



VERTICAL
REAL ESTATE

SIGNAGE

RESTAURANT FOR LEASE

2614 Ponce de Leon, Coral Gables, FL 33134

PROPOSED RENDERING



COCONUT GROVE

SOUTH MIAMI

Dixie Highway



ACTUAL PROPERTY PHOTO

Ponce Circle Park
Multi million-dollar renovations planned to incorporate lush landscaping, a playground and dog-park.

SUBJECT PROPERTY

Ponce de Leon

Miracle Mile

PROPERTY OVERVIEW

Vertical Real Estate is thrilled to present an unparalleled opportunity to lease restaurant space superbly located along Ponce De Leon Avenue in the lively core of Coral Gables.

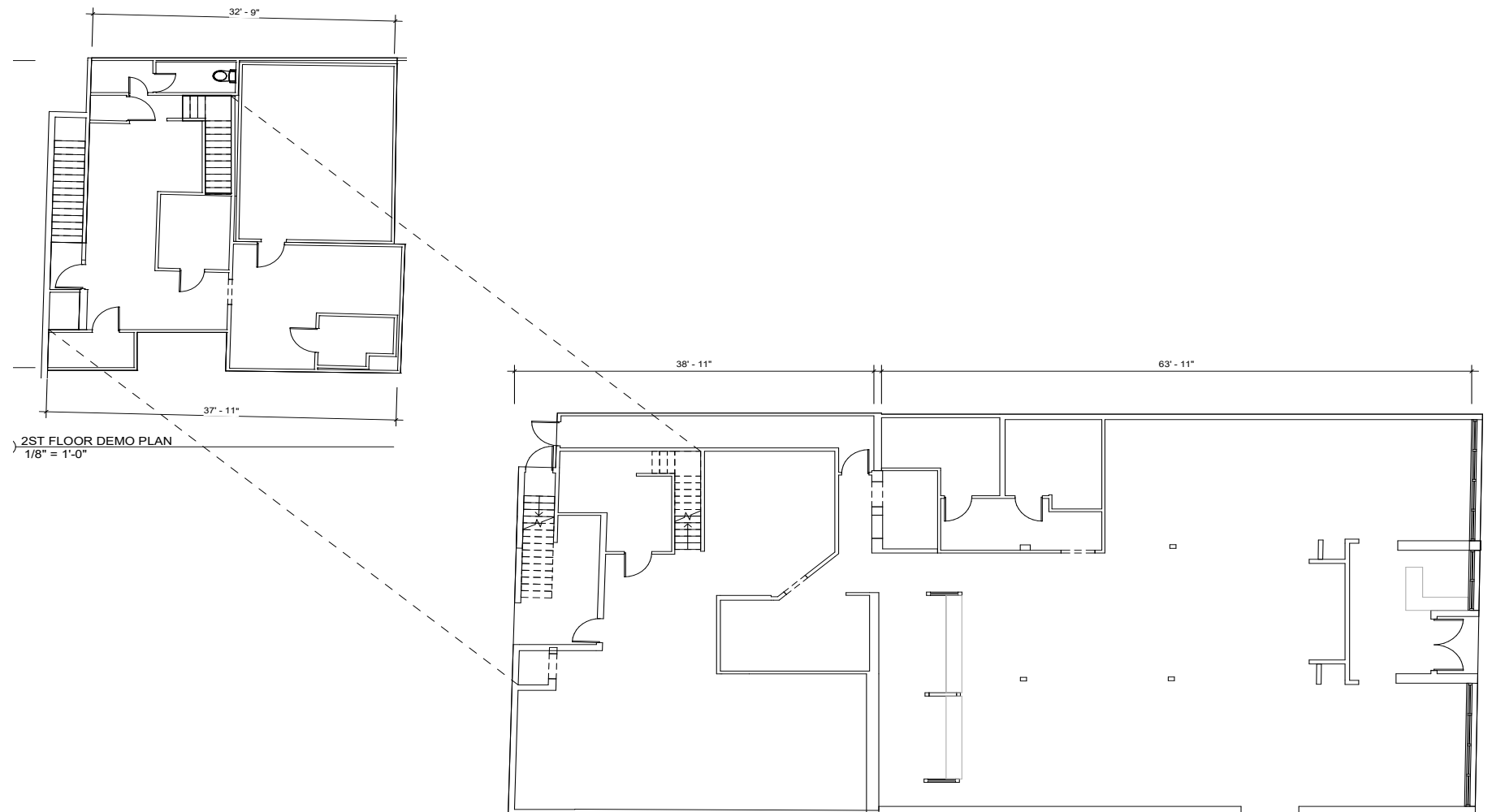
This premium property attracts substantial daytime foot traffic, primarily due to its immediate proximity to a dense hub of office buildings, all comfortably within walking distance.

Situated in one of Miami's wealthiest neighborhoods, Ponce de Leon finds itself in distinguished company, surrounded by an elite collection of top-tier restaurants such as Mika, Hillstone, Motek, Bouchon by Thomas Keller, Zits Sum, Emmy Squared Pizza, Luca Osteria, Ceviche 105, Tap 42, Pura Vida, and Vinya Table. This site benefits further from its location directly across the street from the prestigious Loews Hotel.

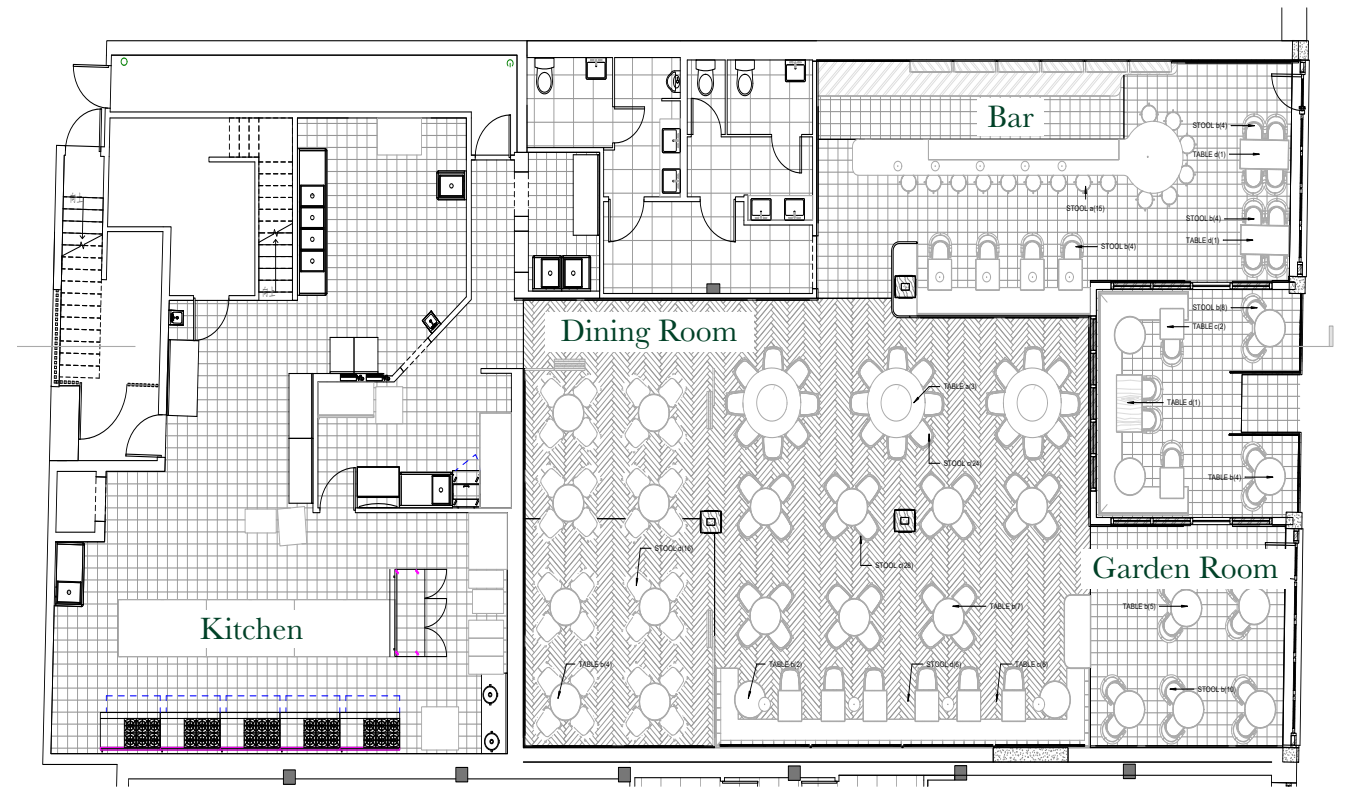
PROPERTY INFORMATION

Address:	2614 Ponce de Leon
Neighborhood:	Coral Gables, FL
Property Type:	Second Generation Restaurant
Leaseable Space:	5,000 SF - Ground Floor 1,500 SF - Mezzanine
Suggested Use:	Food & Beverage Retail
Rate:	Upon Request

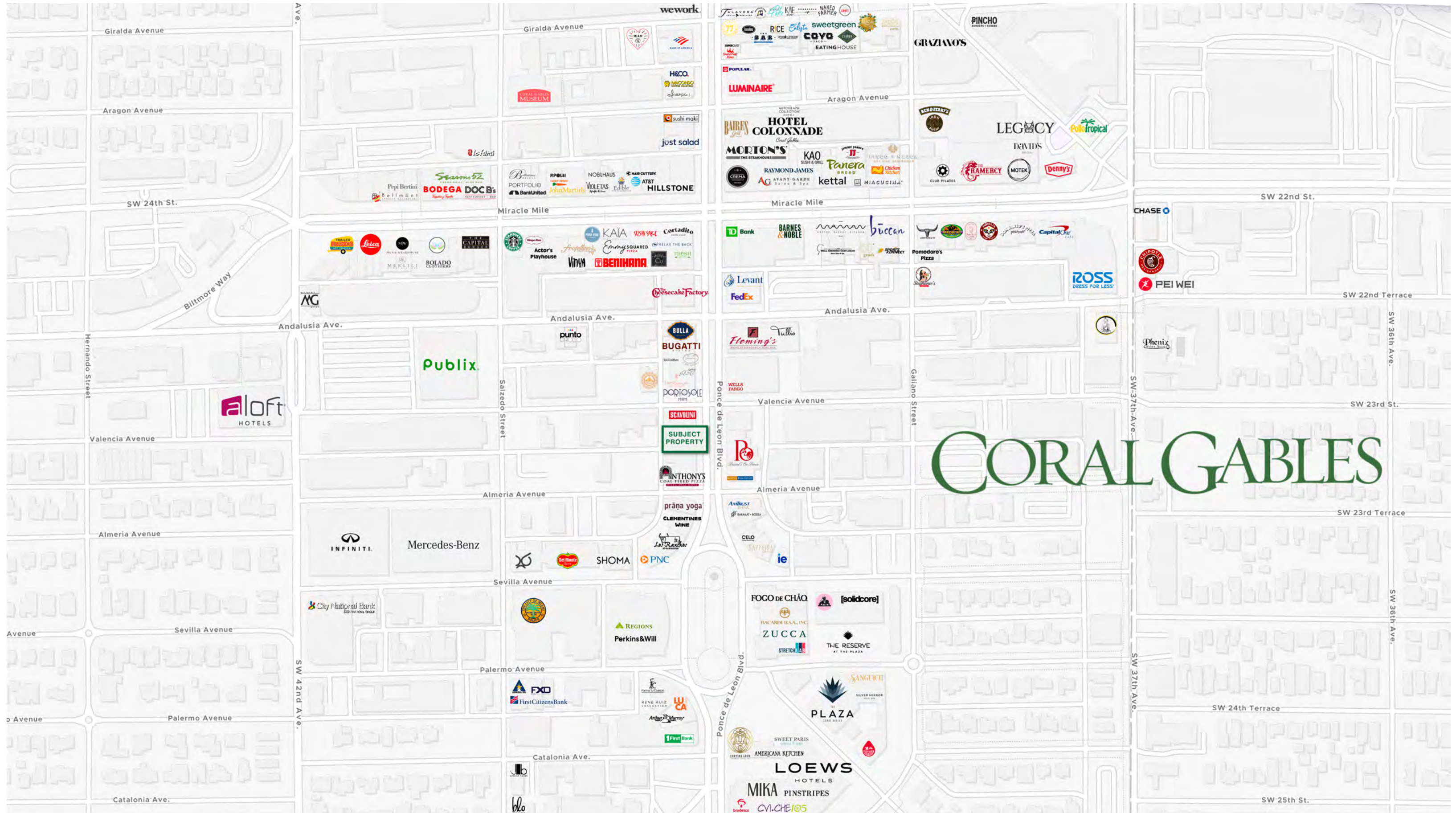
Existing Floor Plan



Proposed Floor Plan



Retailer Map



PROPOSED RENDERINGS





DISCLAIMER

The images and data contained in these materials are for general information and illustrative marketing purposes only and show the approximate location, square footage, and configuration of the subject property are only illustrative. No warranty or representation expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



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We are a boutique real estate company based in Miami, FL, focused on cutting edge food & beverage brands and aspirational retail.