

FOR LEASE

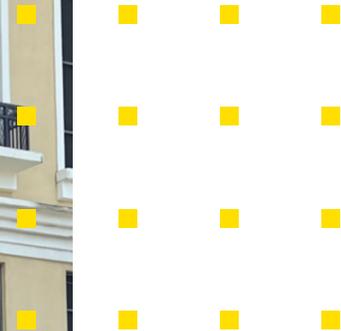
Ground Floor Space in Coral Gables

2020 Ponce de Leon Blvd, Unit 102
Coral Gables, FL 33134



PROPERTY OVERVIEW

- Ground floor space located at the entrance of 2020 Ponce, a stately Mediterranean Revival high-rise that exemplifies Coral Gables' classic charm and architectural elegance.
- Across from the historic Coral Gables Preparatory Academy on Ponce de Leon Blvd.
- Ideally situated in a strategic, central location within a highly walkable district, this space enjoys close proximity to top-tier restaurants, boutique hotels, and is just steps away from the vibrant Miracle Mile.





SPACE PROFILE

102

Unit #

ground

Floor

3,597 SF

Size

three

Number of entrances

4/1,000 SF

Parking

KEY HIGHLIGHTS

- Prime street-level visibility with prominent frontage on Ponce de Leon Boulevard, enhanced by a striking blue canopy that captures attention at the pedestrian level.
- Highly visible signage space available above the canopy, offering branding exposure to both vehicular and foot traffic.
- The space boasts high ceilings and motion-sensor lighting throughout, creating a bright and energy-efficient work environment.
- Efficient space plan incorporates a welcoming reception area, nine private offices, one conference room, an IT/server room, a breakroom, and a private restroom—perfectly suited for professional or medical office use.
- Additional amenity includes a separate drive-thru/ATM located at the rear of the building, accessible via Minorca Avenue, and providing enhanced functionality for financial institutions or high-traffic service businesses.

OFFICE | RETAIL | MEDICAL

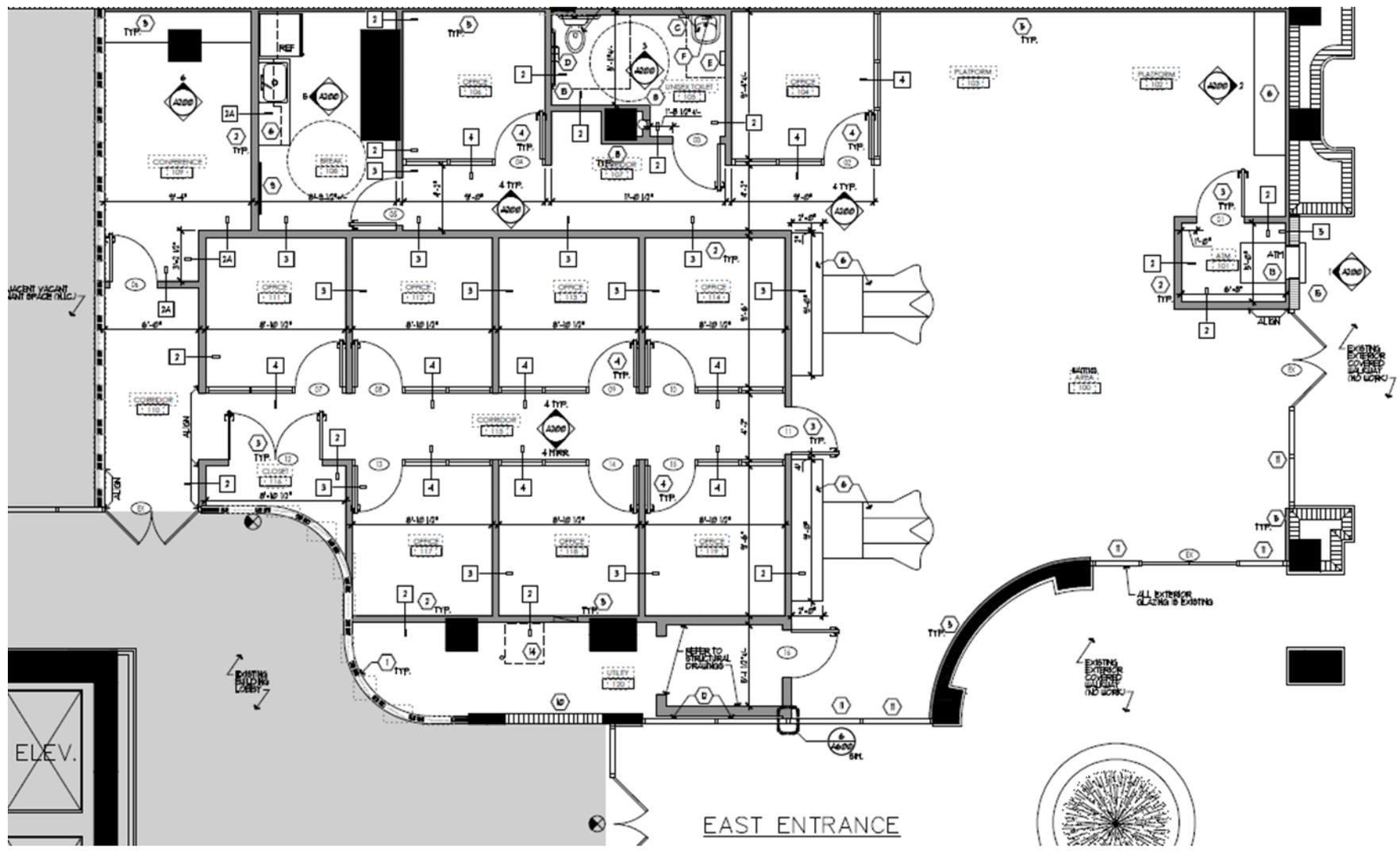




Potential bank branch-ATM or business services drive-through

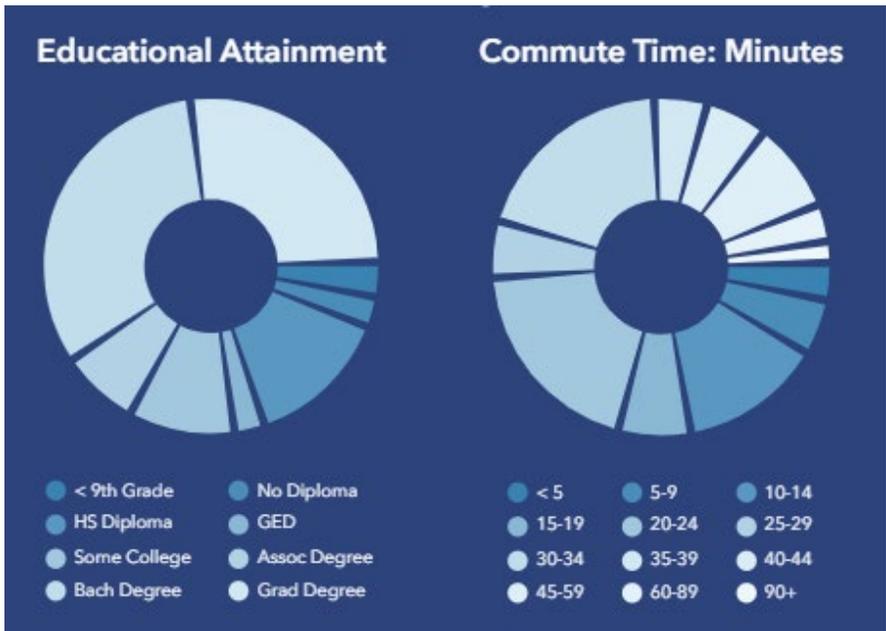
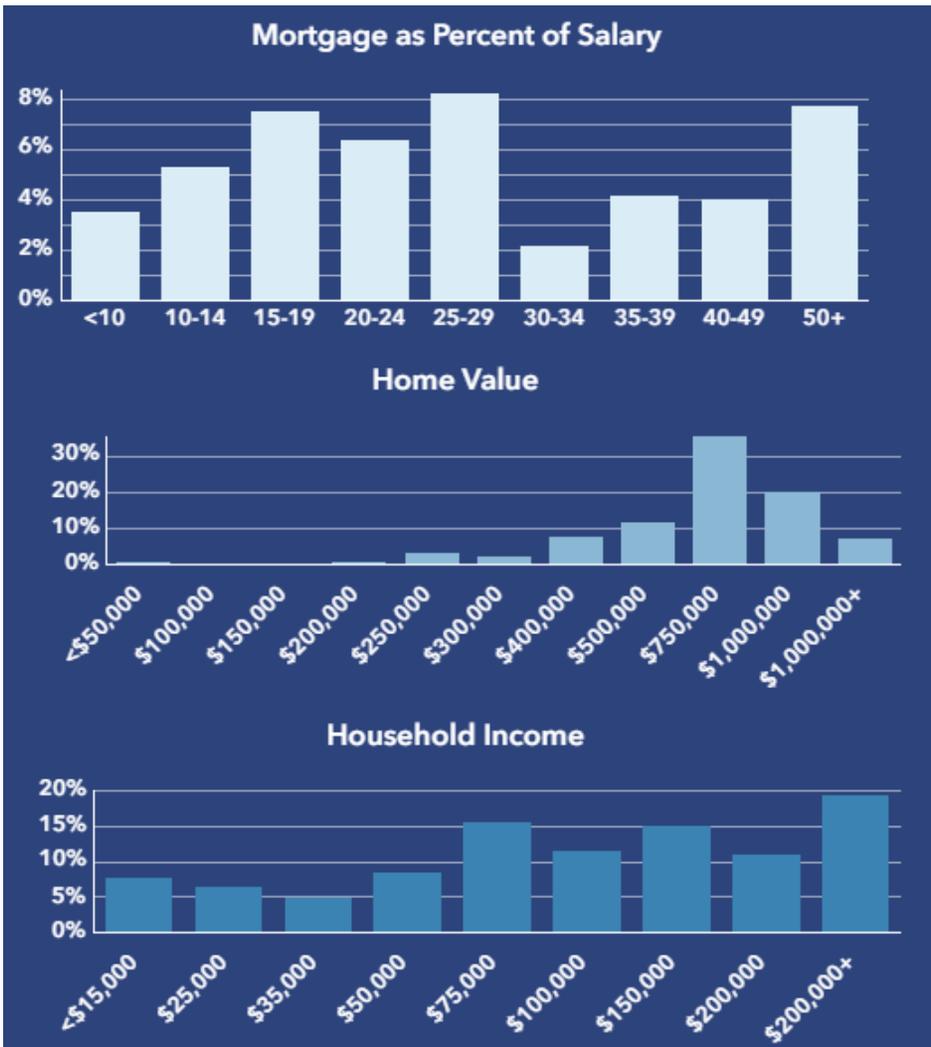
Ground Floor

3,597 SF

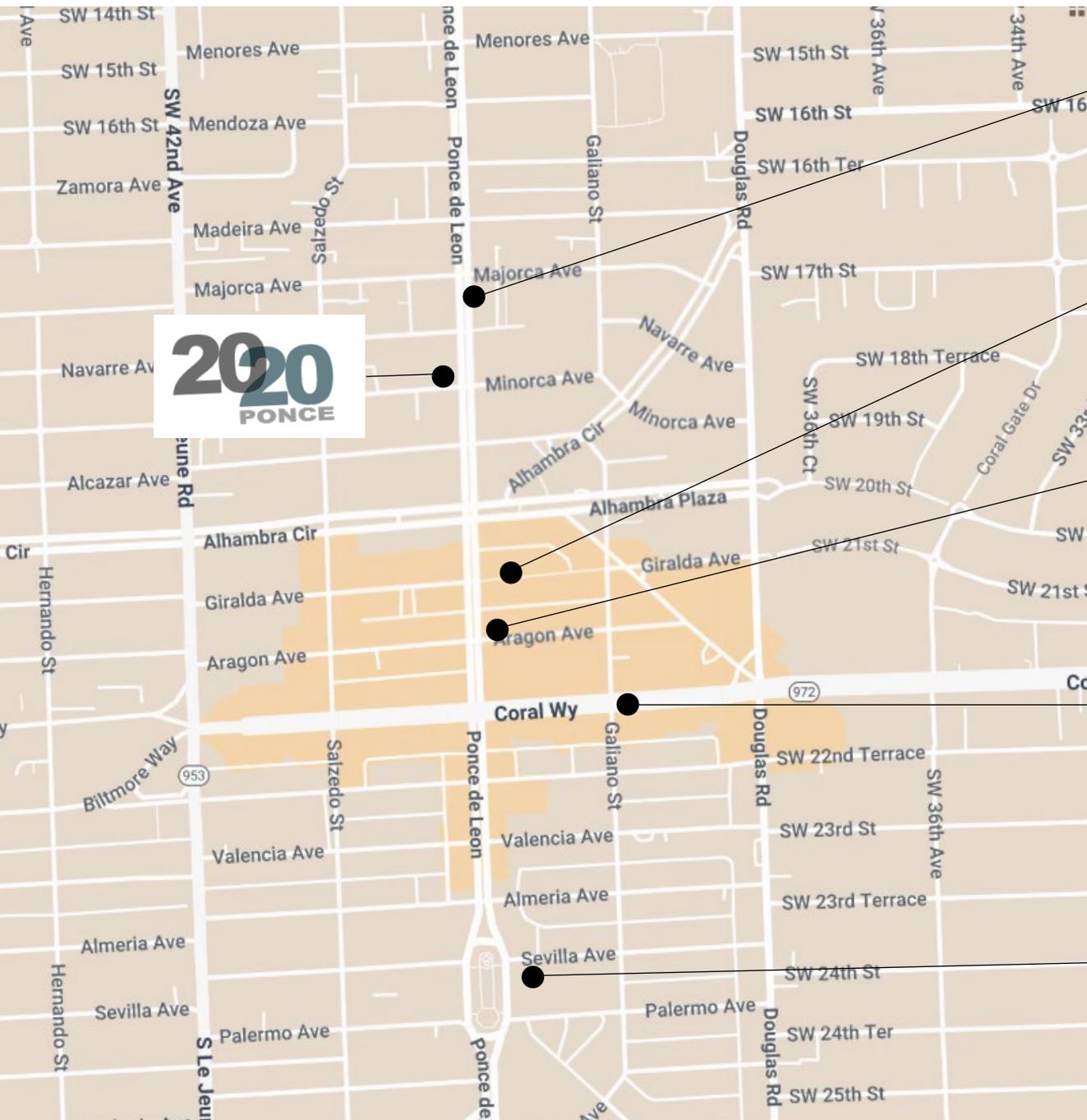


DEMOGRAPHICS 1-Mile Radius

33,773	0.15%	2.15	74.6	45.2	\$88,314	\$656,006	\$147,912
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth



Surrounded by a dynamic retail environment with a wide array of dining options, hotels, and shops – all within a highly walkable, pedestrian-friendly setting.



PONCE DE LEON BLVD CORRIDOR

Target	Zucca Restaurant
Wells Fargo	Hotel St Michel
Aromas del Peru	Lili's Mediterranean Food

GIRALDA PLAZA

Talavera Cocina	Clutch Burger
Cebada Rooftop	Craft Coral Gables
Naked Farmer	Eating House Miami
Threefold Café	Luca Osteria
Rice Mediterranean	Pasion del Cielo Coffee

ARAGON AVENUE

Books & Books	Coral Gables Art Cinema
Café Abbracci	Hotel Colonnade

MIRACLE MILE AREA

Doc B's Restaurant	Hillstone
Capital Burger	Season's 52
Morton's	John Martin's Restaurant
Pura Vida	Benihana
David's Bridal	Ross
Barnes & Noble	Bolado Clothiers
Starbucks	The Miracle Theater
Capital One Café	The Cheesecake Factory

THE PLAZA

Fogo de Chao	Loews Hotel and Bar
Joe & the Juice	Five Iron
Ceviche 105	Sweet Paris

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