



## RETAIL SPACE | **FOR LEASE**

### PROPERTY HIGHLIGHTS

The property is in the retail portion of Grove Bay Marina. It is a retail space with exposed ceilings, natural light, and plenty of parking. Access through the paseo from South Bayshore Drive or by boat from Bayshore Club and Regatta Harbor. Grove Bay Marina is located on South Bayshore Drive in the Coconut Grove section of Miami, FL. Minutes from the airport, financial district, Coral Gables, and beaches.

**Space Available:**

\$1,021 SF

**Parking:**

Open - Public

**Rental Rate:**

\$100/SF/Year

**Space Type:**

Retail

**Property Type:**

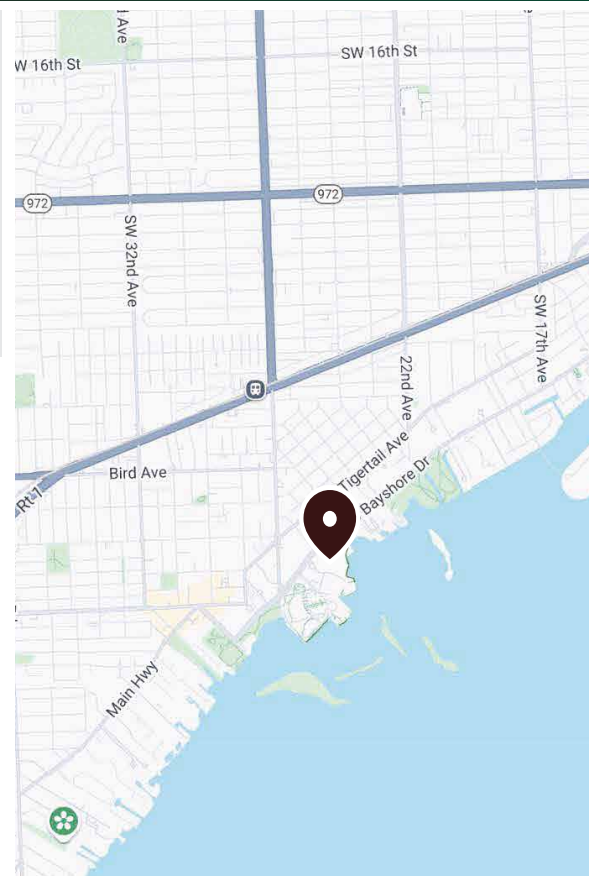
Specialty

**Lease Type:**

NNN

**Building Class:**

A

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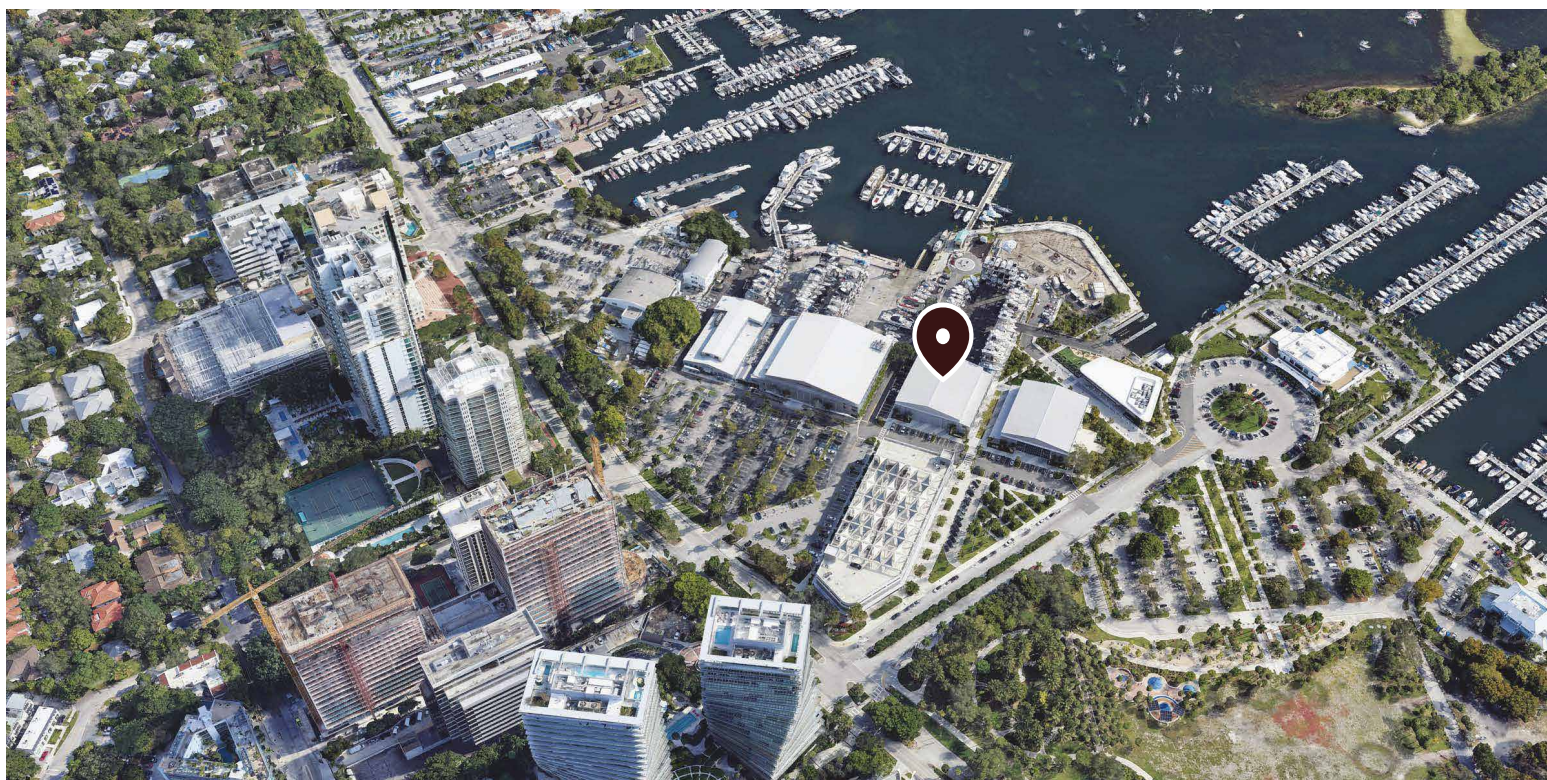
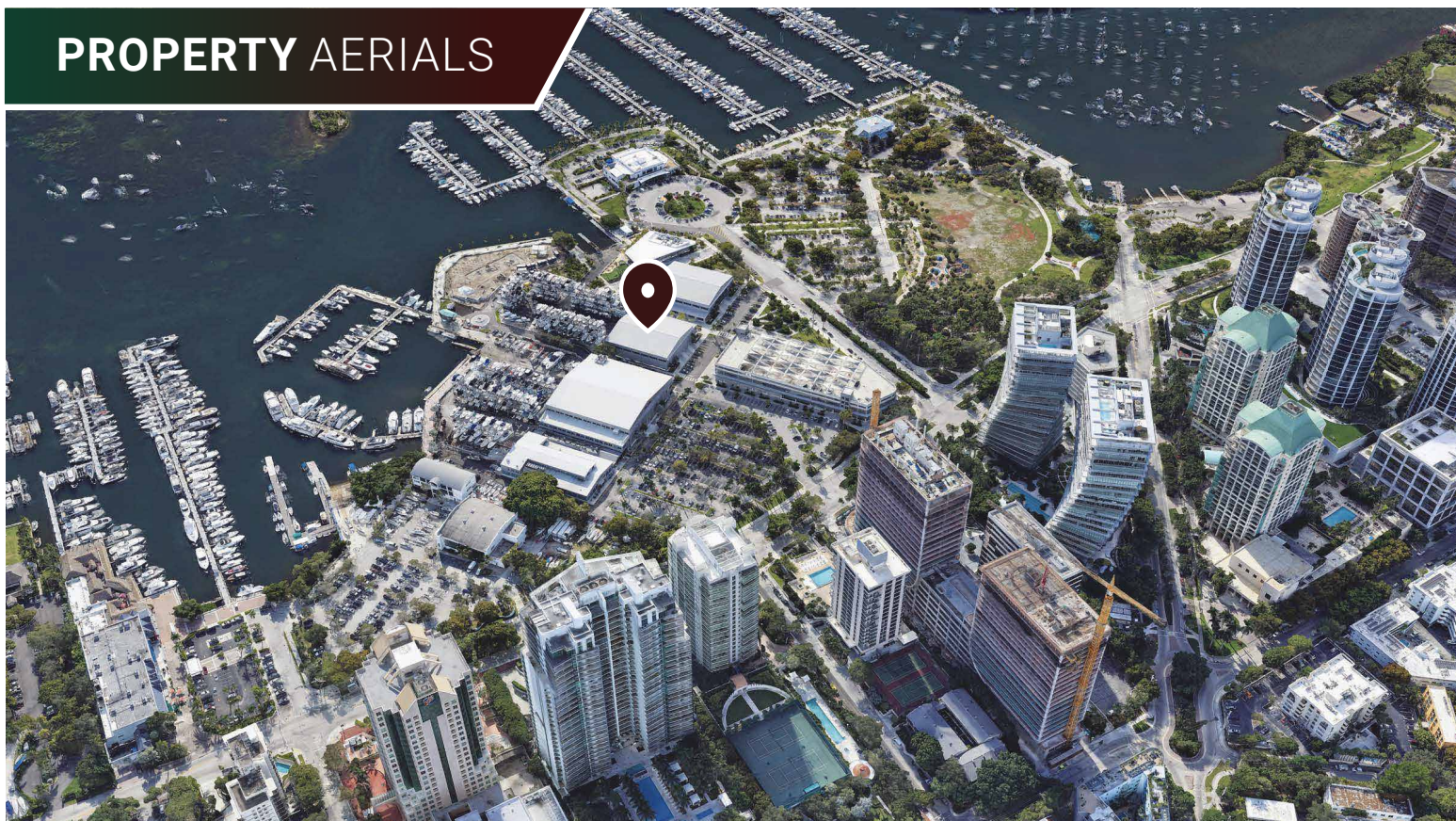
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3385 PAN-AMERICAN DR | COCONUT GROVE, FL

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## PROPERTY AERIALS



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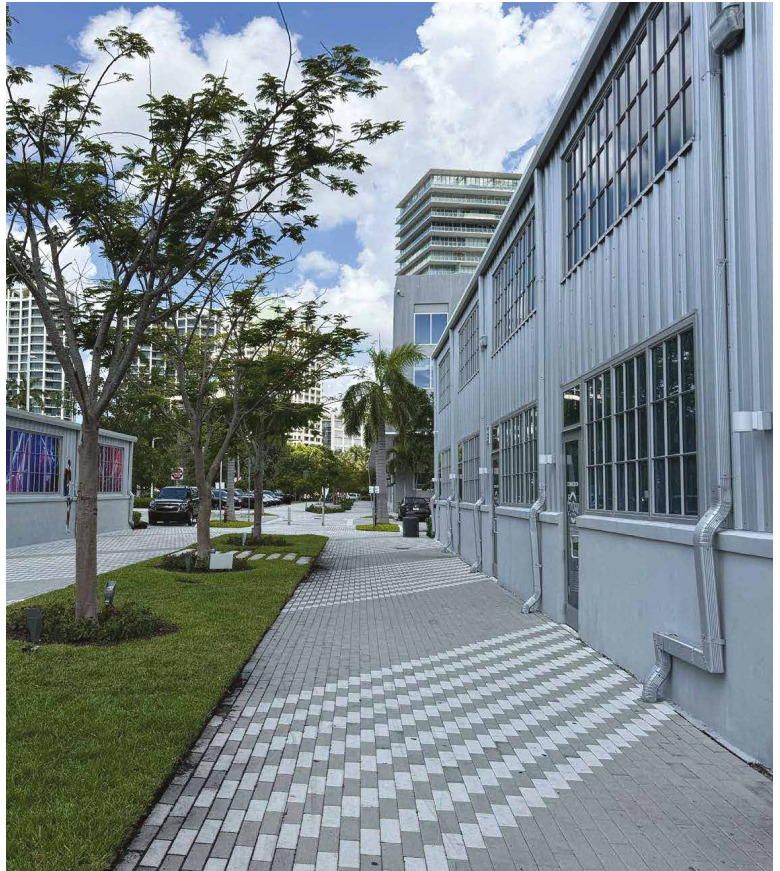
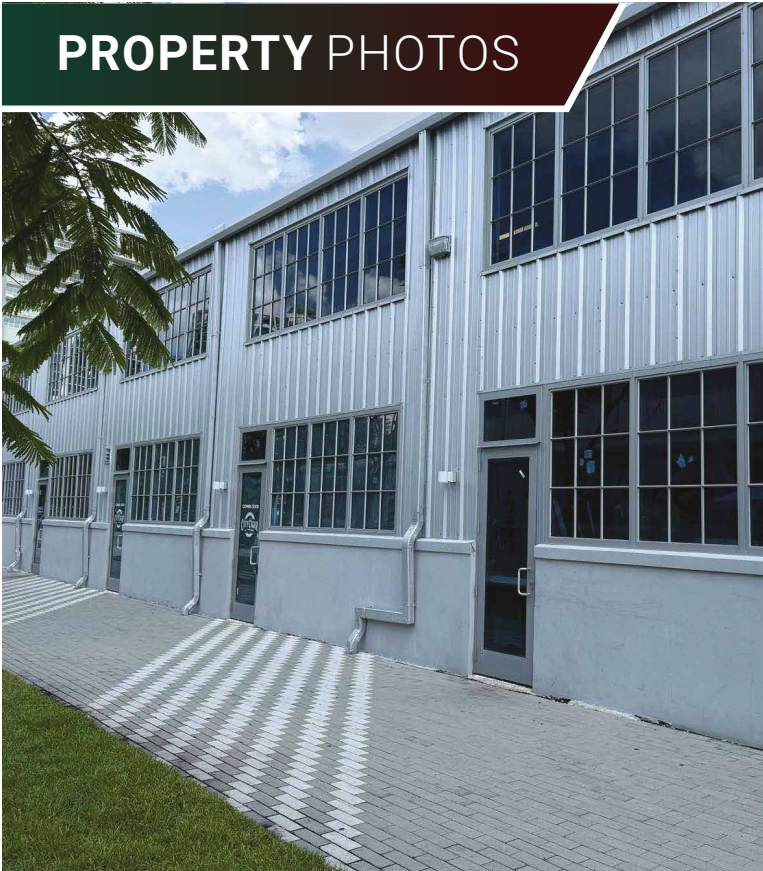
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## PROPERTY PHOTOS



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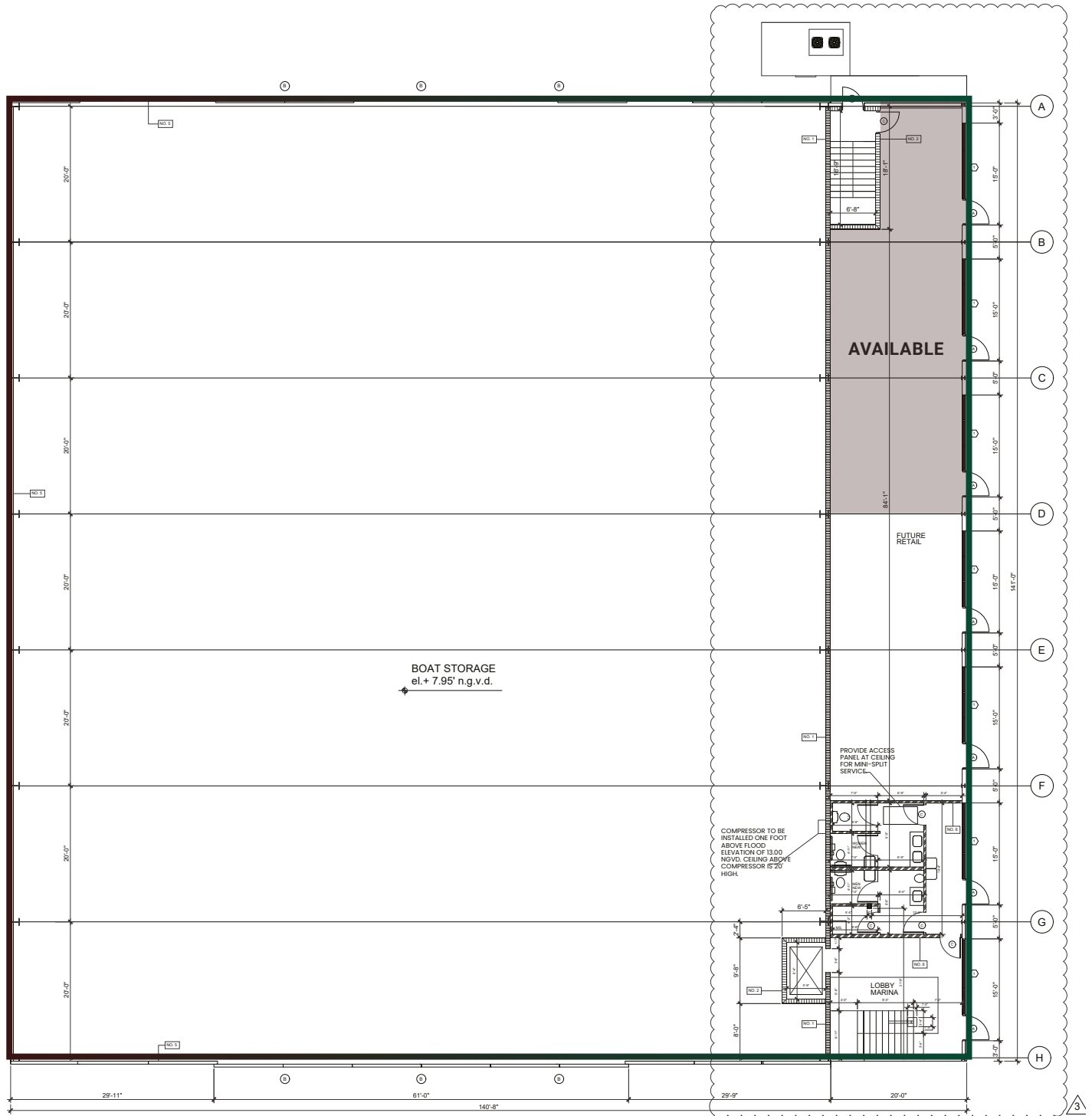
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# SITE PLAN



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## AMENITIES MAP



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## AREA OVERVIEW



### CENTRAL

Near Major Markets, Passenger And Cargo Hubs:

7.5 Miles From Miami International Airport

6.8 Miles From Portmiami

10 Miles From Downtown Miami Beach

Convenient Drive To Ft. Laud Int. Airport & Ports



## AREA DEMOGRAPHICS

### KEY FACTS

**443,769**  
Population



Average  
Household Size

**41.4**

Median Age



**\$132,691**

Average Household  
Income

### STATISTICS RADIUS

**5 Miles**

### BUSINESS



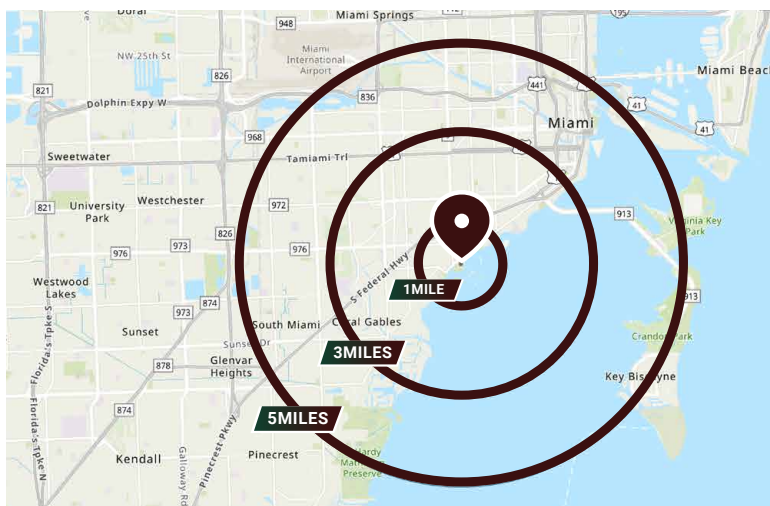
**40,784**

Total Businesses



**308,885**

Total Employees



### 2025 Summary

	1 Mile	3 Miles	5 Miles
Population	14,587	151,677	443,769
Households	6,962	64,551	190,567
Families	3,823	37,846	106,989
Average Household Size	2.09	2.28	2.27
Owner Occupied Housing Units	3,733	28,056	72,259
Renter Occupied Housing Units	3,229	36,495	118,308
Median Age	42.3	43.2	41.4
Median Household Income	\$139,675	\$84,994	\$78,697
Average Household Income	\$211,423	\$147,002	\$132,691

### 2030 Summary

	1 Mile	3 Miles	5 Miles
Population	14,957	154,502	468,895
Households	7,174	66,847	205,648
Families	3,994	39,502	114,851
Average Household Size	2.08	2.25	2.23
Owner Occupied Housing Units	4,060	30,150	78,139
Renter Occupied Housing Units	3,113	36,698	127,509
Median Age	43.5	44.1	42.2
Median Household Income	\$159,184	\$100,888	\$92,601
Average Household Income	\$230,358	\$162,042	\$145,538

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