

# FOR SALE

55 MERRICK WAY, CORAL GABLES

## GROUND FLOOR

MEDICAL | RETAIL | OFFICE

2,139 SF + MEZZANINE

**PERFECT FOR MEDICAL  
RETAIL OR OFFICE USE**



**DIRECT  
GARAGE ACCESS**



**MINUTES AWAY  
FROM MIA**



**MIRACLE MILE  
FOOT TRAFFIC**



**HIGH  
CEILINGS**



**DIVERSE MIX OF  
DINING, RETAIL  
& MEDICAL**



**4 RESERVED  
PARKING SPACES**

10167 NW 31st Street, Suite 102  
Coral Springs, FL 33065  
(954) 346-8200, ext. 201  
[www.floridamedspace.com](http://www.floridamedspace.com)

**SCHEDULE  
A TOUR  
TODAY!**

**Zack Adams**  
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(954) 729-8893  
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**Luke Nill**  
DIRECTOR OF  
LEASING & SALES  
(561) 806 - 4040  
[luke@floridamedspace.com](mailto:luke@floridamedspace.com)



# PRIME LOCATION

## DOWNTOWN CORAL GABLES



**CORAL GABLES HOSPITAL: 0.7 miles**



**DOCTORS HOSPITAL: 3.0 miles**



**MERCY HOSPITAL: 3.5 miles**

### Buy & Build Your Dream Office

#### DEMOGRAPHICS

#### POPULATION

#### MEDIAN INCOME

**1 MILE**

35,938

\$66,806

**3 MILE**

231,035

\$56,478

**5 MILE**

513,056

\$57,494

**YOUR  
BUSINESS  
NAME  
HERE**



## CALL OR TEXT FOR PRICING INFORMATION

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