



**127 Grand Ave  
Miami, FL 33133**

Lease Rate  
**Negotiable**

Position your business for success in one of Miami's most dynamic commercial corridors. 127 Grand Ave, Miami FL 33133 offers a modern, flexible space that adapts effortlessly to retail, showroom, creative office, or boutique hospitality use. Located just minutes from Brickell, Coral Gables, and Downtown, this property connects you to Miami's most valuable demographics—young professionals, global visitors, and established locals who drive the city's lifestyle economy.



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# Section 1

## *PROPERTY INFORMATION*



## Property Description

Position your business for success in one of Miami's most dynamic commercial corridors. 127 Grand Ave, Miami FL 33133 offers a modern, flexible space that adapts effortlessly to retail, showroom, creative office, or boutique hospitality use. Located just minutes from Brickell, Coral Gables, and Downtown, this property connects you to Miami's most valuable demographics—young professionals, global visitors, and established locals who drive the city's lifestyle economy.

The building offers strong visibility, convenient parking access, and a walkable location surrounded by restaurants, cafes, and major developments that continue to elevate Coconut Grove's commercial profile. This is more than a lease—it's a strategic footprint for brands that want to grow with the Grove's ongoing transformation. Secure your place among Miami's most forward-thinking

## Offering Summary

Lease Rate:	Negotiable
Available SF:	
Lot Size:	4,995 SF
Building Size:	2,558 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	995	2,353	8,916
Total Population	2,214	5,095	20,965
Average HH Income	\$95,660	\$117,979	\$152,670



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The building offers strong visibility, convenient parking access, and a walkable location surrounded by restaurants, cafes, and major developments that continue to elevate Coconut Grove's commercial profile. This is more than a lease—it's a strategic footprint for brands that want to grow with the Grove's ongoing transformation. Secure your place among Miami's most forward-thinking businesses and bring your vision to life at 127 Grand Ave.

## Location Description

Discover an exceptional commercial leasing opportunity in the heart of Coconut Grove at 127 Grand Ave, Miami FL 33133. Nestled in one of Miami's most desirable neighborhoods—where waterfront charm, boutique retail energy and urban accessibility converge—this property presents a rare chance to elevate your business presence. With excellent frontage on Grand Avenue, high foot-traffic, access to major thoroughfares and proximity to lifestyle amenities, it's ideal for a flagship store, premium showroom, creative studio or professional offices. The area's blend of upscale dining, boutique shopping and scenic bay-side ambience enhances brand appeal and offers visitors a memorable environment. Tap into the groove and position your enterprise where creativity meets commerce—contact us today to secure this prime location and make your mark in Coconut Grove.



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### Location Information

Street Address	127 Grand Ave
City, State, Zip	Miami, FL 33133
County	Miami-Dade

### Building Information

Building Class	A
Occupancy %	50.0%
Tenancy	Single
Number of Floors	2
Year Built	2005
Number of Buildings	1



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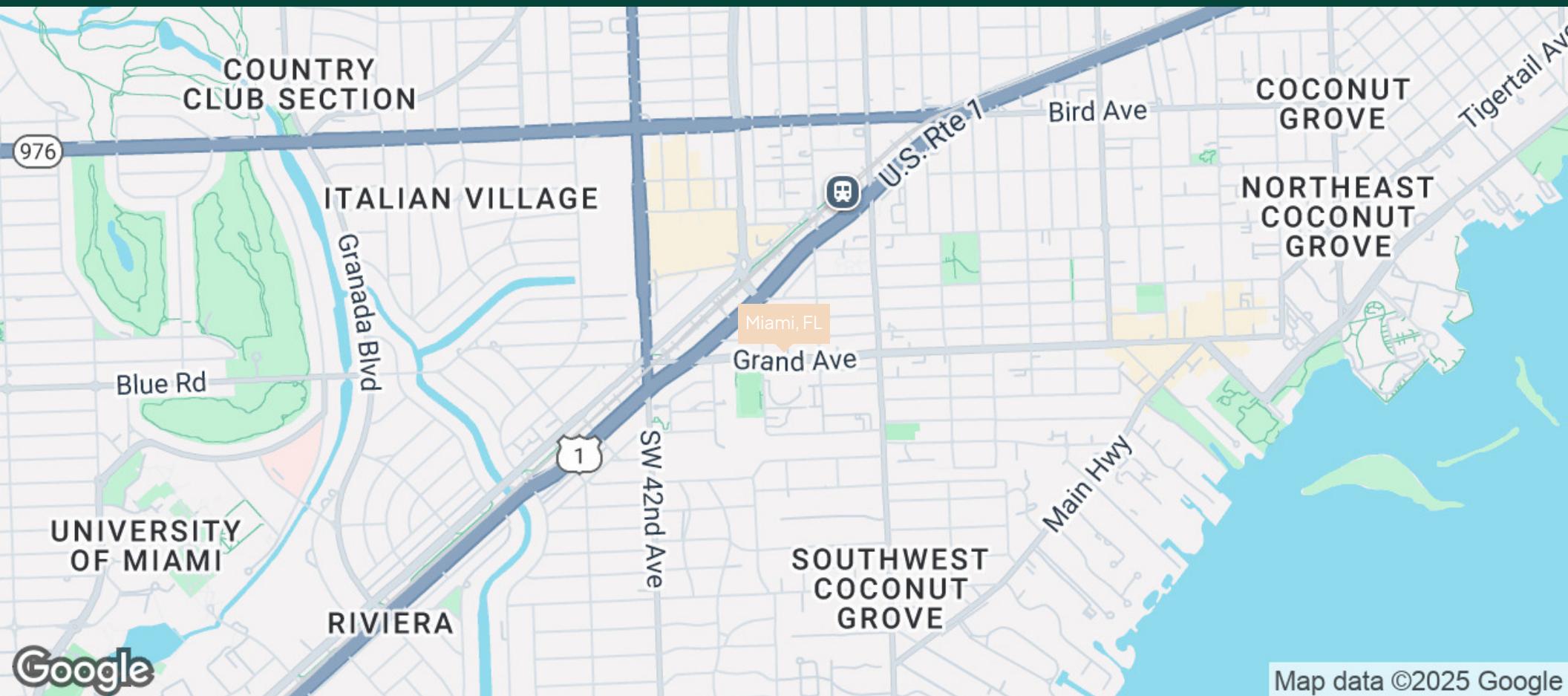
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## Section 2

# *LOCATION INFORMATION*



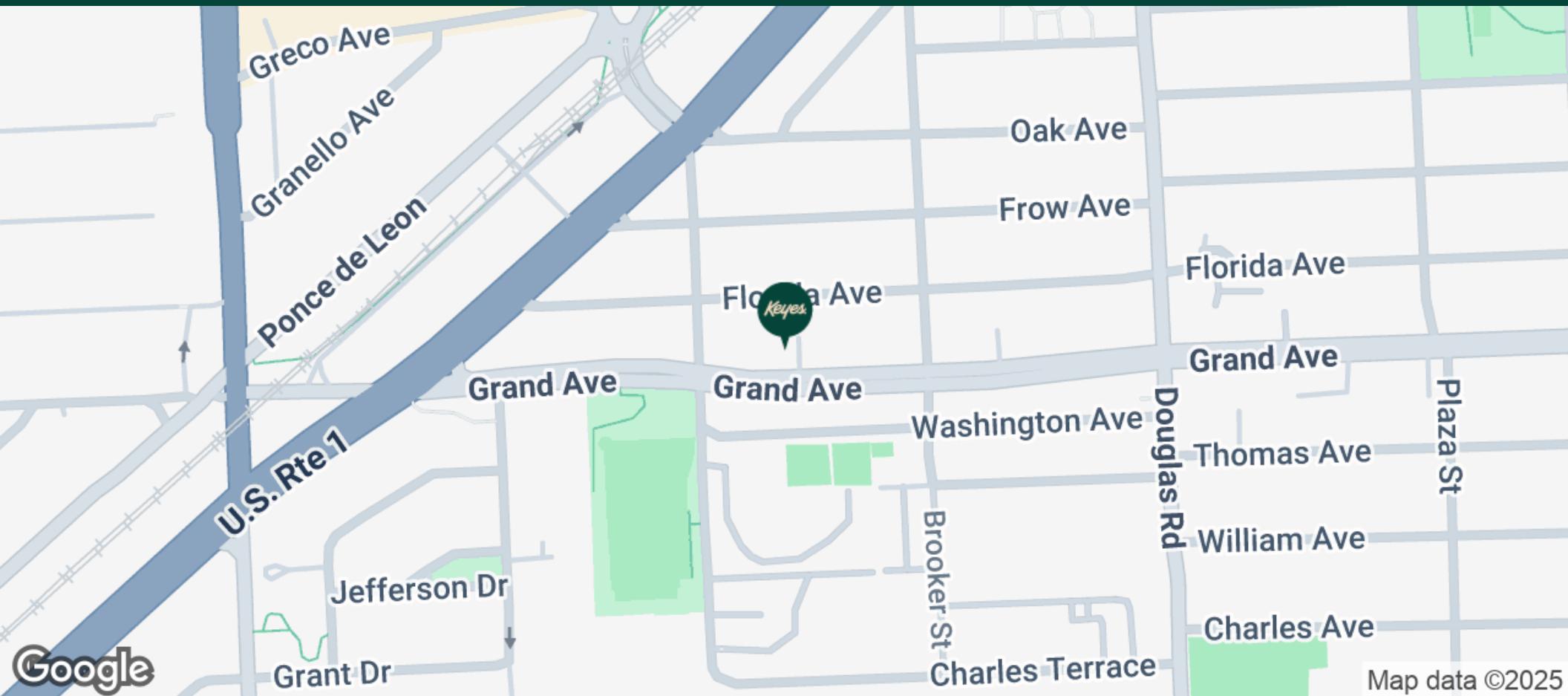
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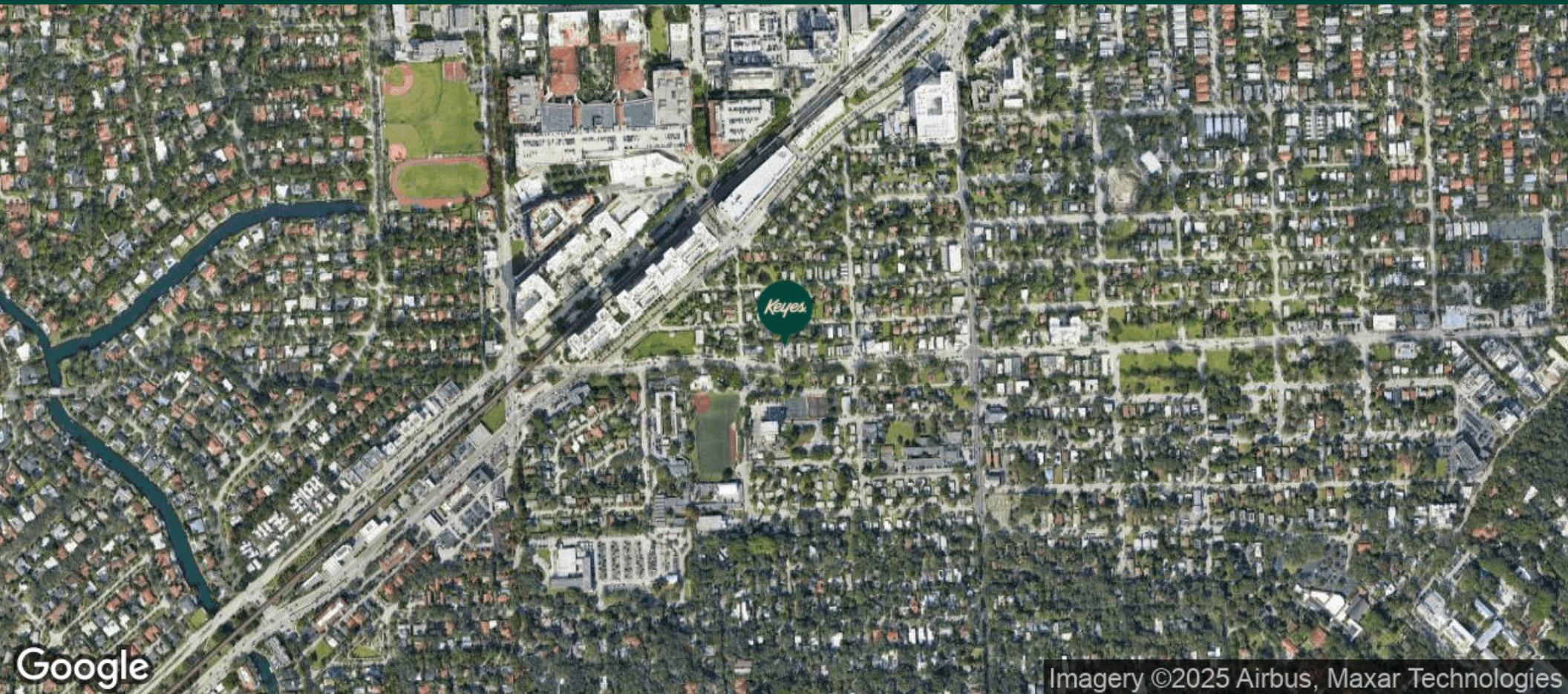
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# Section 3

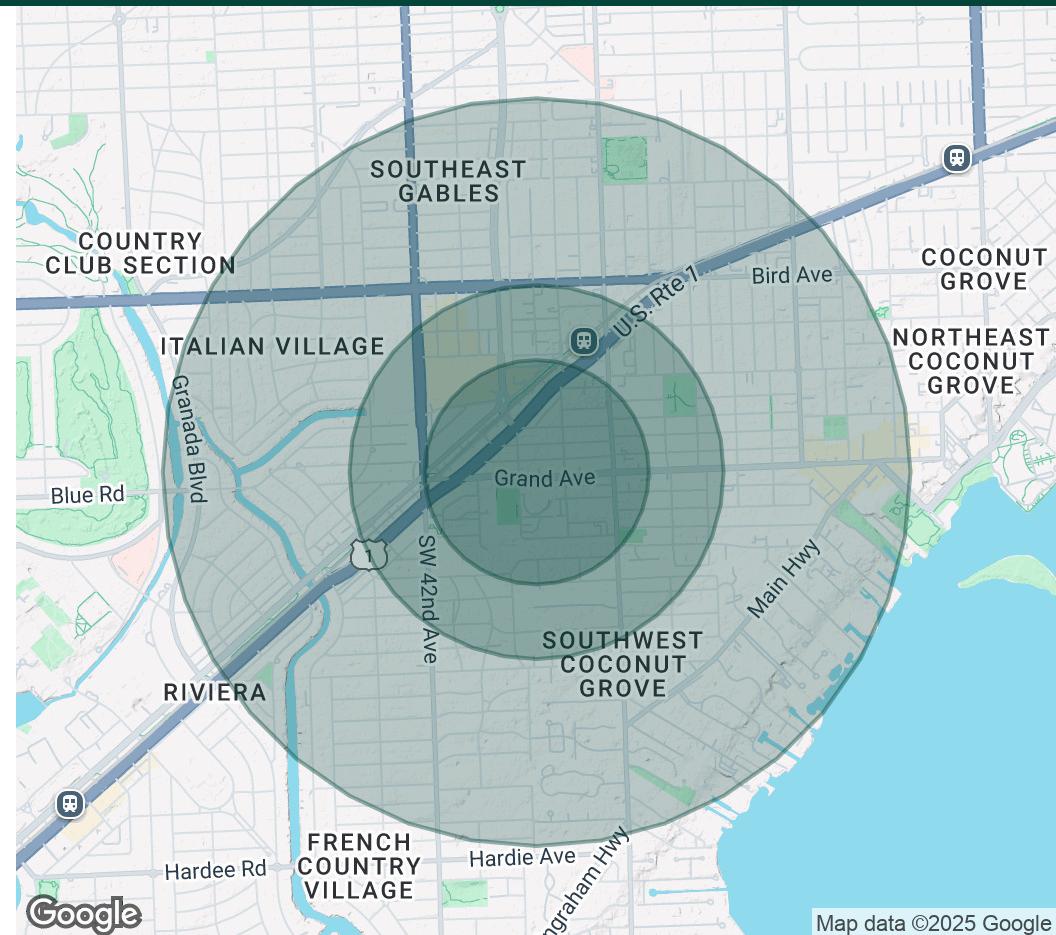
## *DEMOGRAPHICS*

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,214	5,095	20,965
Average Age	41	40	42
Average Age (Male)	40	39	41
Average Age (Female)	41	41	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	995	2,353	8,916
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$95,660	\$117,979	\$152,670
Average House Value	\$770,442	\$894,421	\$976,739

Demographics data derived from AlphaMap



Map data ©2025 Google



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## Section 4

# *ADVISOR BIOS*



**Julio Perdomo**

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## Professional Background

I am a highly accomplished professional with over 15 years of experience in sales, negotiation, and client service. My career has been marked by a track record of success, consistently surpassing sales goals and developing strong relationships with clients. As a natural leader, I am recognized for my ability to motivate and inspire my team to achieve their best results. My result orientation has propelled me to take on challenging sales targets, often exceeding expectations and working as a team to achieve success. My ability to work under pressure has been tested in many situations, and my resilience has helped me navigate difficult challenges with grace. I am a team player, valuing collaboration and the unique perspectives of my colleagues.

Throughout my career, I have developed a deep knowledge of sales strategies, customer service, business administration, and project management. This broad skill set has allowed me to take on increasingly complex sales challenges and drive results for my clients and my organization. My passion for sales and client service has led me to pursue

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## Professional Background

Sandra Payne is a seasoned commercial real estate advisor with over 15 years of experience working across all commercial asset classes, including retail, industrial, multifamily, and office properties. Known for her efficiency and sharp negotiation skills, she has helped international investors establish their flagship locations in the U.S. market, brought Crypto.com to the United States, sold a multifamily asset in 45 days, and closed a restaurant deal in just 15 days. Sandra's strategic insight, attention to detail, and results-driven approach make her a trusted partner for investors and developers across Miami's dynamic real estate market.

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