



# RETAIL FOR LEASE

7022 Coral Way  
Miami, FL

## 1250 SF PRIME RETAIL LOCATION

Premier leasing opportunity at 7022 Coral Way, located in the heart of one of Miami's most vibrant commercial corridors. Ideal for retail, professional office, medical, or service-based businesses, this space provides maximum exposure and convenience. Position your business for success!



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# RETAIL OR OFFICE FOR LEASE

**SIZE: 1,250 Square Feet**

**RENT: \$45/NNN**



Take advantage of a premier leasing opportunity at 7022 Coral Way, located in the heart of one of Miami's most vibrant commercial corridors.

This high-visibility space offers exceptional frontage on Coral Way (SW 24th Street), a major east-west artery with constant vehicle and foot traffic.

Ideal for retail, professional office, medical, or service-based businesses, this space provides maximum exposure and convenience.

**Key Features:**

- Prominent signage opportunity facing Coral Way
- Open layout ready for customization
- Ample on-site parking
- Surrounded by national retailers, restaurants, and dense residential neighborhoods
- Easy access to major highways, including the Palmetto Expressway (SR-826)

Position your business for success in a location that blends high traffic counts with excellent demographics and strong local demand.

Don't miss your chance to secure this prime space on Coral Way. Contact us today to schedule a private tour or request more information.

**CLASS A RETAIL  
OR OFFICE SPACE**

**PRIME MIAMI  
LOCATION**

**EXCEPTIONALLY  
MAINTAINED**

**BUILT FOR  
EXPOSURE &  
CONVENIENCE**





## PROPERTY HIGHLIGHTS

**HIGH TRAFFICE VISIBILITY**

Coral Way (SW 24th Street) is a major commercial thoroughfare connecting central Miami to the western suburbs, with thousands of vehicles passing daily—ideal for businesses that rely on strong drive-by exposure.

**DENSELY POPULATED NEIGHBORHOODS**

The surrounding area includes a high concentration of residential communities, providing a consistent customer base for retail, medical, and service-oriented businesses.

**STRONG DEMOGRAPHICS**

The area boasts a mix of long-established families and young professionals, with solid disposable income levels—attractive for both high-volume and boutique businesses.

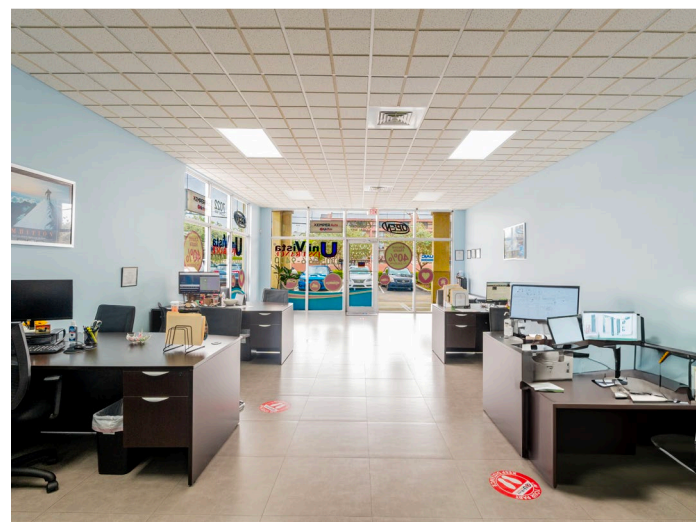
**ESTABLISHED COMMERCIAL CORRIDOR**

Coral Way is home to a diverse mix of businesses including national retailers, banks, restaurants, and medical offices, creating a destination environment that draws steady foot and vehicle traffic.

**UNMATCHED CONNECTIVITY**

Centrally located with quick access to the Palmetto Expressway (SR-826) and major east-west routes, making it easy for clients and employees to reach the property from all parts of Miami-Dade County.





**LOWE'S** YouFit SMALL BUSINESS ASSOCIATE  
 goodwill **AMNIGHT COOKIES & CREAM**  
 McDonald's **RAW & KIBBLE**

**KIRKLAND'S** PartyCity  
YOUR HOME DÉCOR STORE  
**ROSS** DRESS FOR LESS™ **five BELOW**  
**CVS** pharmacy **BURGER KING** **TACO BELL**  
**ups** **ALDI**

**BJ's** YouFit SMALL BUSINESS ASSOCIATE **SUBWAY**  
**Pollo Tropical** CITRUS MARINATED CHICKEN **DOLLAR TREE** **MARAKAS Pizza**

(44,500 VPD)

CORALWAY (53,000 VPD)

SUBJECT PROPERTY

**Walmart** **Publix**  
**T.J. maxx** **STARBUCKS COFFEE**  
**Walgreens** **Burlington**

826

**Target** **Publix** **BEST BUY** **STARBUCKS COFFEE** **TACO BELL**  
**McDonald's** **Pizza Hut** **AMERICAN SIGNATURE FURNITURE™**

976

(69,000 VPD)

**Sedano's**  
**Office DEPOT** **Denny's**

973

TROPICAL PARK

Lake Catalina

TOLL 874



SUBJECT PROPERTY

# MIAMI FLORIDA

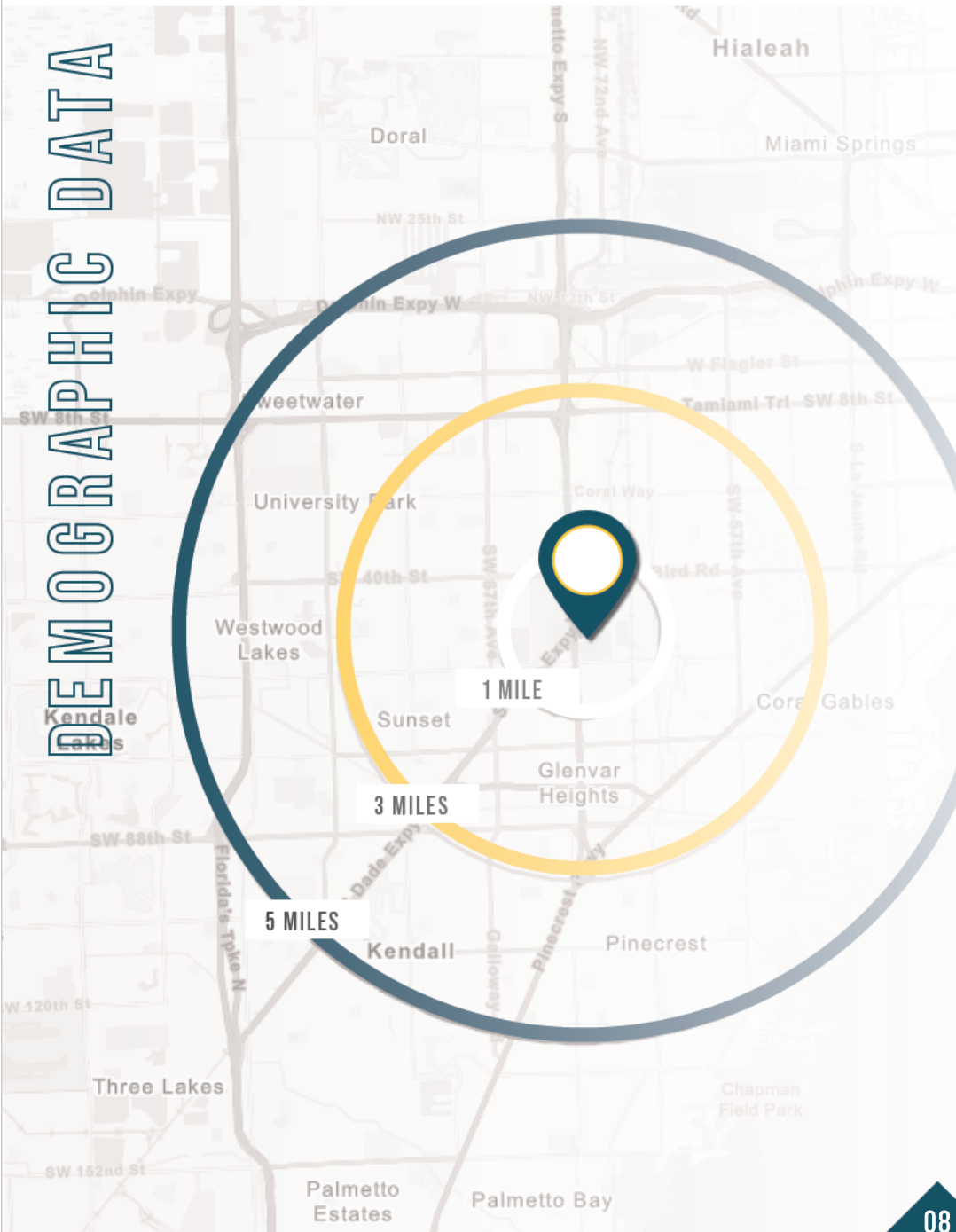
## MIAMI FLORIDA: A THRIVING HUB FOR BUSINESS AND LIFESTYLE

Miami, Florida, is a vibrant city known for its coastal beauty, diverse culture, and booming economy. As a major business hub, it offers unmatched access to global markets, attracting companies in trade, tourism, finance, and technology. Its strategic location and infrastructure make it a key gateway for international business and investment.

The city is home to iconic landmarks like the Brickell financial district, the Port of Miami, and the world-famous South Beach. Cultural hotspots such as Wynwood, Little Havana, and Coconut Grove showcase Miami's rich diversity, while major venues like Kaseya Center and Hard Rock Stadium add to its dynamic lifestyle.

With continuous growth and development, Miami provides a business-friendly environment, no state income tax, and a thriving community. Its expanding real estate market and skilled workforce make it an ideal location for businesses and residents looking for opportunity and long-term success.

DEMOGRAPHIC DATA



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,198	156,036	451,800
Households	3,799	57,793	170,202
Families	2,415	38,620	113,997
Average Household Size	2.41	2.60	2.59
Owner Occupied Housing Units	2,186	34,076	92,726
Renter Occupied Housing Units	1,613	23,717	77,476
Median Age	45.6	43.5	44.1
Median Household Income	\$100,573	\$90,278	\$83,026
Average Household Income	\$139,484	\$130,785	\$123,958
2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,273	155,543	448,026
Households	3,875	59,031	173,247
Families	2,496	39,658	116,390
Average Household Size	2.39	2.54	2.52
Owner Occupied Housing Units	2,294	35,409	96,976
Renter Occupied Housing Units	1,581	23,622	76,271
Median Age	46.7	44.1	44.8
Median Household Income	\$115,063	\$108,592	\$101,334
Average Household Income	\$163,600	\$153,280	\$145,675



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