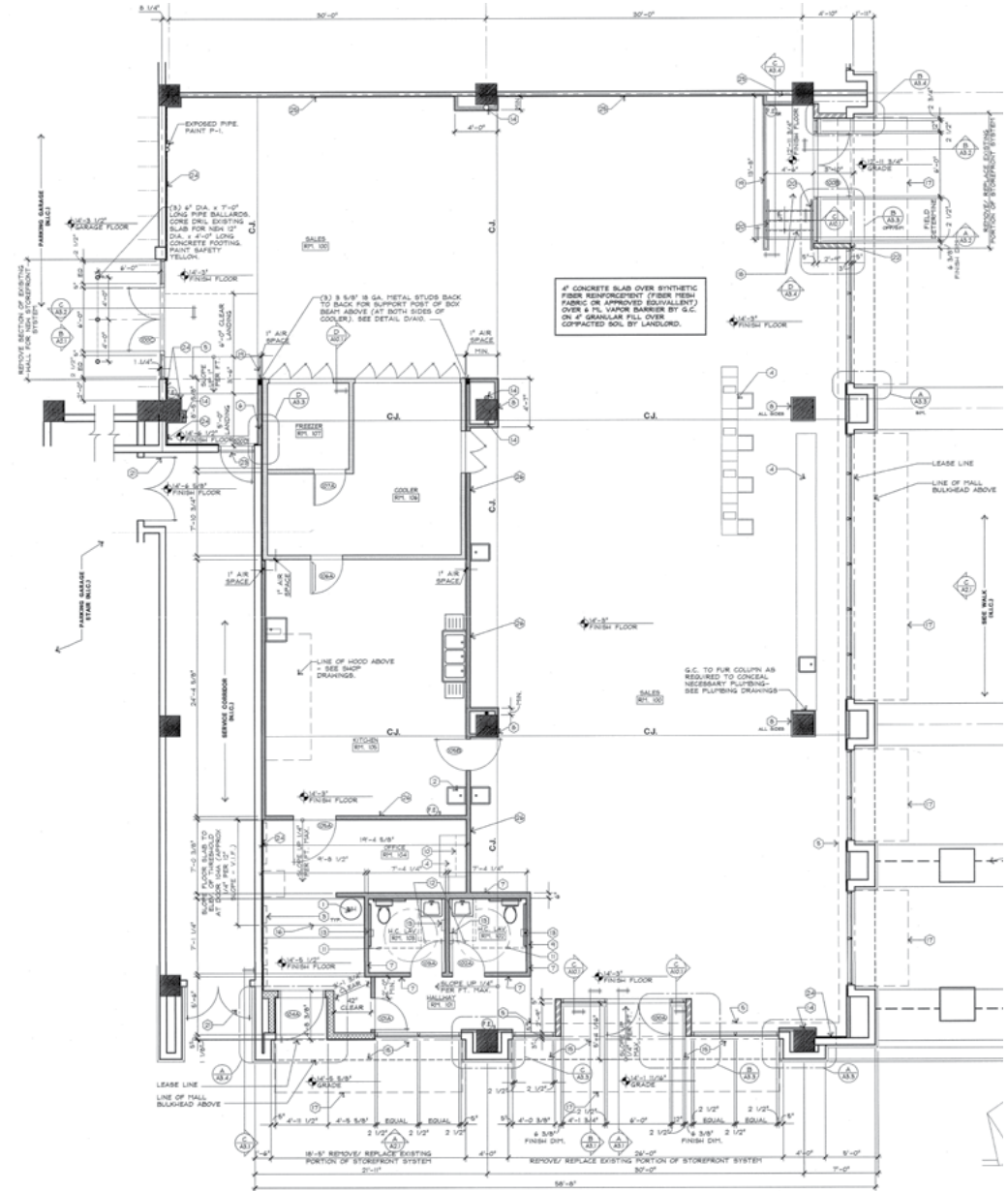




# Corner Suite Floor Plan - 5,502 RSF

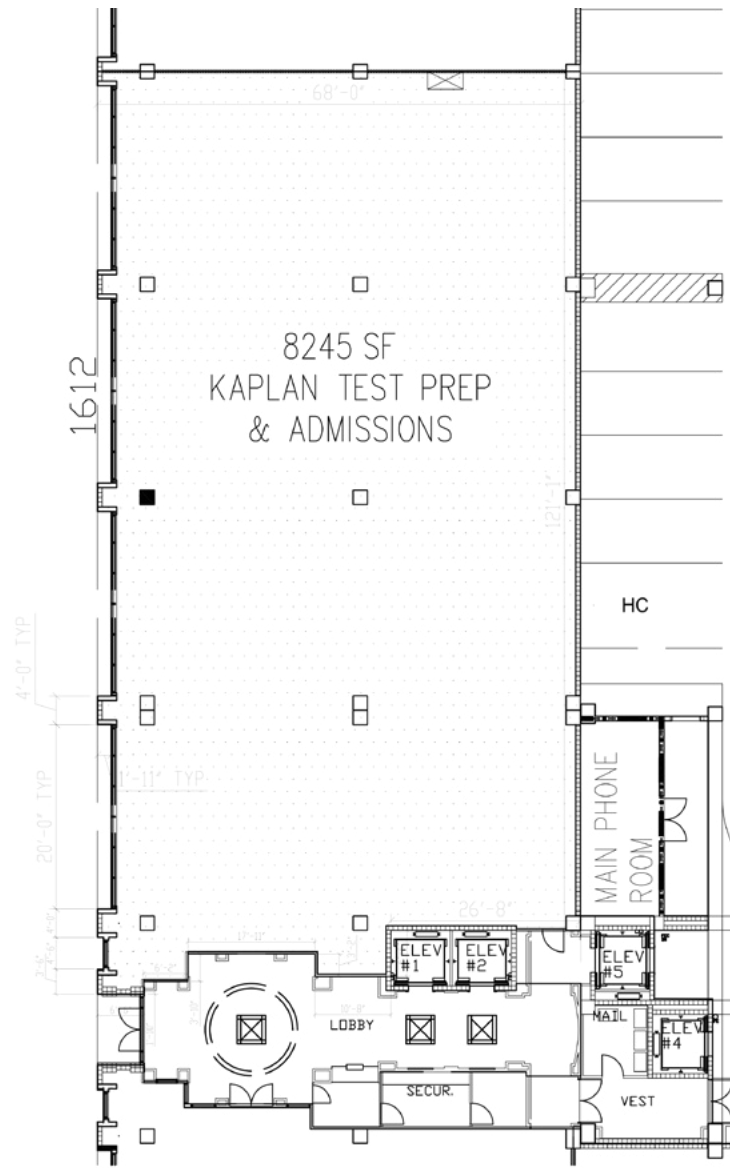


**Current layout/as-built**



**Prior restaurant layout**

**Inline Suite Floor Plan - 8,245 RSF**



**LOD**

# Retail map





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