



Coral Reef Village

15401 SW 137TH Avenue | Miami, FL

25.624521, -80.413446

Allan Benes

BROKER ASSOCIATE
allan@horizonpropertiesfl.com
(305) 364-9945

JOEL BENES

PARTNER
jbenes@horizonpropertiesfl.com
(305) 364-9945

HORIZON
PROPERTIES

CoStar
POWER BROKER
2017 Top Firm Award

Member of
International
Council of
Shopping Centers

www.horizonpropertiesfl.com

Coral Reef Village

15401 SW 137TH AVENUE | MIAMI, FL 33177



AVAILABILITIES

- Suite 15407 - 2,160 SF

PROPERTY HIGHLIGHTS

- Coral Reef Village is strategically located in Kendall's well known 'Country Walk' neighborhood.
- 39,000 Vehicles pass the site daily on 137TH Avenue
- Strong National tenant presence in the area for a perfect retail address. Area retailers include strong national and regional tenants such as Publix, Walgreens, Sedano's, Navarro Pharmacy, Baptist Health South Florida, Amscot, Dunkin' Donuts, Sherwin Williams
- Excellent Ingress/Egress with two left-in access points
- Latitude/Longitude: 25.624156, -80.413429

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Total Population:	20,225	121,858	314,240
Households	5,715	35,629	98,894
Average HH Income	\$86,852	\$87,520	\$83,205
Median HH Income	\$70,305	\$71,732	\$62,096
Total Businesses	531	4,767	10,246
Total Employees	3,470	38,362	92,260



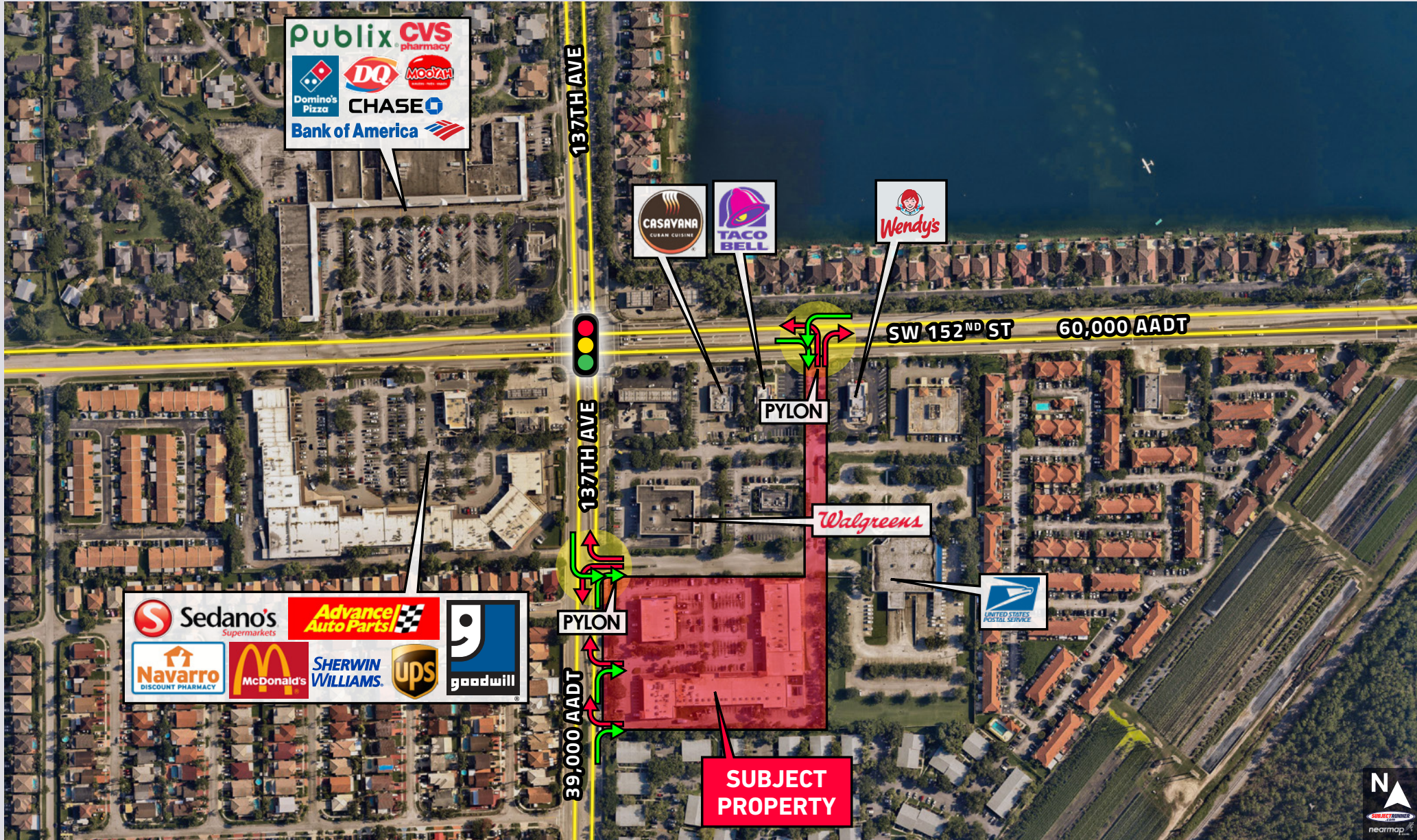
Coral Reef Village

Site Plan and Availabilities



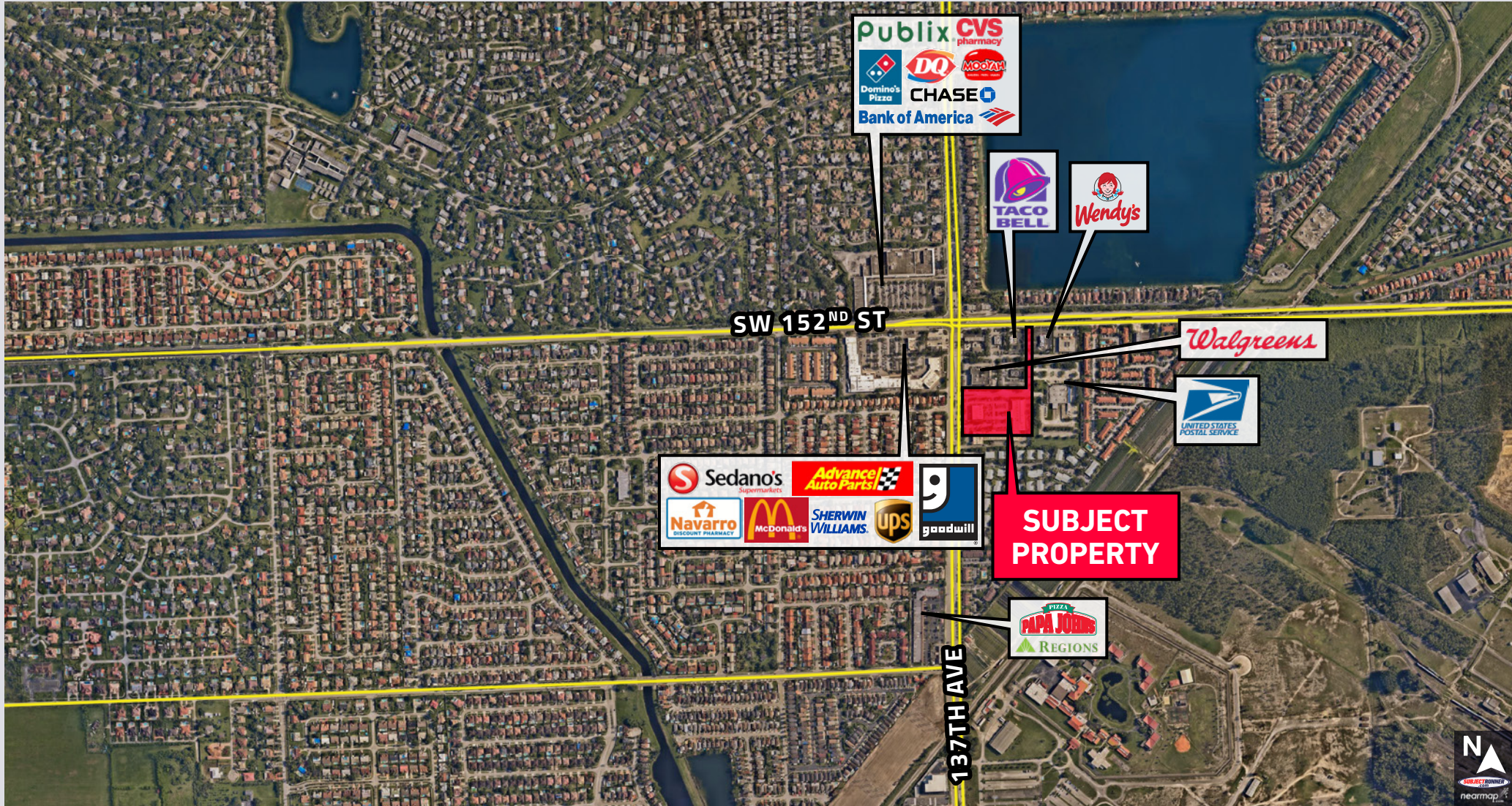
Suite	Tenant	SF
15401	Olson Tire	6,450
15403	Karate	1,200
15405	Barber Shop	1,080
15407	AVAILABLE	2,160
15411	Medical Equipment	1,080
15413	Shipping and Cargo	1,080
15415	Bakery	1,080
15417	Alouttes Dance	5,265
15431	Daycare	4,800
15433	Miami-Dade Library	1,103
15435	Adult Daycare	1,103
15437	Adult Daycare	1,103
15439	Doctor 's Office	1,103
15441	Progressive	1,103
15443	H&R Block	1,103
15445	Hair Salon	1,103
15447	Dental Office	1,103
15449	Cora Rehab	2,206
15451		
15455	Los Verdes	2,206
15457	Little Caesar's	1,103
15459	Dry Clean Universe	1,103
15461	Sushi Sake	2,701
15465	Cantina Fresh Mex Grill	2,536
15467	Diced	2,347
15469	Dunkin Donuts	1,700
15471	Nail Bar	1,700
15473	Pinch-A-Penny	2,040
15477	Amscot	2,960

Coral Reef Village



CLOSEUP AERIAL

Coral Reef Village



MARKET AERIAL

Allan Benes
 BROKER ASSOCIATE
 allan@horizonpropertiesfl.com
 (305) 364-9945

JOEL BENES
 PARTNER
 jbenes@horizonpropertiesfl.com
 (305) 364-9945

HORIZON
 PROPERTIES

CoStar
POWERBROKER
 2017 Top Firm Award

Member of
 International
 Council of
 Shopping Centers

www.horizonpropertiesfl.com