

FLAGSHIP RESTAURANT OPPORTUNITY

AT PONCE CIRCLE TOWER



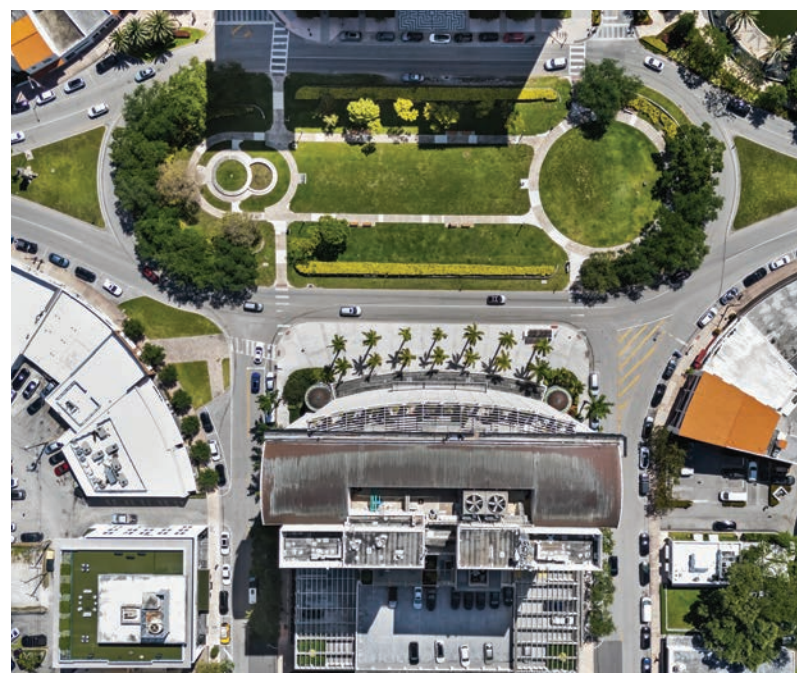
2800 PONCE DE LEON,
CORAL GABLES FL, 33134

 FranklinStreet

 ODYSSEY

A LIVING TRIBUTE

to Coral Gables' founder and his dream of beauty, balance, and permanence



PREMIER CULINARY OPPORTUNITY

PROPERTY SUMMARY

- Exceptional ground-floor restaurant space (8,353 RSF) in a Class A office tower.
- Prime CBD location along the prestigious Ponce de Leon Boulevard corridor.
- Direct elevator access from the parking garage to the restaurant space.
- High-visibility frontage with heavy daytime foot traffic from surrounding offices.
- Ideal for upscale restaurant or experiential dining concept.
- Surrounded by affluent professionals, international clientele, and strong lunch/dinner demand.

STRATEGIC LOCATION

- Miami International Airport (MIA): 10–15 minutes
- Brickell Financial District: 8–10 minutes
- Downtown Miami / Wynwood / Midtown: 12–18 minutes
- Coconut Grove: 5–8 minutes

PONCE DE LEON BOULEVARD HAS HISTORICALLY SERVED AS THE CITY'S MOST PRESTIGIOUS COMMERCIAL ADDRESS

Positioning: Mixed-use, high-income daytime destination in the heart of Coral Gables' vibrant retail and business district.

Located in the heart of the Coral Gables Central Business District, this Class A office tower sits directly on the Ponce Circle with immediate proximity to major retail, dining, and luxury mixed-use developments.

GROWING PRESENCE IN CORAL GABLES

FOUNDED IN THE 1920s

by visionary George E. Merrick during the Florida land boom, Coral Gables stands as one of America's first master-planned communities, earning its nickname "The City Beautiful." Its iconic Mediterranean Revival architecture, wide tree-lined boulevards, and strict zoning have preserved a timeless elegance that sets it apart. Officially incorporated on April 29, 1925, it has grown into a thriving, affluent hub of business, culture, and lifestyle.

KEY MARKET DATA

- Extremely tight retail submarket with approximately 1.3% vacancy in Coral Gables, according to recent market reports.
- Strong rental rate growth driven by limited supply and consistent daytime demand, with nearly 59,000 employees within a 1-mile radius.
- Restaurant and experiential concepts are particularly well-positioned due to the area's dense office population and strong pedestrian traffic.
- Located within one of Miami-Dade County's premier mixed-use business districts, benefiting from proximity to major office employers, the University of Miami, Shops at Merrick Park, and nearby Metrorail connectivity, all of which contribute to consistent daily traffic and consumer activity.

POPULATION	PROJECTED POPULATION	HOUSEHOLD INCOME	DAYTIME EMPLOYEES
0.5 Mile 6,867	0.5 Mile 6,458	0.5 Mile \$160,572	0.5 Mile 37,729
1 Mile 35,770	1 Mile 33,711	1 Mile \$147,246	1 Mile 58,828
1 Min. Drive Time 20,318	1 Min. Drive Time 18,663	1 Min. Drive Time \$155,058	1 Min. Drive Time 49,439

CORAL GABLES - NEW MULTIFAMILY DEVELOPMENT

MIRACLE MILE

PONCE MILE

PONCE DE LEON BLVD

SW 42ND AVE

SUBJECT PROPERTY
2800 PONCE

Property Name	Distance from Property	Units
1 Alhambra Parc	0.3 Miles	78
2 Ponce Park Residences	0.1 miles	58
3 The Village at Coral Gables	0.7 miles	48
4 Alexan Crafts	0.5 miles	263
5 Regency Parc	0.4 miles	126



LOCATION HIGHLIGHTS

THE CENTER OF GRAVITY

- Steps from Miracle Mile — Coral Gables' iconic pedestrian shopping & dining corridor
- Walking distance to 50+ restaurants, retail, and entertainment venues
- Adjacent to Village of Merrick Park, Giralda Plaza, and The Plaza Coral Gables
- Direct access to nearby hotels including Loews Coral Gables and historic Hotel Colonnade

RETAILER / CENTER	CATEGORY	WALKING DISTANCE	KEY TENANTS
The Plaza Coral Gables Immediately adjacent	Mixed-Use	~0 min	Fogo de Chão, Joe & the Juice, Solidcore, Mottai, Cviche 105, Cantina Leon, Mika, Christy's, Camila's Patisserie
Giralda Plaza Pedestrian enclave	Dining	~5 min	Talavera Cocina Mexicana, Luca Osteria, Aromas del Perú, Threefold Cafe, Skinny Louie
Miracle Mile Downtown Coral Gables	Dining	~10-12 min	Morton's, RÔ Steakhouse, Hillstone, Doc B's, Frenchie's, Bulla Gastrobar, Graziano's, Crema Gourmet, Denny's, Benihana, Pura Vida Miami
Shops at Merrick Park Luxury & lifestyle destination	Luxury	~12-15 min	Neiman Marcus, Nordstrom, Gucci, Louis Vuitton, Jimmy Choo, Tiffany & Co., CH Carolina Herrera, Burberry, Alo Yoga, lululemon athletica, Vuori, Ann Taylor, Altar'd State, Lilly Pulitzer, Anthropologie, Sephora, Yard House, Equinox Fitness Club, SoulCycle
Dadeland Mall Major regional mall	Luxury	~20-25 min	Nordstrom, Macy's, Zara, Apple Store, and 185+ stores and restaurants
Coconut Grove Vibrant shopping & dining district	Boutique	~20-25 min	CocoWalk, boutique shops, waterfront dining, art galleries, and local restaurants

THE PLAZA CORAL GABLES

[solidcore] SILVER MIRROR FACIAL BAR

CYCLEBAR KUTCHER 305

FOGO DE CHÃO LOEWS HOTELS

corepower YOGA

SANGUICH JOE & THE JUICE

THE GROUND FLOOR COLLECTION

Designed to maximize visibility and accessibility, the ground floor offers two premier retail opportunities. This collection features a flexible 8,353 RSF restaurant space boasting modern glass frontage and high traffic exposure along Ponce de Leon. In addition, there is a 525 SF cafe opportunity within the building to service the office tenants. Ideal space for restaurant, café, and experiential concepts, these flexible layouts provide tenants with a unique opportunity to establish a presence in the heart of Coral Gables, surrounded by a dense daytime population, strong pedestrian traffic, and a thriving business community.

SUITE 1

RESTAURANT

8,353 RSF

Ideal experiential concepts due to high pedestrian traffic

SUITE 2

CAFE

525 RSF

Ideal for a coffee bar or grab-and-go concept





RESTAURANT OPPORTUNITY

RESTAURANT & CAFE AVAILABLE

- **Intelligent Infrastructure Layout:** The smart space configuration designates a back-of-house zone with direct utility paths straight to the rear loading dock for a simplified grease trap installation and seamless operations.
- **Exceptional Street-Level Visibility:** Expansive storefront windows and prominent signage options capture maximum brand exposure along a high-traffic pedestrian walkway in Coral Gables.
- **Flexible Outdoor Dining Space:** A dedicated, sun-drenched patio expands your seating capacity and guest experience with prime year-round alfresco dining.



RESTAURANT MOOD BOARD



CONTACT US:

RAFAEL ROMERO, CCIM
Regional Managing Director
Rafael.Romero@FranklinSt.com
305.349.3922

RAYZA PEREZ
Director
Rayza.Perez@FranklinSt.com
305.349.3922

KAYLA MONTENEGRO
Associate
Kayla.Montenegro@FranklinSt.com
305.349.3922

LEE KONIVER
Managing Broker
Lee@OdysseyRetail.com

CRISTIAN GAZZOLO
Associate
Cristian@OdysseyRetail.com