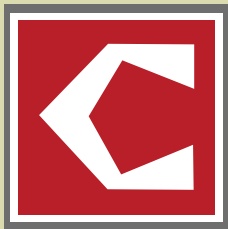


OUTPARCELS AVAILABLE FOR LEASE!

Coral Town Plaza



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OPPORTUNITIES



**COURTELIS
COMPANY**

Courtelis Company
703 Waterford Way
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Phone: 305-261-4330
Fax: 305-261-4338
Toll Free: 1-888-859-1100
www.courtelis.com

Location: Southeast corner of South Dixie Highway (US 1) and Southwest 264th Street, South Dade County

GLA: 57,117 sq. ft. of commercial space, plus 426 multi-family residential units

Lot Size: 7 acres commercial mixed use
24 acres total project

Traffic Counts: 44,952 ADT

Zoning: Naranja Community Urban Center

Demographics:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2020 Population	17,415	87,568	188,579
Average HH Income	\$47,458	\$62,536	\$65,015
Median Age	33.5	33.8	33.4

Project Description: Coral Town Plaza is a new mixed use retail/residential development located on U.S. 1 and S.W. 264th Street, just west of the Florida Turnpike, and a 1/2 mile north of the new 48 acre Larkin Community Hospital School of Medicine/Pharmacy. Courtelis Company is developing the commercial component and the residential development has commenced at Coral Town Plaza with The Landings 162 units, The Heights 180 units and The Preserve 84 units are all in for development or open. All units are rental and three story walk ups.

FOR LEASING INFORMATION: CALL Cammi Goldberg / Yanina Yefimova • 305-261-4330

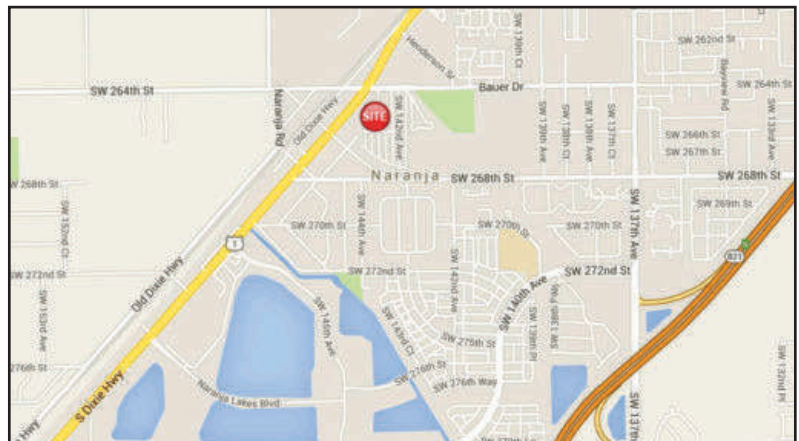
Coral Town Plaza

Miami (Naranja), Florida



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