

3693 SW 22nd Terrace Miami, FL 33145

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FOR LEASE

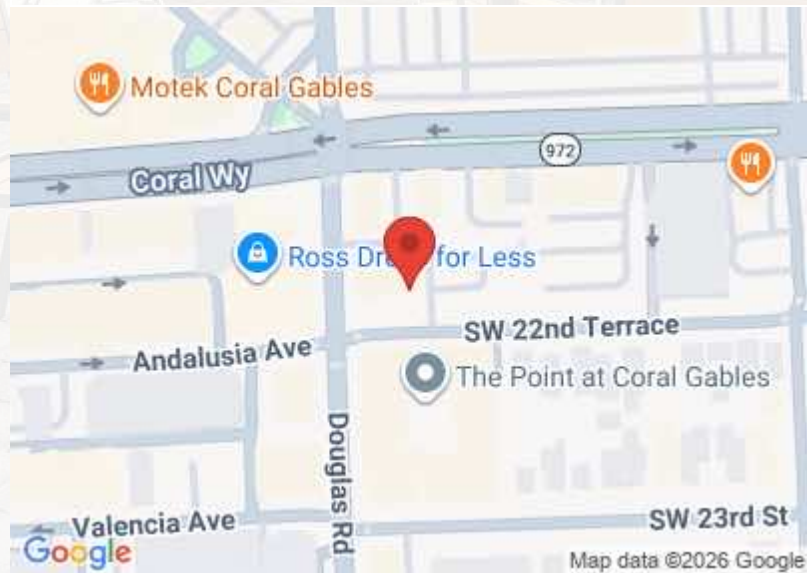


PROPERTY SUMMARY

3693 SW 22nd Terrace Miami, FL 33145 is a premier multi-tenant retail strip center located on the SE corner of the Coral Way & SW 37th Ave intersection. +/-2,000 SqFt of available restaurant space for lease and includes exclusive +/-1300 SqFt Patio area. This Coral Gables intersection boasts high traffic and tenancy, and provides an ideal leasing opportunity in a dense suburban location with excellent demographics.

- High-performing intersection with excellent visibility.
- Located in a busy retail plaza in Coral Gables, surrounded by national retail brands including Chipotle, Chase Bank, ROSS, and many others.
- Strategically located at the major intersection of Coral Way and SW 37th AVE and SW 22nd Ter with over 50,000 Cars Per Day.
- Affluent and Strong Demographic support.

Available Space	2,000 SqFt
Building SqFt	13,487 SqFt
Year Built	1970/2012
Lot Size (acres)	1.15
Parcel ID	1-4116-009-2440
Zoning Type	T6-8-O
County	Miami-Dade
Frontage	500.00 Ft
Coordinates	25.7491707, -80.2541514



CALUM WINSOR

Broker Associate

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License #: 3366506



CURRENT CAPITAL
REAL ESTATE GROUP

Current Capital Group

4000 Hollywood Blvd #765-S
Hollywood, FL 33021

Office: 954-966-8181
www.currentcapitalgroup.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#3693 SW 22nd Ter	Restaurant	\$ 88.00 SF/Yr	NNN	2,000 SF	3 - 10 Yrs

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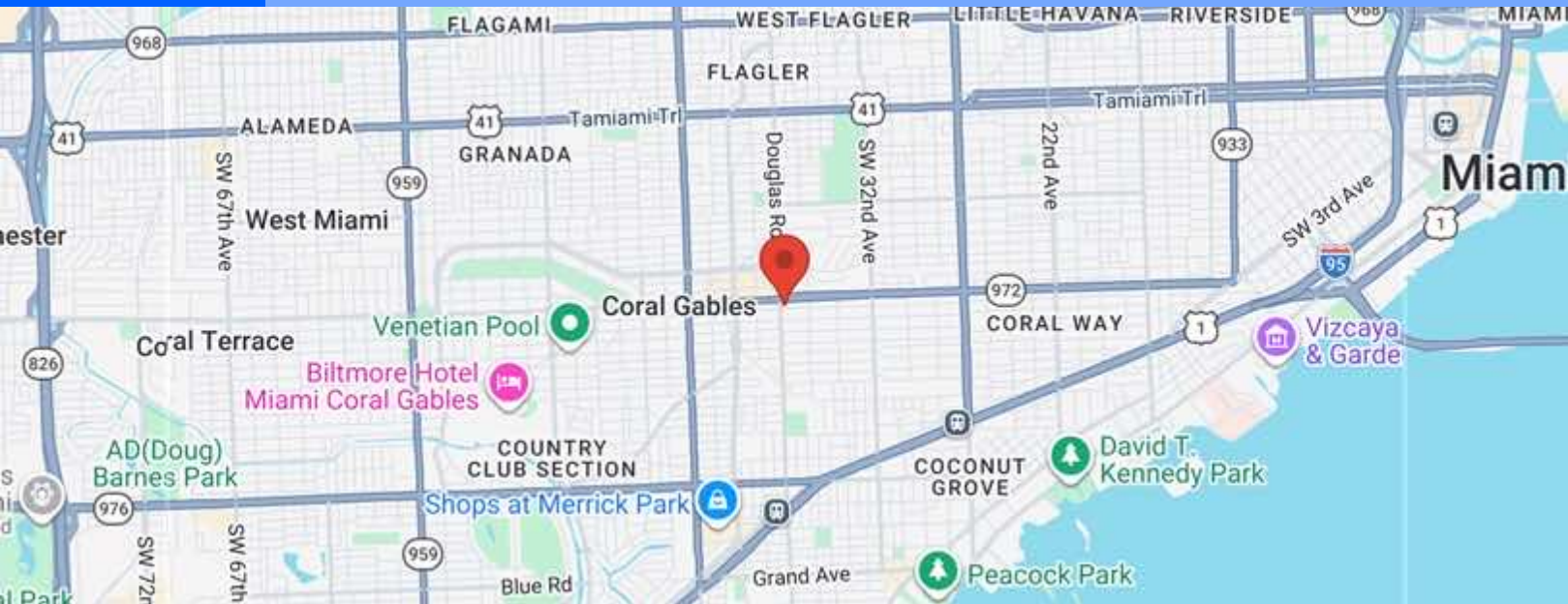


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,264	222,915	428,415
2010 Population	36,332	237,319	469,534
2025 Population	40,022	246,199	527,474
2030 Population	40,951	248,935	555,309
2025-2030 Growth Rate	0.46 %	0.22 %	1.03 %
2025 Daytime Population	64,047	271,056	675,707

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,407	11,039	26,060
\$15000-24999	1,087	7,455	15,262
\$25000-34999	955	7,170	15,304
\$35000-49999	1,563	9,661	20,813
\$50000-74999	3,168	15,251	32,742
\$75000-99999	2,018	10,109	22,272
\$100000-149999	2,980	14,421	34,626
\$150000-199999	1,776	8,471	19,333
\$200000 or greater	2,921	15,754	34,326
Median HH Income	\$ 82,911	\$ 73,138	\$ 75,163
Average HH Income	\$ 128,632	\$ 125,484	\$ 124,844

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	13,675	83,845	157,831
2010 Total Households	15,465	90,220	180,005
2025 Total Households	17,875	99,330	220,738
2030 Total Households	18,605	101,919	237,625
2025 Average Household Size	2.23	2.43	2.34
2025 Owner Occupied Housing	6,548	42,561	84,688
2030 Owner Occupied Housing	7,161	45,623	91,515
2025 Renter Occupied Housing	11,327	56,769	136,050
2030 Renter Occupied Housing	11,444	56,296	146,110
2025 Vacant Housing	1,639	7,664	23,393
2025 Total Housing	19,514	106,994	244,131

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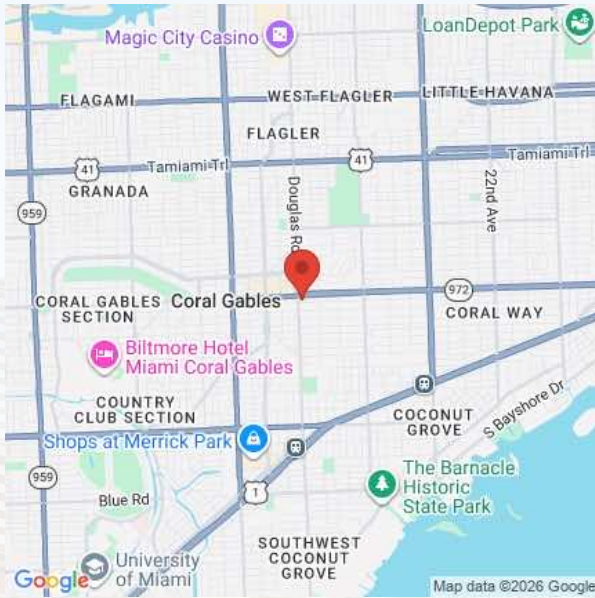
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CITY OF MIAMI

INCORPORATED 7/27/1896

AREA

CITY	56.1 SQ MI
LAND	36 SQ MI
WATER	20.1 SQ MI
ELEVATION	6 FT

POPULATION



ABOUT MIAMI

Miami is a coastal city in the U.S. state of Florida. It is the second-most populous city proper in Florida, with a population of 442,241 at the 2020 census. The Miami metropolitan area in South Florida has an estimated 6.46 million residents, ranking as the third-largest metropolitan area in the Southeast and sixth-largest metropolitan area in the United States.

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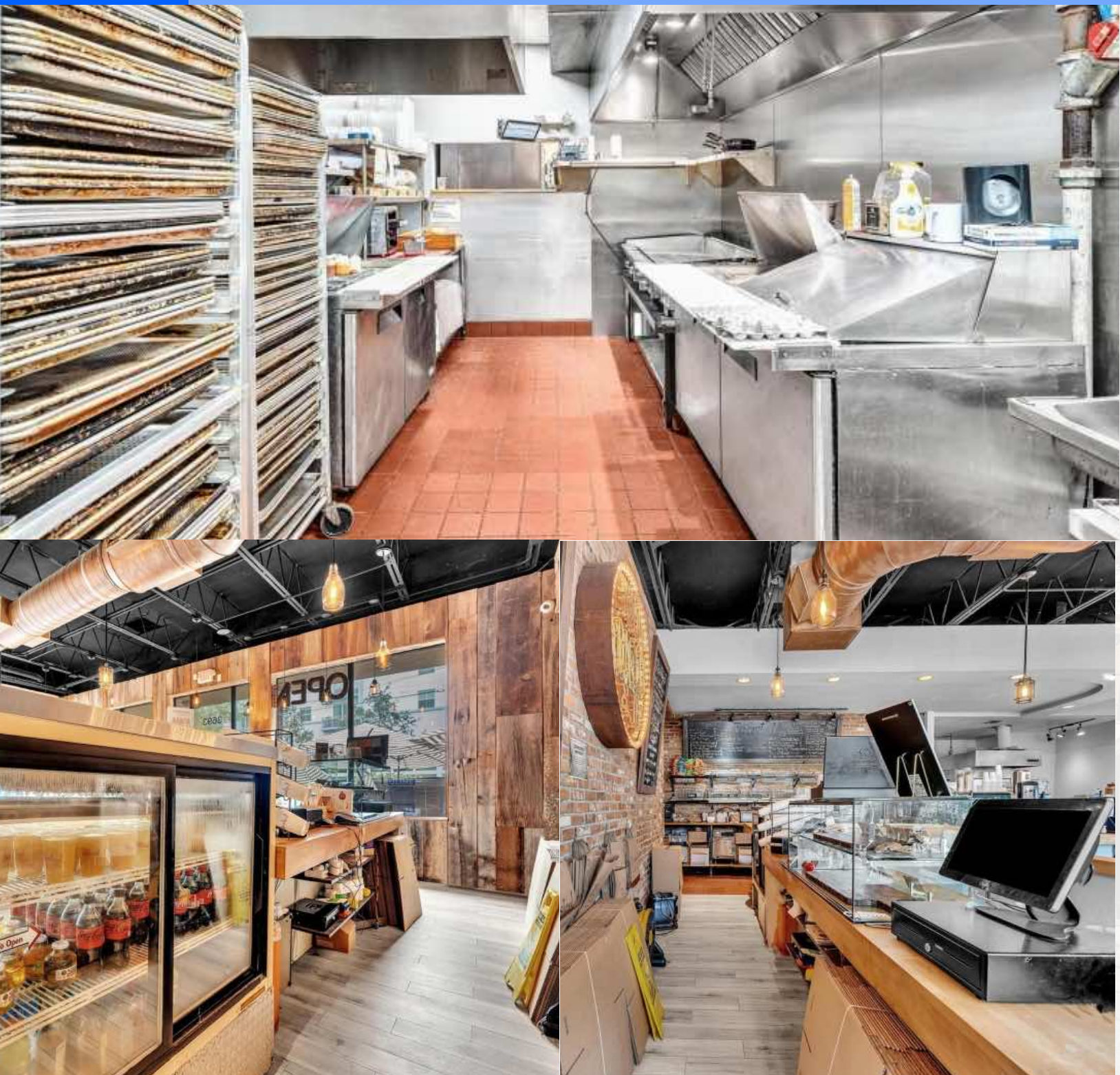
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