

9,563 SF AVAILABLE IN CORAL GABLES

3275 SOUTHWEST 22ND STREET, MIAMI, FL 33145

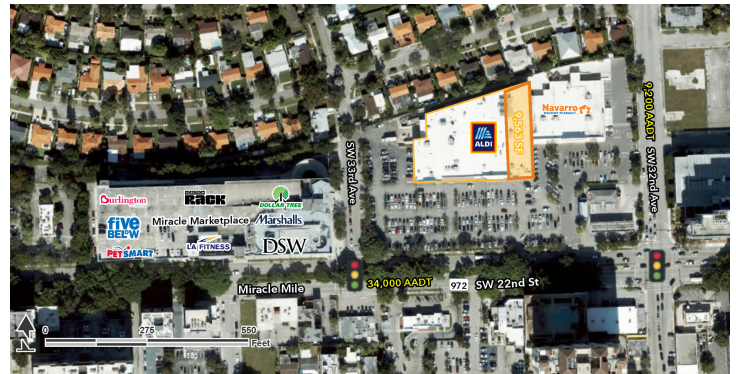
FOR LEASE

Longterm Sublease Available



PROPERTY HIGHLIGHTS

- Long-term 9,563 sf sublease opportunity adjacent to a new Aldi store in the heart of Coral Gables
- Immediately adjacent to Miracle Marketplace featuring national retailers including Burlington, Marshalls, LA Fitness, DSW, PetSmart, and others
- Located just east of Miracle Mile, one of Miami-Dade County's most prominent and high-performing retail and dining destinations
- Dense and affluent trade area with 128,919 residents and an average household income of \$131,552 within a 2-mile radius
- Rare availability in the highly sought-after Coral Gables trade area, known for limited retail vacancy and strong consumer demand



| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|------------------------|-----------|-----------|-----------|
| 2025 Total Population | 42,318 | 128,919 | 255,298 |
| 2025 Total Households | 18,533 | 55,149 | 104,796 |
| 2025 Average HH Income | \$117,976 | \$131,552 | \$119,602 |

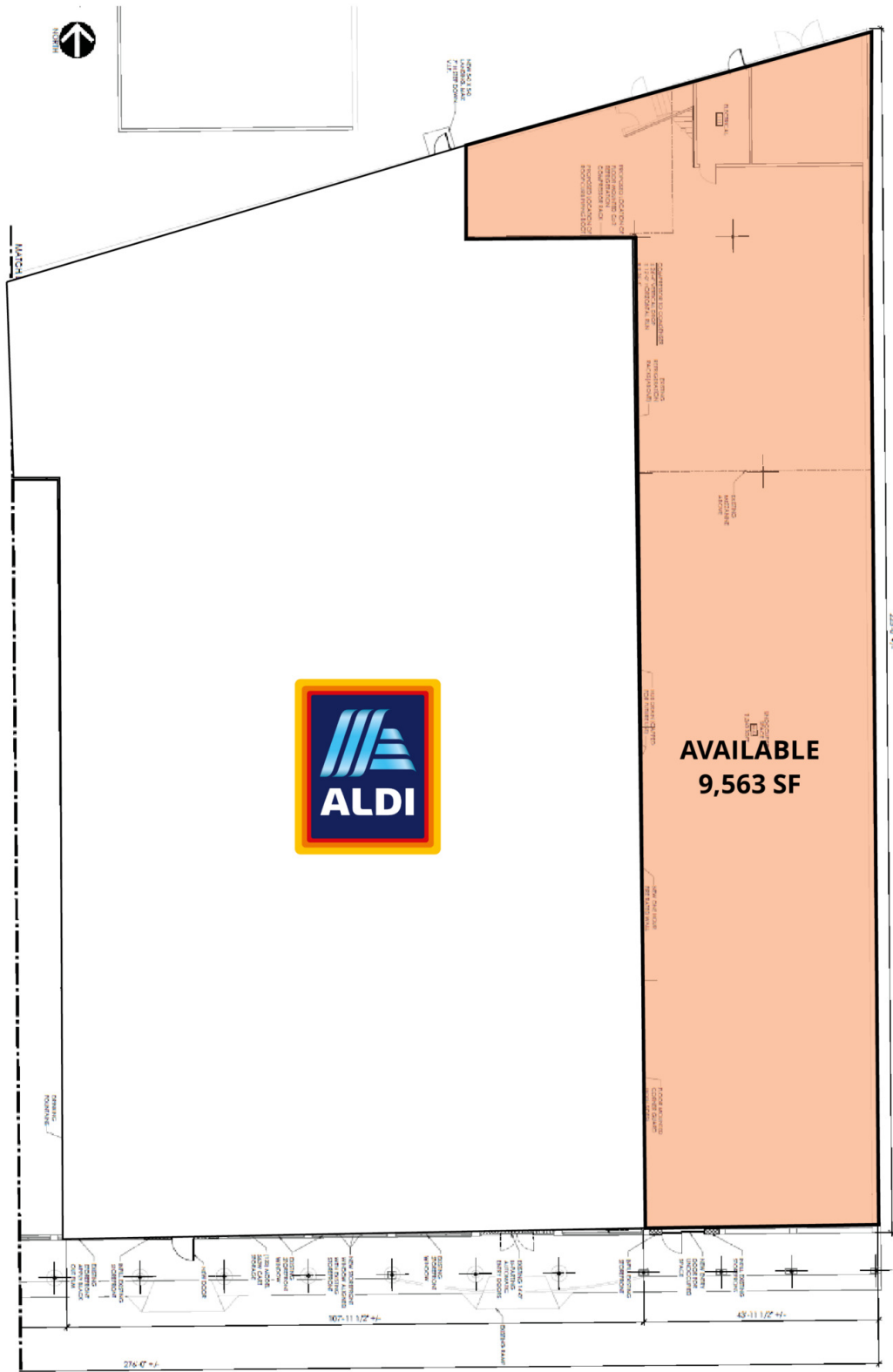


MIKE FETHERSTON
 mike.fetherston@tscg.com
 305.262.8877

9,563 SF AVAILABLE IN CORAL GABLES

3275 SOUTHWEST 22ND STREET, MIAMI, FL 33145

FOR LEASE

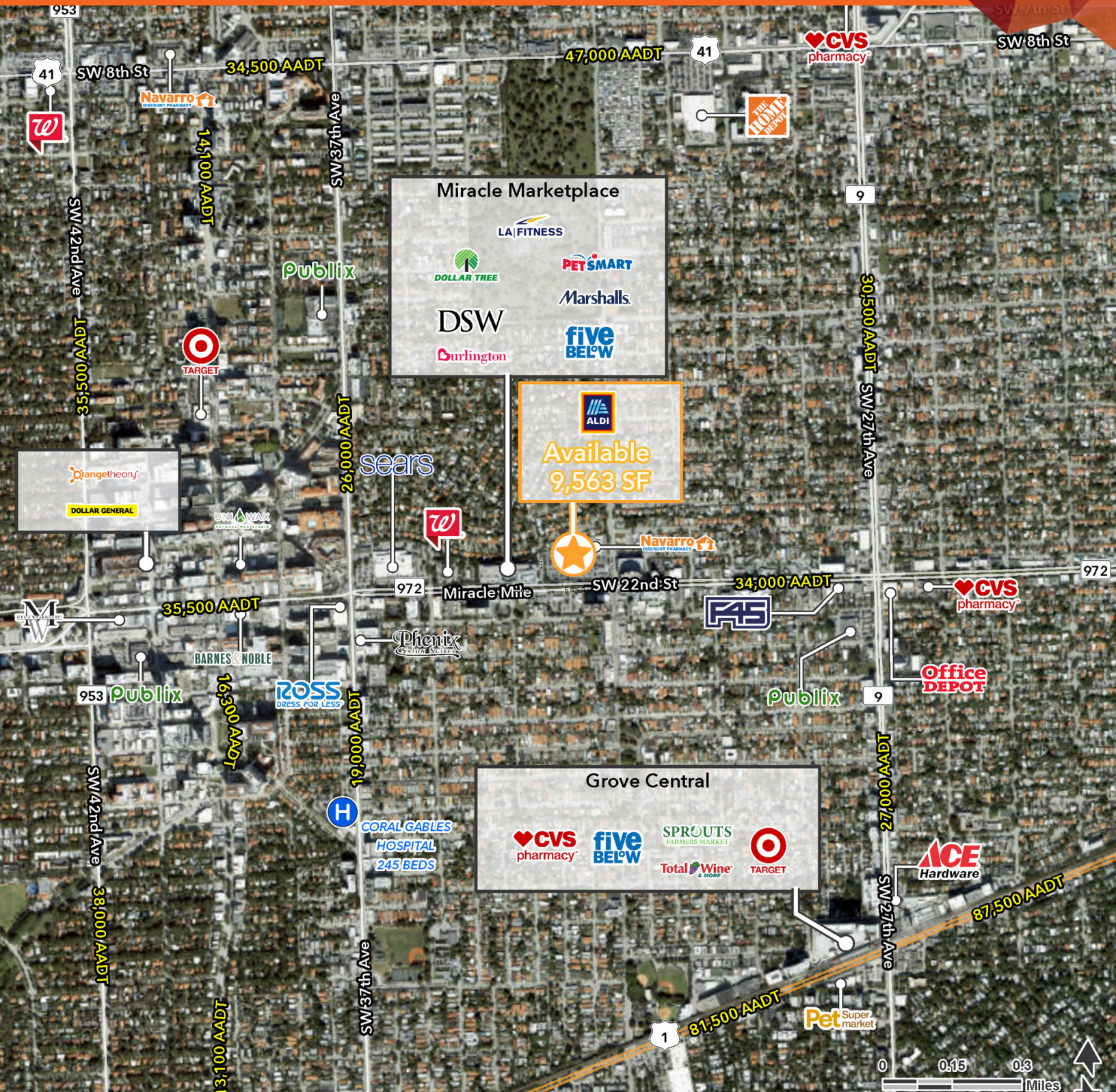


MIKE FETHERSTON
mike.fetherston@tscg.com
305.262.8877

9,563 SF AVAILABLE IN CORAL GABLES

3275 SOUTHWEST 22ND STREET, MIAMI, FL 33145

FOR LEASE



MIKE FETHERSTON

mike.fetherston@tscg.com

305.262.8877