



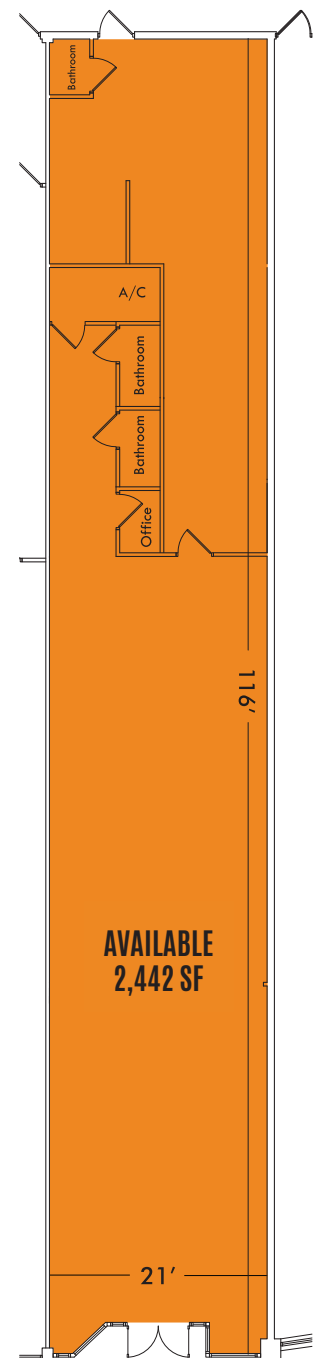
204 MIRACLE MILE

RETAIL SPACE

CORAL GABLES, FLORIDA 33134

204 MIRACLE MILE

// PROPERTY OVERVIEW



PRIME LOCATION

2,442 SF space on Miracle Mile, an elegant and sophisticated destination to live, shop, play, and work in downtown Coral Gables.



PEDESTRIAN FRIENDLY

Home to Miami's finest retail boutiques and acclaimed restaurants, Miracle Mile has a walkability score of 98.



CULTURAL HUB

Steps away from renowned arts, cultural, & educational institutions: Miracle Theater, Coral Gables Museum, & Coral Gables Cinema



NEIGHBORS

Surrounded by 120 trendy restaurants and 115 top retailers including Hillstone, Morton's, Kettal, Forte, & Pronovias.



PARKING-A-PLENTY

The area boasts more than 2,400 parking spaces & 6 valet stations right on Miracle Mile.



For retail leasing information, please contact:

MINDY MCILROY • mmcilroy@terrancorp.com • 305.970.6344

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330 MIRACLE MILE // AREA MAP

=LOCATION



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// SURROUNDING AREA

Known as the City Beautiful, Coral Gables flourishes as the garden city its founders envisioned. Lush, canopy trees line the avenues and Mediterranean architecture decorates the buildings. Coral Gables boasts a unique blend of residential allure, international influence, and a thriving business environment. It is home to a mix of commercial spaces, from modern office buildings to unique boutiques and a cosmopolitan restaurant scene. The city is very desirable to businesses as it is unaffected by seasonal shifts unlike other parts of Florida. It is also close in proximity to Miami International Airport and the Port of Miami to facilitate efficient logistics for business and personal travels.

DOWNTOWN CORAL GABLES

150
Multi-National
Companies // **100K**
Total Daytime
Population

172
Businesses // **11.5M**
SF of
Office Space

1.7%
Vacancy Rate // **21**
Consulates

CORAL GABLES SALES

\$1.5B
Total
Retail Sales

\$363M
Total
Hospitality Sales // **\$31,502**
Total Retail Sales
per Capita

CORAL GABLES POPULATION

50K
Residents // **39**
Median Age

\$977K
Median
Home Price // **\$114K**
Median
HH Income

VISITORS TO CORAL GABLES

19%
Florida Resident
Visitors // **3M**
Tourist Annually

11%
FL Resident
Overnight Visitors // **9%**
International
Overnight Visitors



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CORAL GABLES


//EVENTS & CELEBRATIONS



TRICK OR TREAT ON THE MILE
October



GIRALDA UNDER THE STARS
Nov thru April



CHRISTMAS TREE LIGHTING
December

NOTABLE EVENTS

ANNUALLY

Carnaval on the Mile
Coral Gables Festival of the Arts
NightGarden - Fairchild Botanical Gardens
Miami Rum Renaissance Festival
Coral Gables Food, Wine, and Spirits Festival
Trick or Treat on the Mile
The 4th at the Biltmore
Taste the Gables
Fiesta at the Park
Annual Christmas Tree Lighting

MONTHLY

Giralda Live
Gables Gallery Night
Gables Bike Tours

OTHER EVENTS

Book Signings & Readings at Books and Books
Artistic and cultural activations



CARNAVAL ON THE MILE
March



4TH AT THE BILTMORE
July



FESTIVAL OF THE ARTS
January



NIGHTGARDEN @ FAIRCHILD
November



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MIRACLE MILE

// LOCATION MAP OVERVIEW



DRIVE TIMES

// 00 to 15 min

University of Miami	// 09 min
Coconut Grove	// 12 min
Little Havana	// 12 min
Vizcaya Museum	// 14 min
South Miami	// 14 min
MIA (Airport)	// 15 min
Brickell	// 15 min

// 16 to 29 min

Downtown Miami	// 16 min
Kendall	// 20 min
Design District	// 22 min
Doral	// 22 min
Pinecrest	// 22 min
Port of Miami	// 24 min
Wynwood	// 24 min
Key Biscayne	// 25 min
South Beach	// 27 min

// 30+ min

Miami Beach Conv Cntr	// 30 min
Hard Rock Stadium	// 30 min
Miami Lakes	// 30 min
Aventura	// 40 min



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