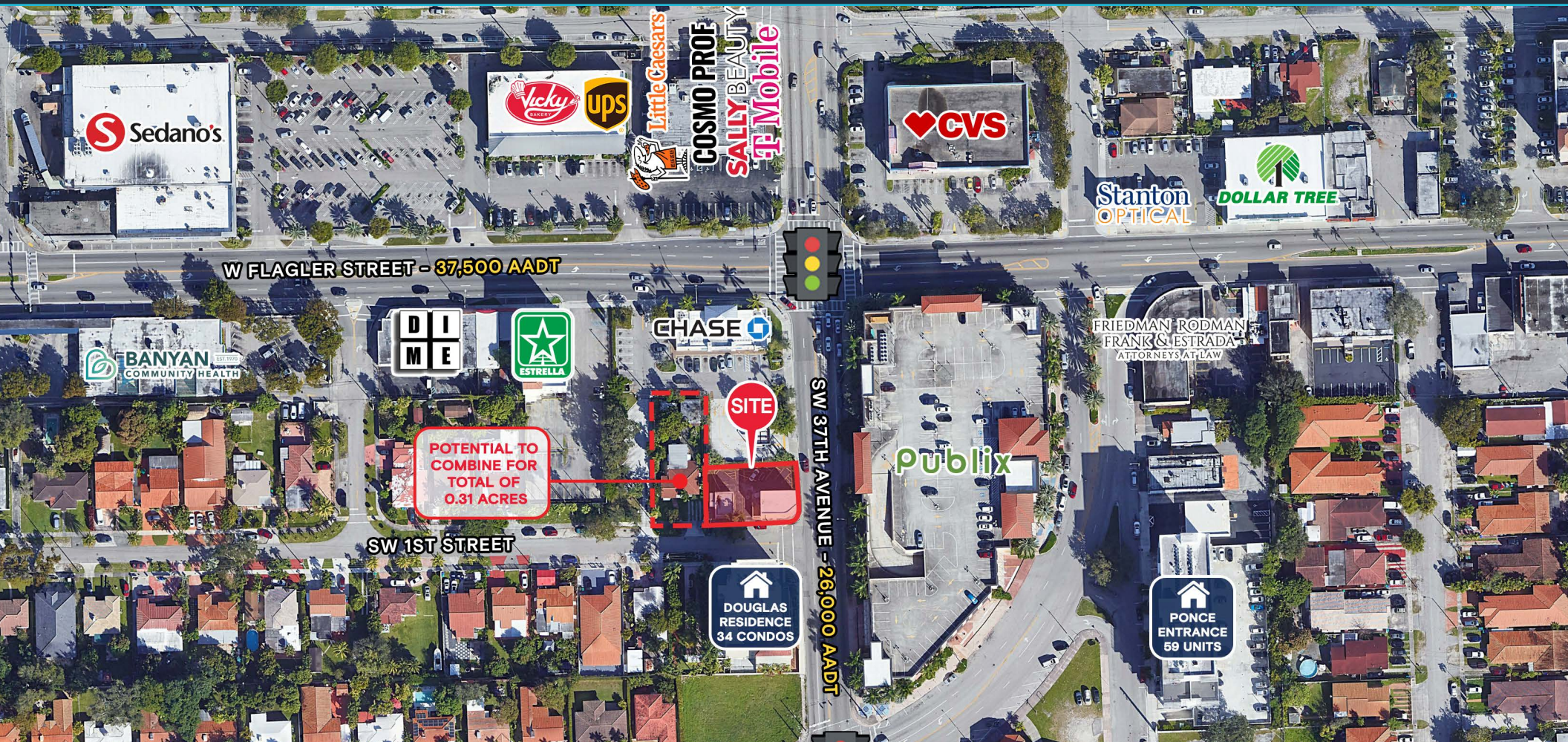


GROUND LEASE | BUILD TO SUIT

±0.14 ACRE PARCEL

3707 SW 1st Street, Coral Gables, FL 33134



OPPORTUNITY TO COMBINE WITH ADJACENT PARCEL FOR TOTAL OF ±0.31 ACRES

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Karen Maerovitz
SENIOR DIRECTOR
karenmaerovitz@katzretail.com
(786) 210-8837

Eric Spritz
VICE PRESIDENT
ericspritz@katzretail.com
(954) 296-5861

Property Overview

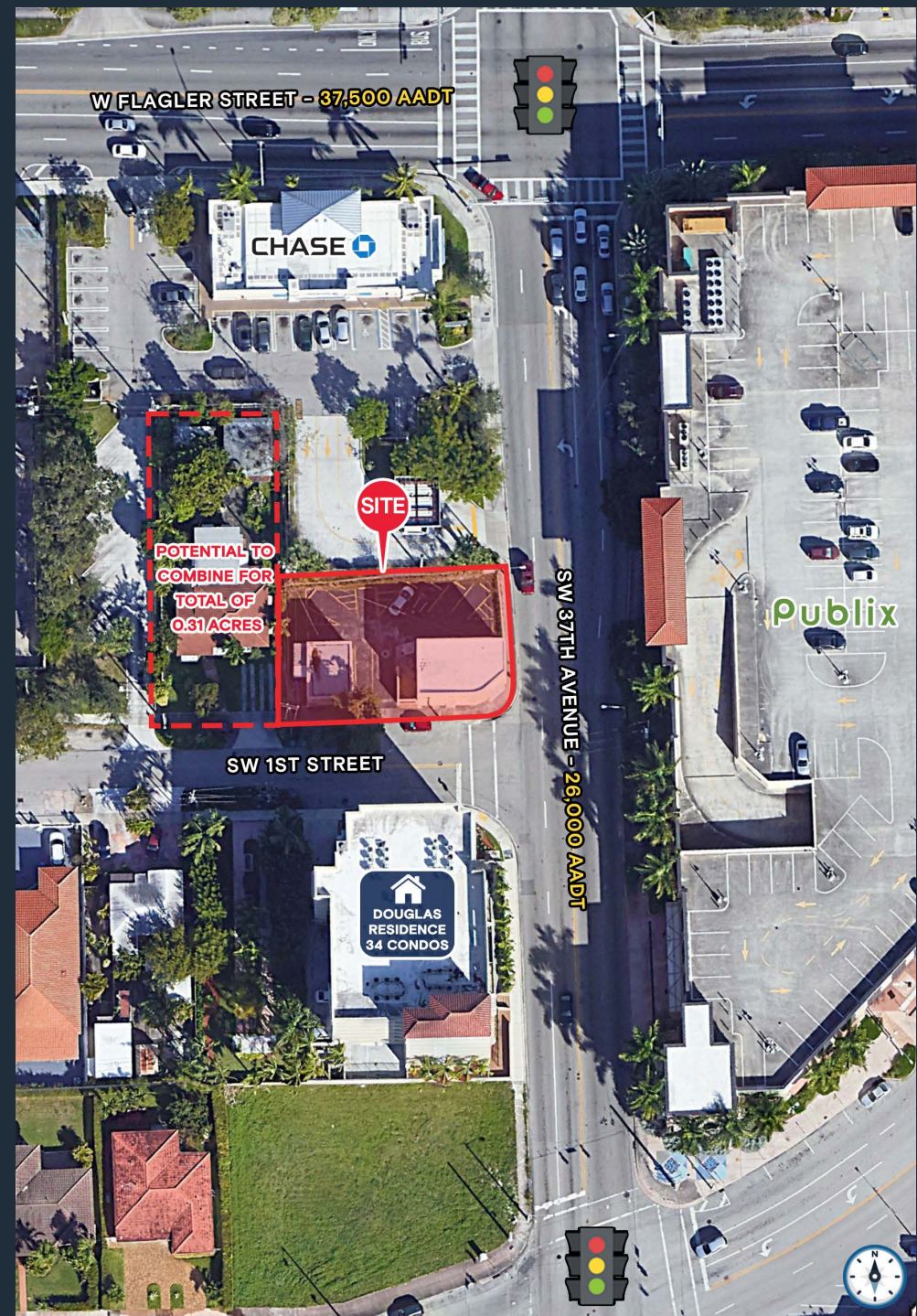
HIGHLIGHTS

- For Ground Lease or Build to Suit
- Marketed parcel is ±0.14 Acres and can be combined with the adjacent parcel for a total of ±0.31 Acres
- Strong traffic counts of approximately 63,500 at the main intersection
- Join area retailers: **Publix** **CHASE**



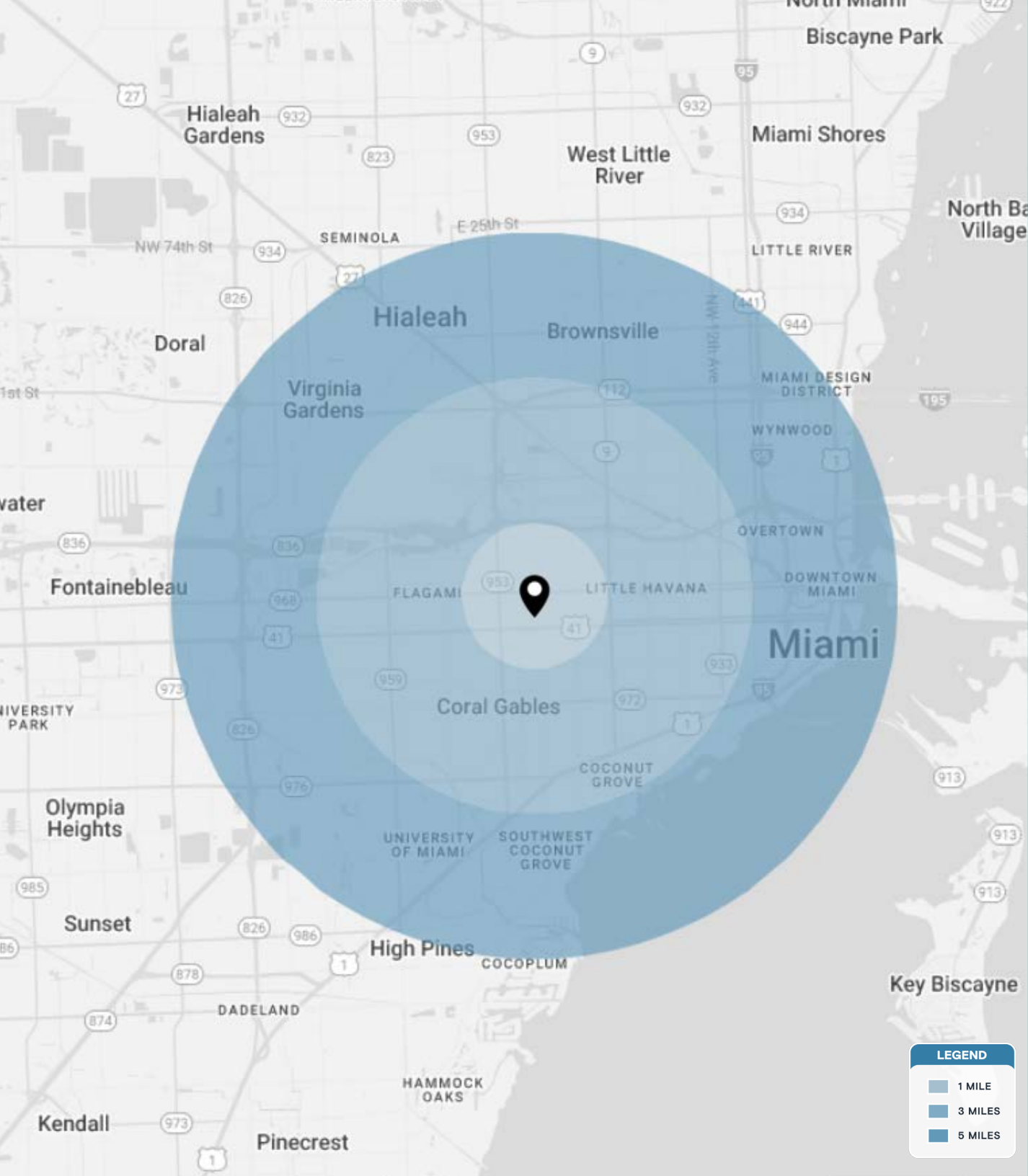
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	38,761	274,065	616,872
HOUSEHOLDS	15,138	108,560	250,368
EMPLOYEES	18,578	137,540	446,919
AVERAGE HH INCOME	\$77,151	\$94,147	\$110,817

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	82,624	236,216	416,444
HOUSEHOLDS	32,685	93,195	161,176
EMPLOYEES	46,140	114,493	302,334
AVERAGE HH INCOME	\$84,665	\$92,454	\$97,367









Contact Brokers

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LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 01.07.26