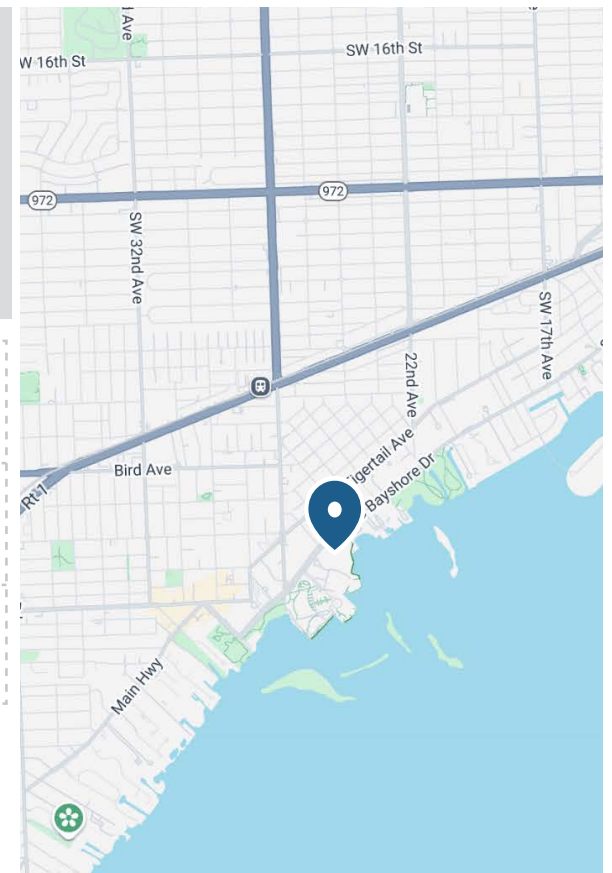




## RETAIL SPACE | FOR LEASE

### PROPERTY HIGHLIGHTS

The property is in the retail portion of Grove Bay Marina. It is a retail space with exposed ceilings, natural light, and plenty of parking. Access through the paseo from South Bayshore Drive or by boat from Bayshore Club and Regatta Harbor. Grove Bay Marina is located on South Bayshore Drive in the Coconut Grove section of Miami, FL. Minutes from the airport, financial district, Coral Gables, and beaches.



**Space Available:**  
\$1,021 SF



**Parking:**  
Open - Public



**Rental Rate:**  
\$100/SF/Year



**Space Type:**  
Retail



**Property Type:**  
Specialty



**Lease Type:**  
NNN



**Building Class:**  
A

### EXCLUSIVELY LISTED BY

AJF Properties, Inc.  
Otto Travieso, CCIM  
www.ottotravieso.com

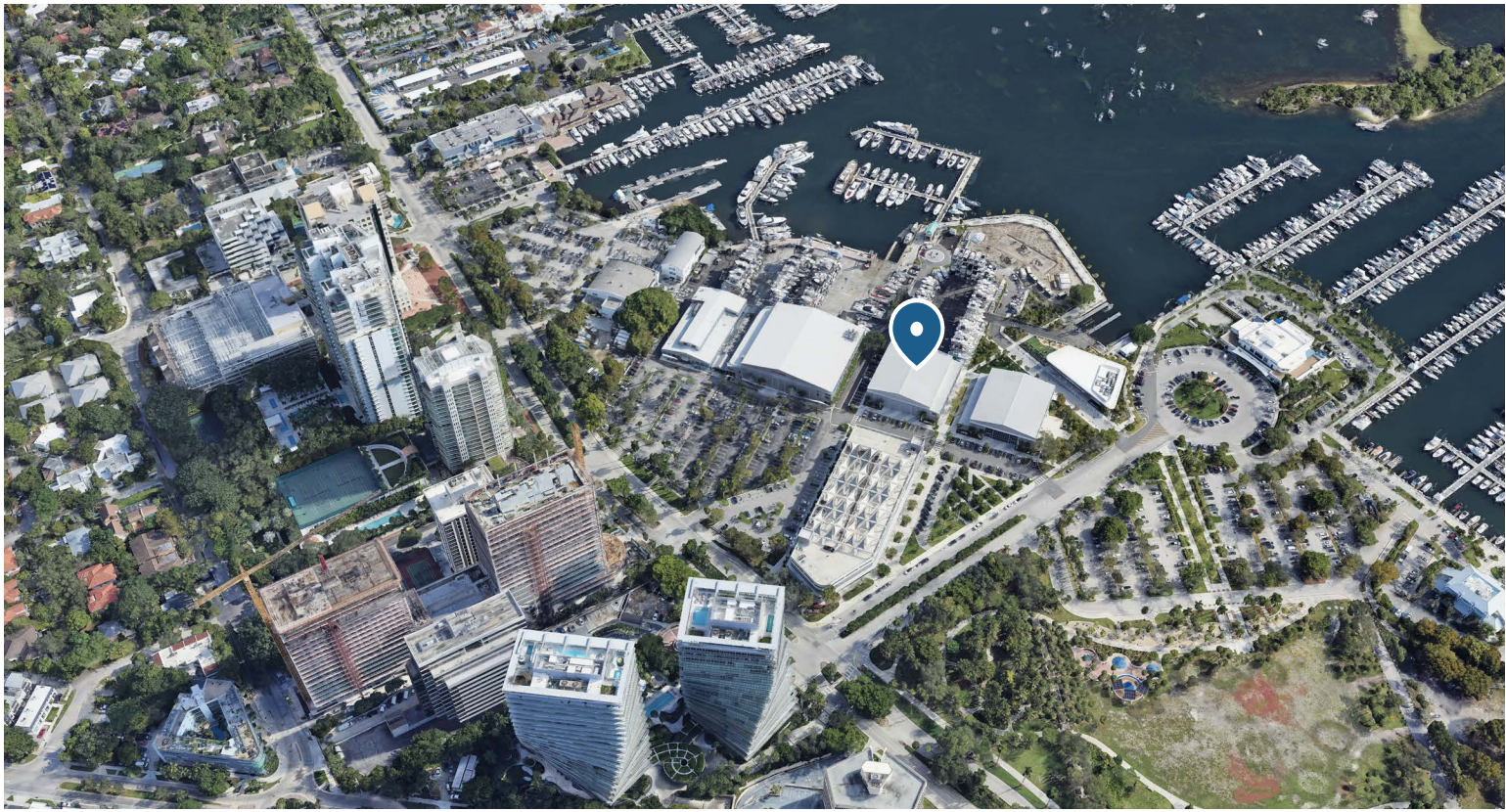
Otto Travieso, CCIM

📞 | 305.785.7325

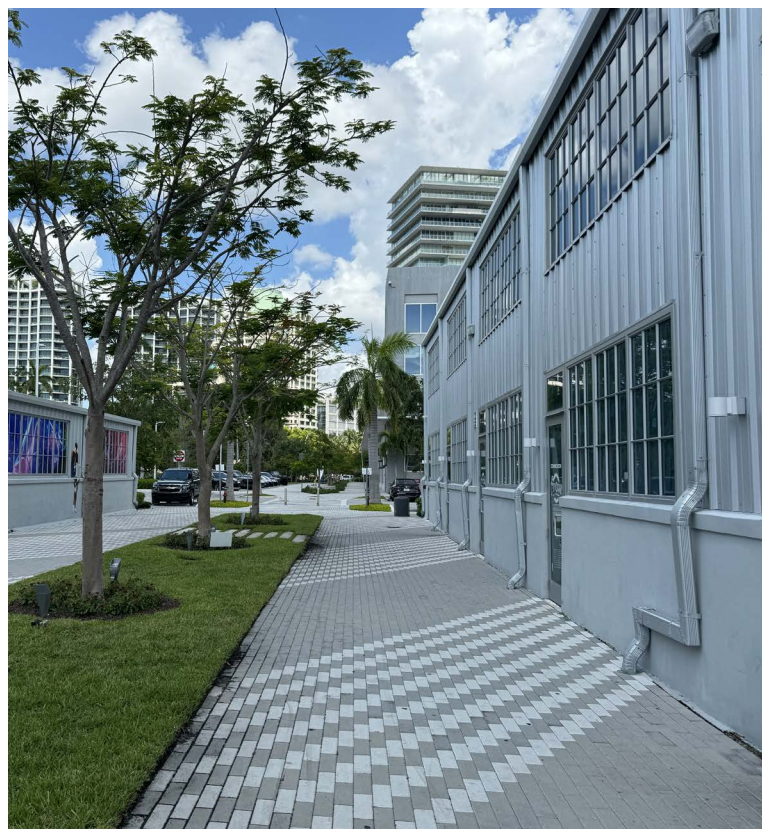
📞 | 305.477.9740

✉️ | otto@ottotravieso.com

PROPERTY AERIALS



## PROPERTY PHOTOS



# FLOOR PLAN



# AMENITIES MAP



## AREA OVERVIEW



### CENTRAL

Near Major Markets, Passenger And Cargo Hubs:

- 7.5 Miles From Miami International Airport
- 6.8 Miles From Portmiami
- 10 Miles From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport & Ports



## AREA DEMOGRAPHICS

### KEY FACTS

**440,159**  
Population

**2.3**

Average Household Size

**41.3**

Median Age



**\$119,305**  
Average Household Income

### STATISTICS RADIUS

**5 Miles**

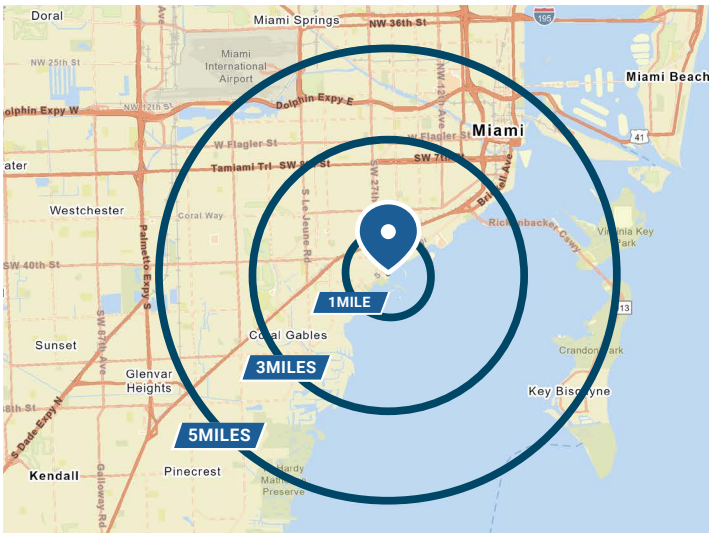
### BUSINESS



**45,190**  
Total Businesses



**334,854**  
Total Employees



### 2024 Summary

	1 Mile	3 Miles	5 Miles
Population	15,270	154,930	440,159
Households	7,297	65,537	187,099
Families	3,958	37,826	103,666
Average Household Size	2.09	2.30	2.29
Owner Occupied Housing Units	3,985	27,016	67,464
Renter Occupied Housing Units	3,312	38,521	119,635
Median Age	42.6	43.0	41.3
Median Household Income	\$137,145	\$79,470	\$75,381
Average Household Income	\$187,388	\$129,472	\$119,305

### 2029 Summary

	1 Mile	3 Miles	5 Miles
Population	15,512	156,464	467,526
Households	7,544	68,049	206,333
Families	4,145	39,478	112,814
Average Household Size	2.05	2.24	2.21
Owner Occupied Housing Units	4,289	28,808	72,873
Renter Occupied Housing Units	3,255	39,241	133,460
Median Age	44.3	43.9	42.0
Median Household Income	\$158,696	\$97,508	\$91,092
Average Household Income	\$214,009	\$150,985	\$138,679