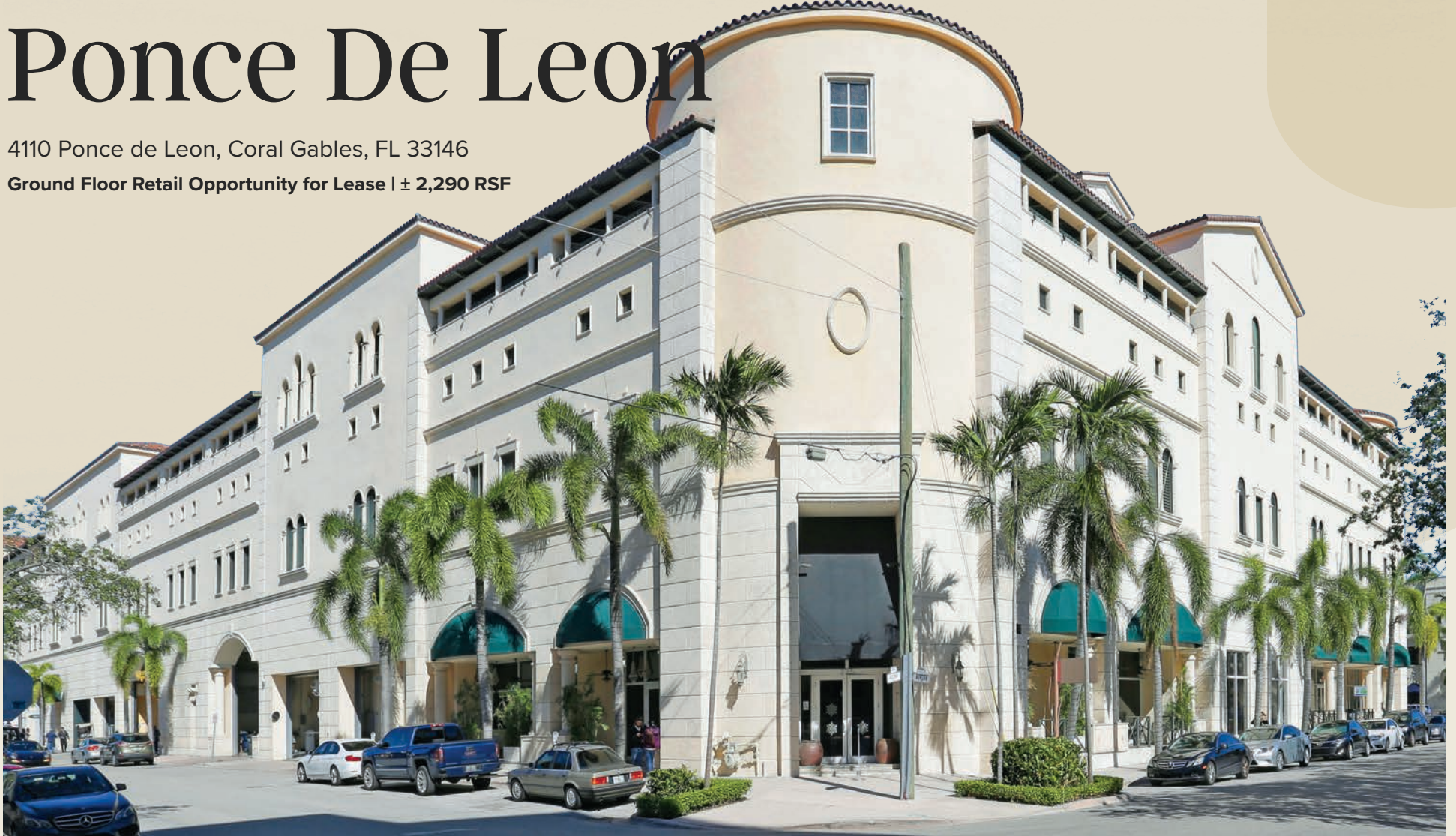


# 4110 Ponce De Leon

4110 Ponce de Leon, Coral Gables, FL 33146

Ground Floor Retail Opportunity for Lease | ± 2,290 RSF



**Drew Schaul**

Executive Vice President

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**Jordan Landman**

Associate

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**CBRE**

# Property Details



## Location

4110 Ponce De Leon Blvd  
Coral Gables, FL 33146



## Space

± 2,290 RSF



## Traffic

Ponce de Leon Blvd: ± 12,400 AADT  
Bird Road: ± 42,500 AADT  
US-1: ± 73,500 AADT

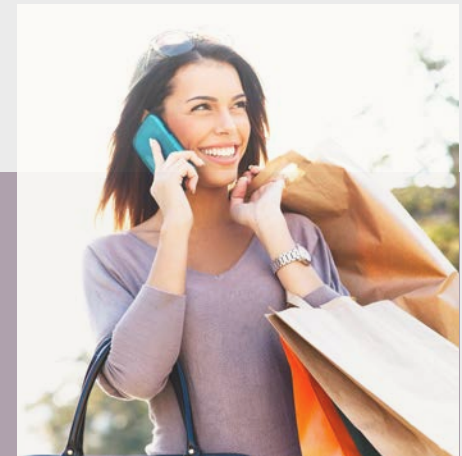


## Terms

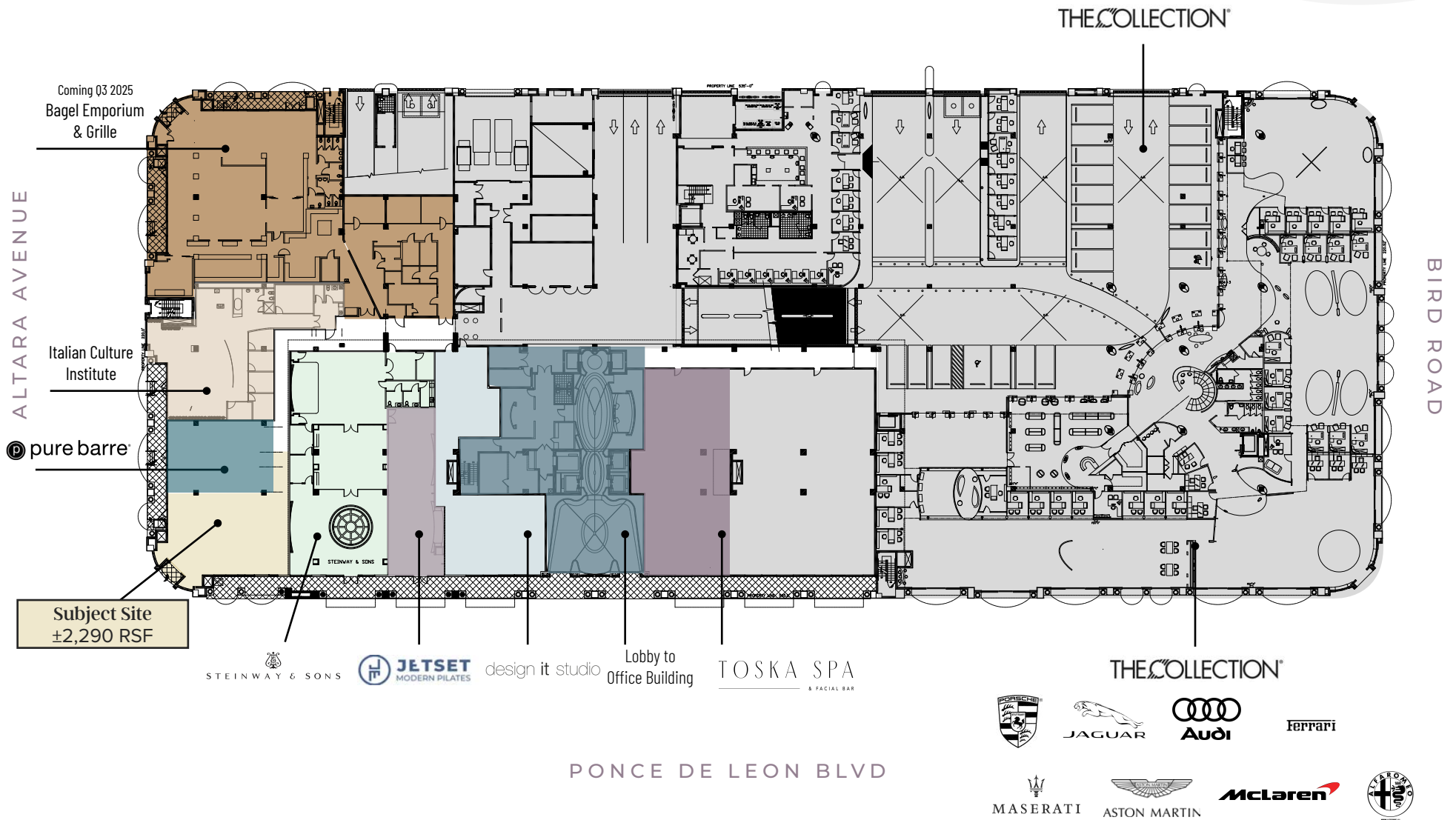
Negotiable

## Additional Features

- » Abundant on-site parking
- » Footsteps from The Shops at Merrick Park
- » Close proximity to the University of Miami
- » Adjacent to Metrorail



# Ground Floor Lease Plan



STEINWAY & SONS

JETSET  
MODERN PILATES

design it studio

Lobby to  
Office Building

TOSKA SPA  
& FACIAL BAR

THE COLLECTION



Ferrari

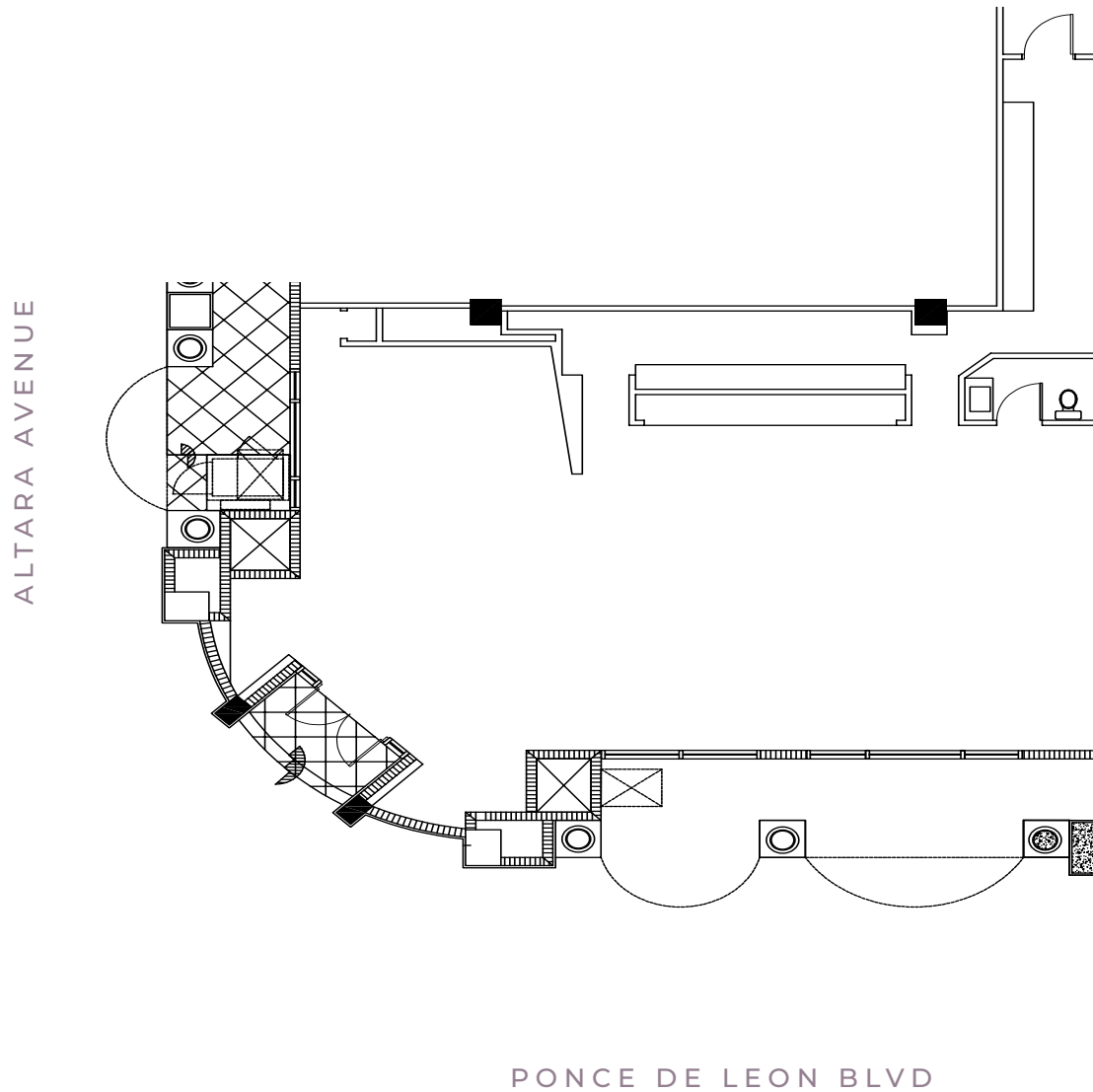


McLaren



PONCE DE LEON BLVD

# Floorplan



± 2,290 RSF

# Location Demographics



*1 Mile*

35,118

Total Population

64,804

Daytime Population

42

Median Age

\$150,153

Average Household  
Income

*3 Miles*

240,953

Total Population

267,791

Daytime Population

43

Median Age

\$130,230

Average Household  
Income

*5 Miles*

523,877

Total Population

422,372

Daytime Population

41

Median Age

\$125,604

Average Household  
Income

# Area Map

Coming Soon

## Co-Tenants



## Neighboring Tenants



## Minutes Away From







# 4110 Ponce De Leon

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**CBRE**

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