

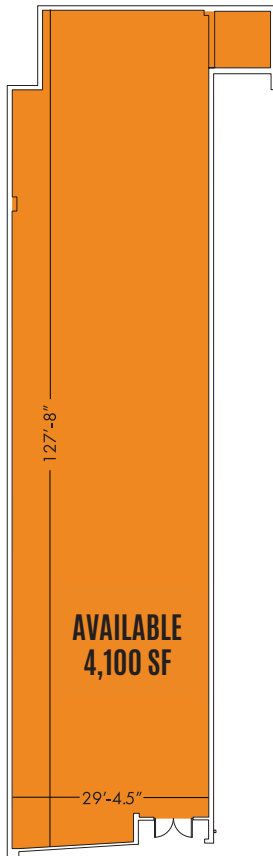


// EXCLUSIVE LEASING OFFERING

137 MIRACLE MILE

RESTAURANT SPACE // CORAL GABLES, FLORIDA 33134

137 MIRACLE MILE



// PRIME LOCATION

4,000 SF space on 200 block of Miracle Mile. An elegant and sophisticated destination for diners and shoppers in Downtown Coral Gables.



// NEIGHBORS

Surrounded by 120+ restaurants and 115 top retailers - Hillstone, Moxies, Būccan, Motek, Pura Vida, Chewy, Scandy Candy, Laser Away, Club Pilates, Barnes & Noble.



// PARKING-A-PLENTY

More than 2,400 parking spaces & 6 centralized valet stations service Miracle Mile.



// 15-MINUTE CITY

Every daily essential within a 15-minute walk or bike ride. Live, work, and play in Coral Gables.



// CULTURAL HUB

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

FOR RETAIL LEASING INFORMATION, PLEASE CONTACT

MINDY MCILROY

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LE JEUNE RD
(SW 42ND AVE)

SALZEDO ST

PONCE DE LEON BLVD

GALIANO ST

S. DOUGLAS RD
(SW 37TH AVE)

2400

6

PARKING SPACES

CENTRALIZED VALET STATIONS



101 PARKING SPACES



17 PARKING SPACES



17 PARKING SPACES



615 PARKING SPACES



48 PARKING SPACES



579 PARKING SPACES



353 PARKING SPACES



282 PARKING SPACES



73 PARKING SPACES



40 PARKING SPACES



PARKING



VALET



TERRANOVA PROPERTIES



BBQ PERMIT LOCATION

DOC B's
FRESH KITCHEN
DAISY TARTI
GoodVets
BODEGA
EL NARO
BELLEZA INTEGRAL
paris claire
Veneta Cuchie
FOREVER YOUNG SPA
pure barre
Papi Bertini
LA JAMOLECA
MAISON MICHONIEP
ROSA CLARA
TERRA DOCA
TERRA LAGOS

HILLSTONE
at&t
LA BIERA BAR
ARTE DE CUSINE
SARTORI AMICI
JAE'S
VOVO
Scandy Candy
J. DEL OLMO BRIDAL
John Martin's
VIOLETAS
CARROT
LANCANTONY
OAKBERRY
ABSTRONG JAZZ
BELIERMA LONDON
PORTFOLIO SALON
HUES NIBBENTS
MARO WELLNESS
JOSE ROCA JEWELRY
BankUnited

MIA CUCINA
Bonsai Sushi
SALUMERIA 104
JIMMY JOHN'S
AZUL
fuku
RAYMOND JAMES
KETTAL
AVANT GARDE SALON
BAC FLORIDA BALC
MCCLENN
THE STEAKHOUSE

DAVID'S BRIDAL
MOTEL
Cocoliche
UNITED STATES POSTAL SERVICE
CLUB PILATES
MOXIES

300-AVAIL
LAS SURENAS
BOLADO CLOTHES
AM AM
PRATES STRONG STUDIO
cobe
NATUREPEDIC
NITKA SEMSCH
332-AVAIL
Polestar
348-AVAIL
350-AVAIL
MERLII
PRONOVAS
neoklasik
Leica
GRUING
NEVADA NOVIAS
LA ROSA
SKIN STUDIO
BY DR'S DAUGHTER
THE ROSE TREE COTTAGE
CORN BARBERS

WELLS FARGO
204-AVAILABLE
COPPER
QUORE
chewy
VetCare
MEN DRAMA
SUSHI SAKI
LE PATA GORDA
VIBETHNINA
PURA VIDA
ELLA BELLA ROZJO
GABLES GEMS
I & A FORMALWEAR
ME Massage Envy
Frattino
NU
CREATIVE WEDDINGS
HANDLES
FRANCESCO
MIRACLE THEATER
Häagen-Dazs
STARBUCKS COPPER

buccan
MORAYS
ALEGRIA'S BRIDE
WOLVES WINE SHOPPE
CURVES N WAVES
WELL GROOMED GENTLEMAN
BARNES & NOBLE
TD Bank

DENTIST
LEGGENDA BRIDAL
OLD SCHOOL BARBERSHOP
NATURA
Capital One
CORAL GABLES EYE CARE
NANDOG
SPARAGNA
Miami WATER
DON FAVIO'S PIZZA
Cajacab
MARTYKATE
MOREIRA PALETAS
ESSIE
INTUTION STYLISTS
GABLES COIN & STAMP
BOBBA TEA
SAYES BRIDAL
MALAKOR THAI ISAAAM
TEE BOX ROOM
SPY WORLD
STAND

300 BLOCK

200 BLOCK

100 BLOCK

00 BLOCK

TENANT HIGHLIGHTS

Leica Camera
GoodVets
Doc B's
Sitka Semsch
Las Surenas
Babes Hot Pilates

TENANT HIGHLIGHTS

Hillstone
Pura Vida
Chewy
Laser Away
Wells Fargo
Scandy Candy

TENANT HIGHLIGHTS

Buccan
Fuku
MiaCucina
Maman
Barnes & Noble
Crema

TENANT HIGHLIGHTS

Motek
Moxies
Club Pilates
Caracas Bakey
Stand by Shingo

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// SURROUNDING AREA

THE CITY BEAUTIFUL

Coral Gables is known for its canopy trees and Mediterranean architecture. Coral Gables boasts a unique blend of residential allure, international influence, and a thriving business environment. Its proximity to Miami International Airport and the Port of Miami facilitates efficient logistics for business and personal travel. The city acts as the commercial center for four other affluent communities: Key Biscayne, Coconut Grove, Pinecrest & South Miami.

CORAL GABLES — PEOPLE & VISITORS

53K

Residents

39

Median age

\$1.5M

Average home price

\$232K

Average HH Income

91K

Daytime Population

5M

Visitors annually

4M

Domestic visitors

1M

International visitors

200

Multi-National
Companies

Inlcuding:

FIFA®

 **BACARDÍ.**



\$53K

Total Retail
Sales per Capita

120

Restaurants

12M

SF of
Office Space

6000

Businesses

\$1.5B

Total Retail
Sales

200

Retailers

1.7%

Retail
Vacancy Rate

21

Consulates

CORAL GABLES
CENTRAL BUSINESS DISTRICT
(density growth)

8K

Multi-family units
(Existing)

3K

Multi-family units
(Under construction/proposed)

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// EVENTS & CELEBRATIONS

CORAL GABLES COMES ALIVE



FESTIVAL OF THE ARTS

January



CARNAVAL ON THE MILE

March



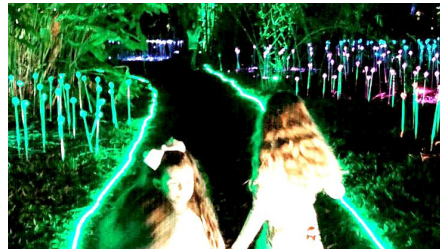
4TH AT THE BILTMORE

July



TRICK OR TREAT ON THE MILE

October



NIGHTGARDEN · FAIRCHILD

November



CHRISTMAS TREE LIGHTING

December

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 (Nov-Apr)
Gables Gallery Night
Gables Bike Tours

ONGOING

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

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// LOCATION MAP OVERVIEW

MINUTES FROM EVERYTHING



DRIVE TIMES

00-15 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

16-29 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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