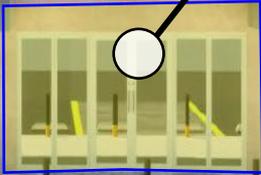




**± 677 SF
Suite 4**



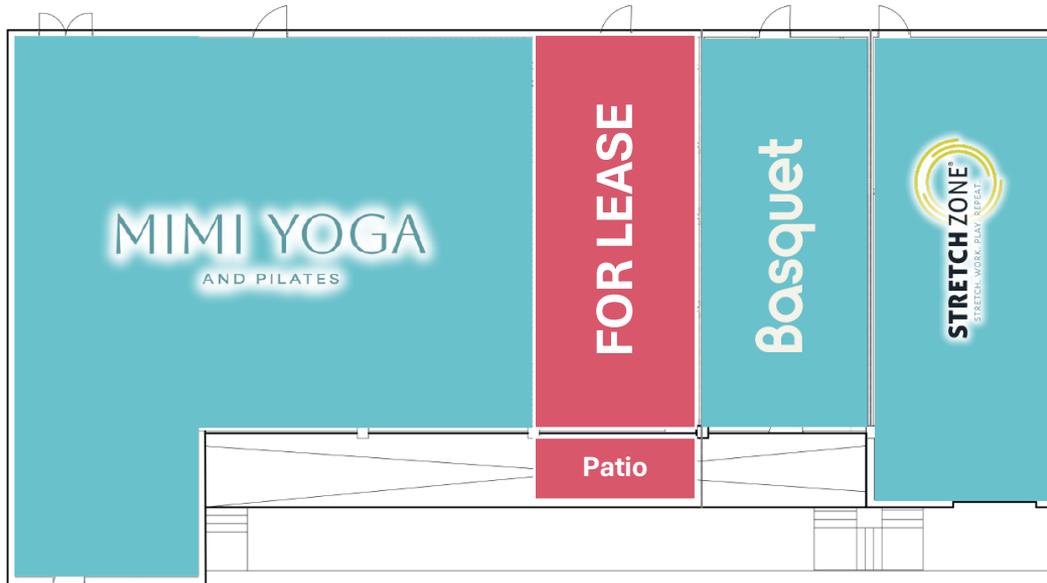
2829 Bird Ave, Coconut Grove, FL



For Lease | Surrounded by Health and Wellness Tenants

Grove Center – Available Spaces

Floor Plan Overview (Ground Floor)



For Lease Overview

Suite 4 ± 677 SF

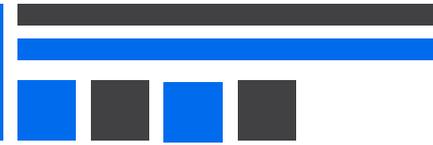
Targeted Uses:

- Health & Wellness Oriented
- Flower Shop
- Skin + facial bar (HydraFacial-lite, LED, lymphatic)
- Curated women's activewear / athleisure
- Jewelry / accessories atelier
- Smoothie + acai + Juice Bar
- Authentic Greek Frozen Yogurt

Space Comments:

- Efficient rectangular layout with approximately ±16' of frontage
- Direct storefront parking and Bird Avenue exposure.
- Prime wellness adjacency between a high-end yoga studio and café driving consistent daily foot traffic.
- Patio seating directly Infront of space

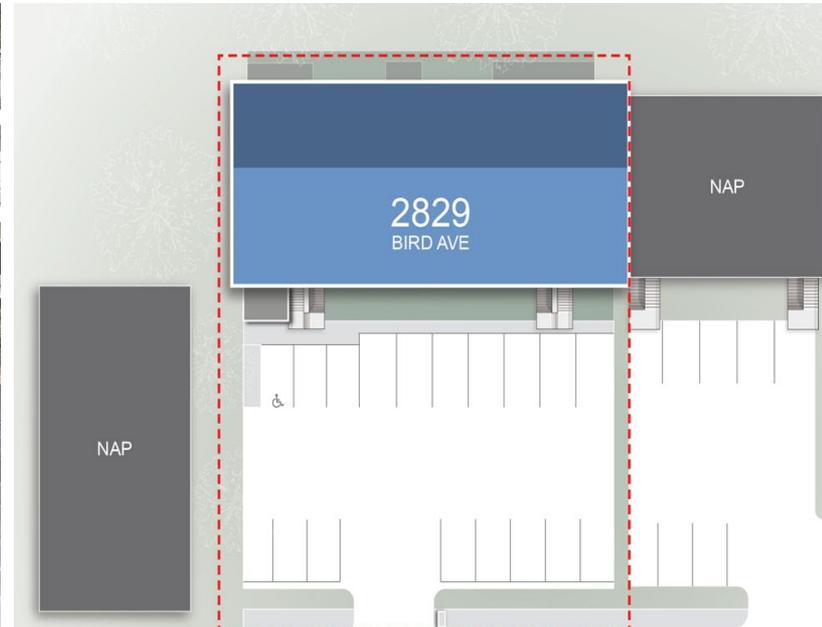
Grove Center – Available Spaces



Stacking Plan – For Lease

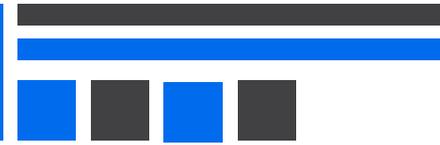


Site Plan



BIRD AVENUE

Property Renderings



CORAL GABLES

SOUTH DIXIE HIGHWAY

BIRD AVE

2829 BIRD AVE



SW 27TH AVE





BISCAYNE BAY

FLANIGAN'S

big daddy's
WINE & LIQUORS

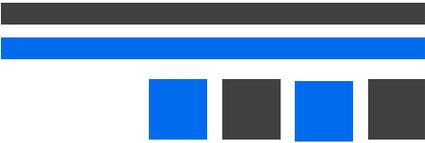
2829 BIRD AVE

BIRD AVE

Happy
Wine

SW 27TH AVE





Surroundings Demographics

	1 mile radius	3 mile radius	5 mile radius
Census 2010 Summary			
Population	25,434	173,317	409,434
Households	10,735	68,529	160,336
Families	6,031	41,393	94,805
Average Household Size	2.36	2.47	2.48
Owner Occupied Housing Units	4,760	29,781	63,907
Renter Occupied Housing Units	5,975	38,744	96,428
Median Age	39.4	40.9	39.9
2022 Summary			
Population	28,141	181,881	461,366
Households	11,989	74,206	191,416
Families	6,750	44,274	107,193
Average Household Size	2.33	2.39	2.35
Owner Occupied Housing Units	5,036	29,598	67,931
Renter Occupied Housing Units	6,953	44,609	123,484
Median Age	40.9	42.7	41.1
Median Household Income	\$76,106	\$62,557	\$58,827
Average Household Income	\$122,165	\$111,088	\$101,331
2027 Summary			
Population	28,758	183,354	473,103
Households	12,336	75,282	197,585
Families	6,978	45,011	110,408
Average Household Size	2.32	2.38	2.34
Owner Occupied Housing Units	5,123	30,123	69,214
Renter Occupied Housing Units	7,213	45,158	128,370
Median Age	42.2	43.7	42.1
Median Household Income	\$100,034	\$79,086	\$74,551
Average Household Income	\$145,915	\$131,108	\$119,514



Contact Info

CHRISTIAN ARRABAL | MANAGING PARTNER
305.699.8667
carrabal@advisecre.com

