

RETAIL SPACE FOR LEASE

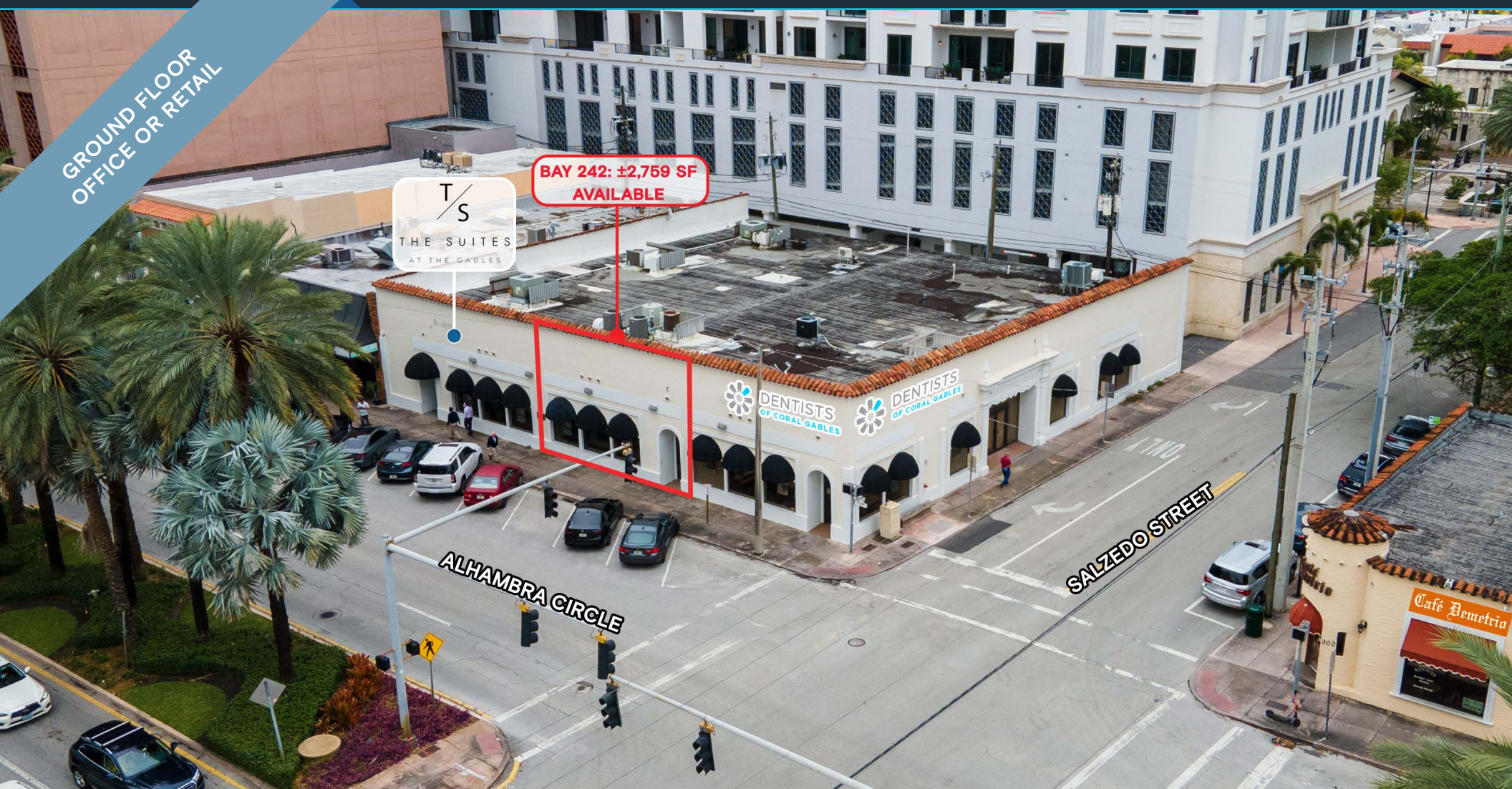
±2,759 SF AVAILABLE

284 Alhambra Circle, Coral Gables, FL 33134

GROUND FLOOR
OFFICE OR RETAIL

T/S
THE SUITES
AT THE GABLES

BAY 242: ±2,759 SF
AVAILABLE



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

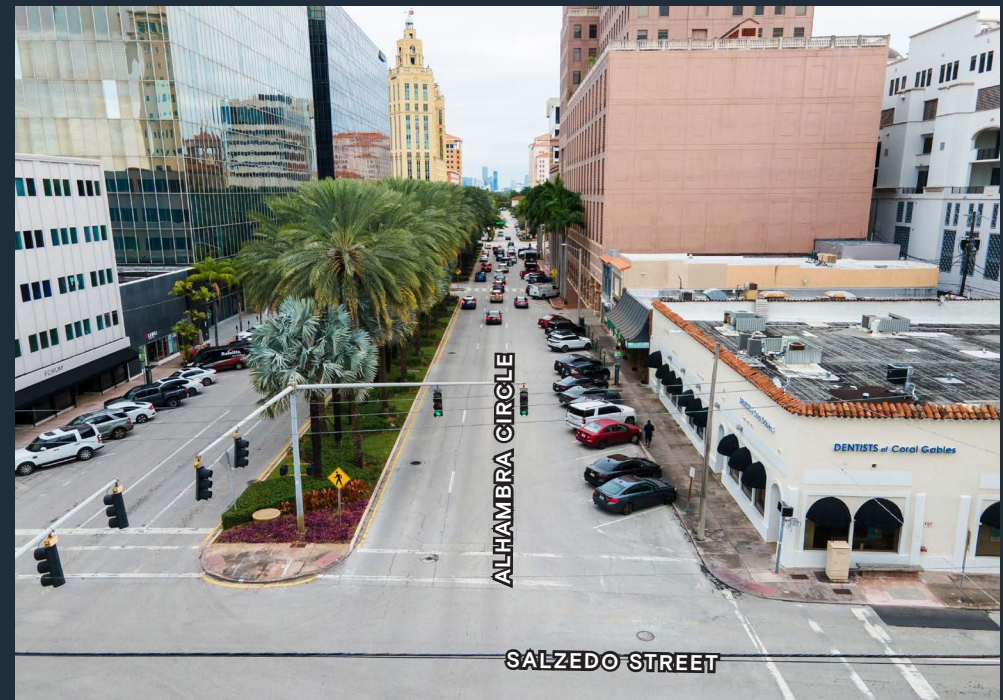
Karen Maerovitz
SENIOR DIRECTOR
karenmaerovitz@katzretail.com
(786) 210-8837

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

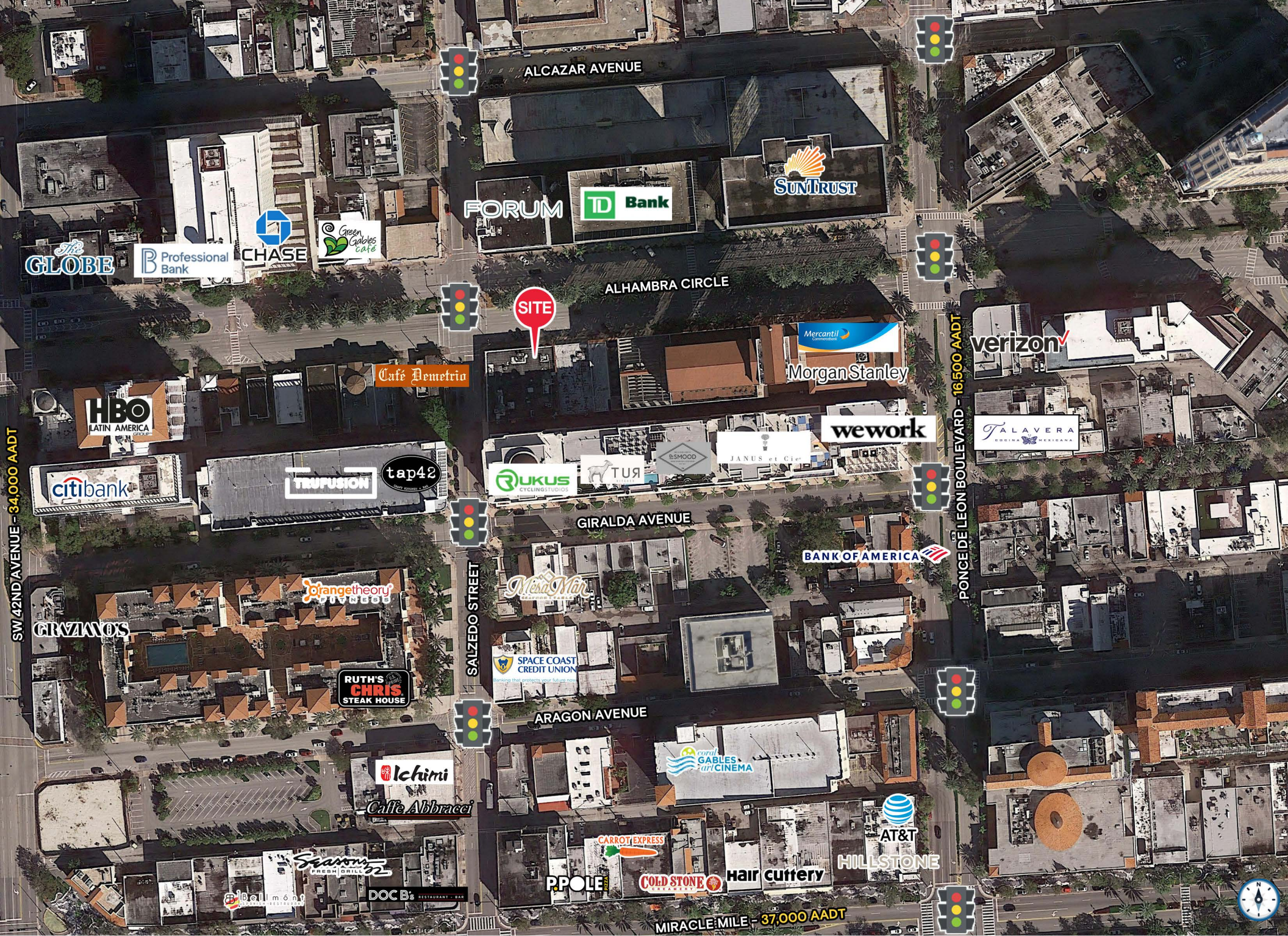
Property Overview

HIGHLIGHTS

- Get ready to make a splash in the retail scene with ±2,759 SF of turnkey space
- Immediate occupancy is available, so you can hit the ground running and start making waves in the market
- Space suitable for health & wellness, personal care & beauty, apparel & accessories, home improvement, retail services, and even banks & financial institutions
- Showcase your brand with a prime signage opportunity on a signalized hard corner, highly visible to all the foot and car traffic passing by
- Indulge in the best Coral Gables has to offer as the property is within walking distance to numerous restaurants retail, entertainment venues, arts, wellness & lifestyle amenities
- Conveniently located with access to Miami International Airport, and other key business districts such as Downtown, Brickell, Blue Lagoon, and Doral, all within a 15-minute drivetime
- Ample metered and garage parking options ensure easy access for your customers
- Step out of the property and hop on the Coral Gables trolley that connects Miracle Mile and Metrorail, offering easy access to public transportation for you and your customers



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	31,481	248,733	533,882
HOUSEHOLDS	14,073	93,670	208,042
EMPLOYEES	24,892	202,454	428,874
AVERAGE HH INCOME	\$97,876	\$89,139	\$90,997
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	97,505	361,442	701,763
HOUSEHOLDS	38,784	137,941	270,979
EMPLOYEES	78,399	292,717	563,661
AVERAGE HH INCOME	\$96,416	\$89,637	\$88,013



ALCAZAR AVENUE

FORUM

TD Bank

SUNTRUST

The GLOBE

Professional Bank

CHASE

Green Gables cafe

ALHAMBRA CIRCLE

SITE

Morgan Stanley

wework

verizon

TALAVERA

HBO LATIN AMERICA

Café Demetrio

BANK OF AMERICA

RUKUS CYCLING STUDIO

GIRALDA AVENUE

MesaMia

SPACE COAST CREDIT UNION

Orangetheory

RUTH'S CHRIS STEAK HOUSE

ARAGON AVENUE

Ichimi

Café Abbracci

Green Gables art CINEMA

CARROT EXPRESS

PPOLE

COLD STONE

hair cuttery

AT&T

HILLSTONE

Season's FRESH GRILL

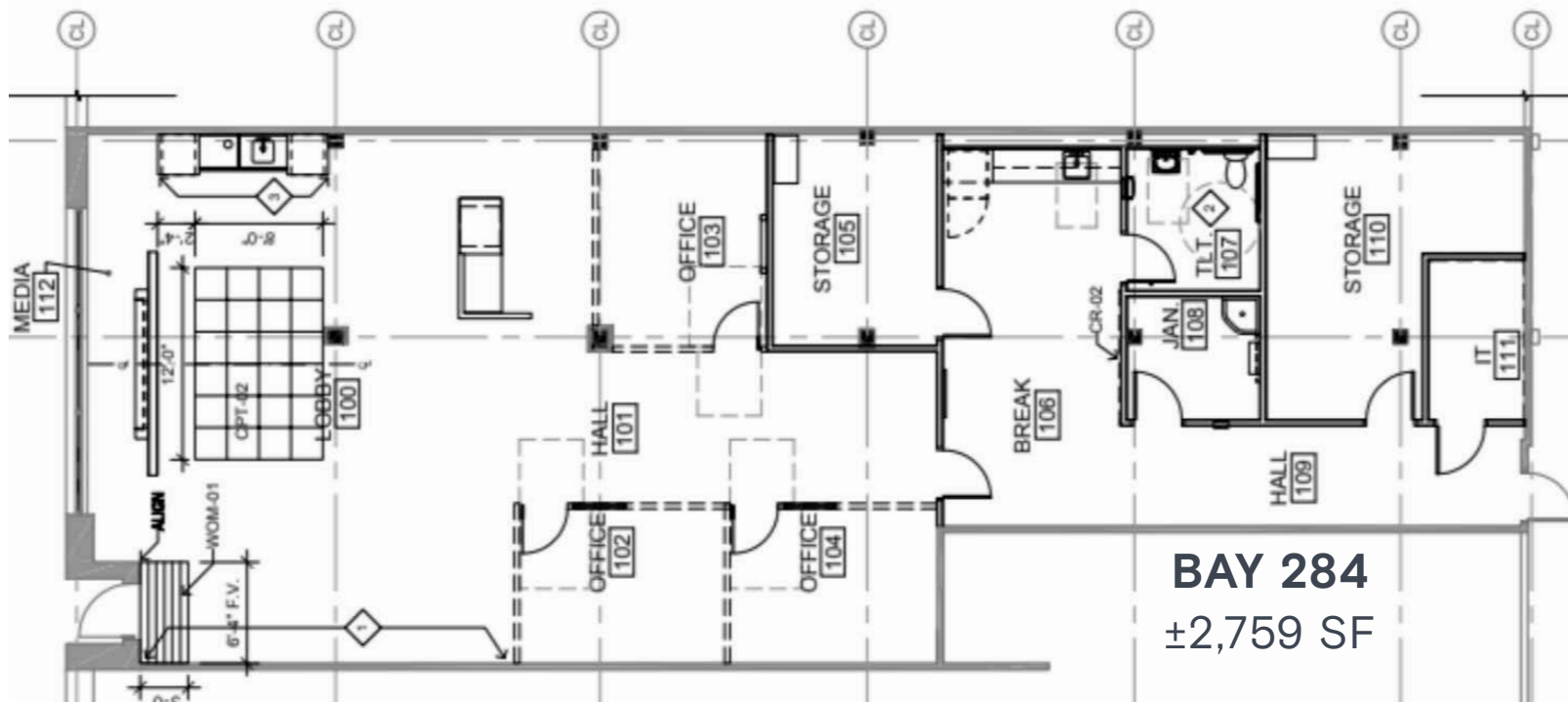
Ballmont RESTAURANT

DOC B's RESTAURANT - BAR

MIRACLE MILE - 37,000 AADT

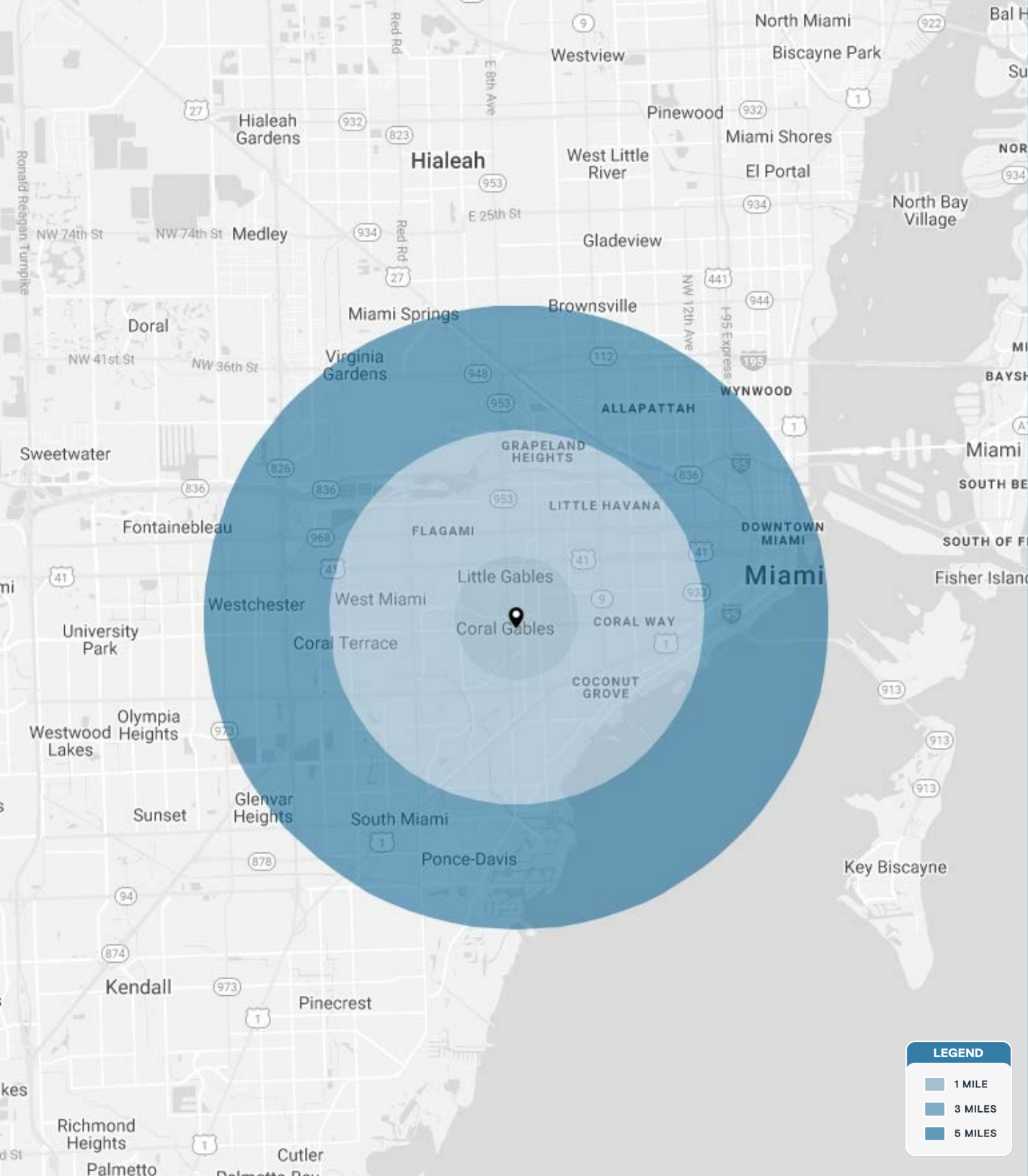
SW 42ND AVENUE - 34,000 AADT

PONCE DE LEON BOULEVARD - 16,500 AADT



BAY 284
 ±2,759 SF





LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

Contact Brokers

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