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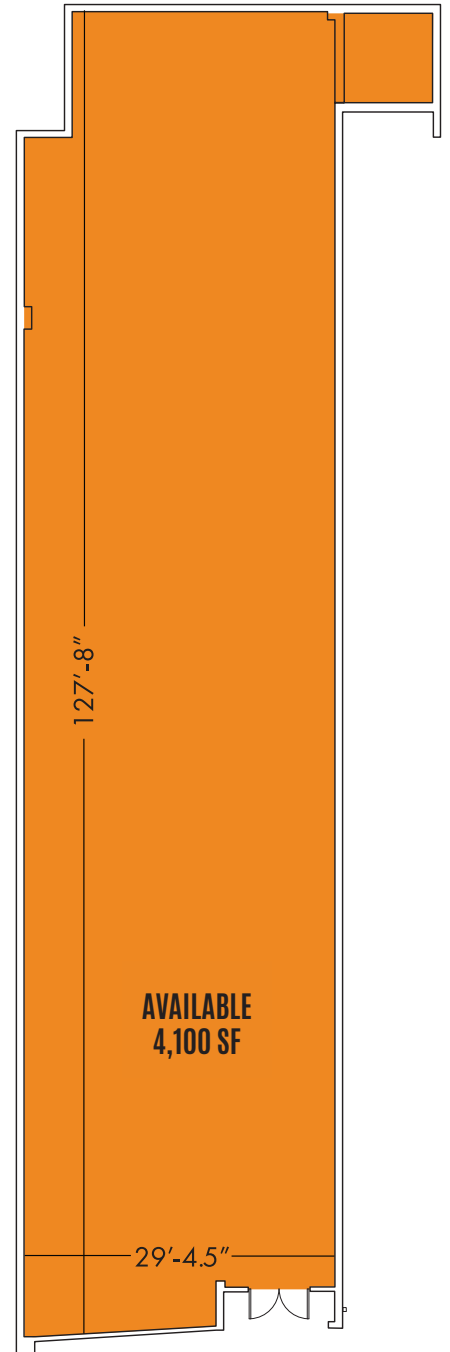
137 MIRACLE MILE

RETAIL SPACE

CORAL GABLES, FLORIDA 33134



24' OF FRONTAGE



PRIME LOCATION

4,100 SF space on Miracle Mile, an elegant and sophisticated destination to live, shop, play, and work in downtown Coral Gables.



PEDESTRIAN FRIENDLY

Home to Miami's finest retail boutiques and acclaimed restaurants, Miracle Mile has a walkability score of 98.



CULTURAL HUB

Steps away from renowned arts, cultural, & educational institutions: Miracle Theater, Coral Gables Museum, & Coral Gables Cinema



NEIGHBORS

Surrounded by 120 trendy restaurants and 115 top retailers including Hillstone, Morton's, Kettal, Forte, & Pronovias.



PARKING-A-PLENTY

The area boasts more than 2,400 parking spaces & 6 valet stations right on Miracle Mile.



For retail leasing information, please contact:

MINDY MCILROY • mmcilroy@terranovacorp.com • 305.970.6344

LAUREN ROBBINS • lrobbins@terranovacorp.com • 757.581.2766

137 MIRACLE MILE // AREA MAP

■ = LOCATION



S. DOUGLAS RD 95W 37TH AVE) - 24,500 CARS DAILY (2022)

4.4 MILES EAST TO BRICKELL AREA

MERRICK WAY

P (101 PARKING SPACES)

P (101 PARKING SPACES)

P (101 PARKING SPACES)

31,000 CARS DAILY (2022)

MIRACLE MILE

PISCO Y NAZCA
 MIACUCINA FINE ITALIAN FURNISHINGS
 Chicken Kitchen SALUMERIA 104
 JIMMY JOHN'S GOURMET SANDWICHES
 K.A.O. BY SUSHICLUB
 135-AVAIL
 RAYMOND JAMES

BARNES & NOBLE
 D Bank
 Fed-Ex Office

PISCO Y NAZCA 101
 MIACUCINA FINE ITALIAN FURNISHINGS 105-107
 Chicken Kitchen SALUMERIA 104 111
 JIMMY JOHN'S GOURMET SANDWICHES 125
 K.A.O. BY SUSHICLUB 127
 135-AVAIL 135
 RAYMOND JAMES 141

CLE MILE

PONCE DE LEON BLVD - 15,700 CARS DAILY (2022)

1.4 MILES SOUTH TO VILLAGE OF MERRICK PARK

31,000 CARS DAILY (2022)

MIRACLE MILE

DOCB's FRESH KITCHENS
 DARTY TARTS
 GoodVets
 BODEGA
 BELLMONT
 BELLEZA INTEGRAL
 panOleone
 VENETA CUCINE
 FOREVER YOUNG SPA
 PEPI BERTINI
 LA JAMONTECA
 ABE BRIDAL
 ROSA CLARA
 THE BRUNCHFUL
 MARY Y MOANE

CAPITAL
 Eden Park
 BOLADO CLOTHES
 LOTUS GARDEN
 PILATES STRONG STUDIO
 332-AVAIL
 Polestar
 348-AVAIL
 MERLIE
 PRONOVAS
 TARTNE (SUITS)
 LEICA PHOTO
 SUNDAYS
 GREEN O JUICE
 PROTEIN STUDIO
 NEVADA NOVIAS SKIN STUDIO
 BY DE'S DAUGHTER
 THE ROSE TREE COTTAGE
 CORN BARBERS

SALZEDO ST

ANDALUSIA AVE

publix

P PARKING V VALET

LE JEUNE RD (SW 42ND AVE) - 37,000 CARS DAILY (2022)

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// SURROUNDING AREA

Known as the City Beautiful, Coral Gables flourishes as the garden city its founders envisioned. Lush, canopy trees line the avenues and Mediterranean architecture decorates the buildings. Coral Gables boasts a unique blend of residential allure, international influence, and a thriving business environment. It is home to a mix of commercial spaces, from modern office buildings to unique boutiques and a cosmopolitan restaurant scene. The city is very desirable to businesses as it is unaffected by seasonal shifts unlike other parts of Florida. It is also close in proximity to Miami International Airport and the Port of Miami to facilitate efficient logistics for business and personal travels.

DOWNTOWN CORAL GABLES

150 Multi-National Companies // **100K** Total Daytime Population

172 Businesses // **11.5M** SF of Office Space

1.7% Vacancy Rate // **21** Consulates

CORAL GABLES SALES

\$1.5B Total Retail Sales

\$363M Total Hospitality Sales // **\$31,502** Total Retail Sales per Capita

CORAL GABLES POPULATION

50K Residents // **39** Median Age

\$977K Median Home Price // **\$114K** Median HH Income

VISITORS TO CORAL GABLES

19% Florida Resident Visitors // **3M** Tourist Annually

11% FL Resident Overnight Visitors // **9%** International Overnight Visitors



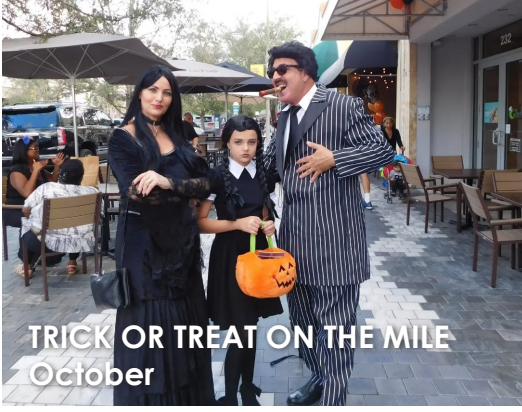
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CORAL GABLES

//EVENTS & CELEBRATIONS



TRICK OR TREAT ON THE MILE
October



GIRALDA UNDER THE STARS
Nov thru April



CHRISTMAS TREE LIGHTING
December

NOTABLE EVENTS

ANNUALLY

- Carnaval on the Mile
- Coral Gables Festival of the Arts
- NightGarden - Fairchild Botanical Gardens
- Miami Rum Renaissance Festival
- Coral Gables Food, Wine, and Spirits Festival
- Trick or Treat on the Mile
- The 4th at the Biltmore
- Taste the Gables
- Fiesta at the Park
- Annual Christmas Tree Lighting

MONTHLY

- Giralda Live
- Gables Gallery Night
- Gables Bike Tours

OTHER EVENTS

- Book Signings & Readings at Books and Books
- Artistic and cultural activations



CARNAVAL ON THE MILE
March



4TH AT THE BILTMORE
July



FESTIVAL OF THE ARTS
January



NIGHTGARDEN @ FAIRCHILD
November



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MIRACLE MILE

// LOCATION MAP OVERVIEW



DRIVE TIMES

// 00 to 15 min

University of Miami	// 09 min
Coconut Grove	// 12 min
Little Havana	// 12 min
Vizcaya Museum	// 14 min
South Miami	// 14 min
MIA (Airport)	// 15 min
Brickell	// 15 min

// 16 to 29 min

Downtown Miami	// 16 min
Kendall	// 20 min
Design District	// 22 min
Doral	// 22 min
Pinecrest	// 22 min
Port of Miami	// 24 min
Wynwood	// 24 min
Key Biscayne	// 25 min
South Beach	// 27 min

// 30+ min

Miami Beach Conv Cntr	// 30 min
Hard Rock Stadium	// 30 min
Miami Lakes	// 30 min
Aventura	// 40 min



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