



// EXCLUSIVE LEASING OFFERING

204 MIRACLE MILE

RETAIL SPACE // CORAL GABLES, FLORIDA 33134

204 MIRACLE MILE



// PRIME LOCATION

1,036 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

mmcilroy@terranovalcorp.com • 305.970.6344

LAUREN METSER

lmets@terranovalcorp.com • 757.581.2766



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

DOC B's
FRESH KITCHEN

DAISY TARTI

GoodVets
BODEGA

EL NARO

BELLEZA INTEGRAL

parisclaire

Veneta Cuchie

FOREVER YOUNG SPA

pure barre

Papi Bertini

LA JAMOLICA

MAISON MICHIEP

ROSA CLARA

YORBA

LA ROSA

LA ROSA

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17 PARKING
SPACES

RAYMOND JAMES

KET TAL

AVANT GARDE SALON

BAC FLORIDA BALC

THE STEAKHOUSE

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17 PARKING
SPACES

MIA CUCINA

Bonsai Sushi

Salumeria 104

JIMMY JOHN'S

AZUL

137-AVAILABLE

RAYMOND JAMES

KET TAL

AVANT GARDE SALON

BAC FLORIDA BALC

THE STEAKHOUSE

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615 PARKING
SPACES

DAVID'S BRIDAL

MOTEL

Cocoliche

UNITED STATES POSTAL SERVICE

CLUB PILATES

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355 PARKING
SPACES

DENTIST

LEGGENDA BRIDAL

OLD SCHOOL BARBERSHOP

NATURA

Capital One

CORAL GABLES EYE CARE

NANDO

SPARAGNA

Myra

DON FAVIO'S PIZZA

CAJACAB

MARTINIS

MOBILIA PALETAS

ESSIE

INTUTION STYLISTS

GABLES COIN & STAMP

BOBBA TEA

SAYES BRIDAL

MALAKOR THAI ISAAH

TEE BOX

SPY WORLD

STAND

STAND

STAND

STAND

STAND

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STAND



40 PARKING
SPACES

buccan

MORAYS

ALEGRIA'S BRIDE

WOLVES WINE SHOPPE

CURVES N WAVES

WELL GROOMED GENTLEMAN

WELL GROOMED GENTLEMAN

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75 PARKING
SPACES

BARNES & NOBLE

TD Bank

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579 PARKING
SPACES

HILLSTONE

at&t

LA BIERA BAR

ARTE DE CUSINE

SARTORI AMICI

JAE'S

VOVO

Scandi Candy

J. DEL OLMO BRIDAL

John Martin's

VIOLETAS

CARROT

LANCANTO

OAKBERRY

ADAMSTRONG JAZZ

BELLEZA LONDAL

PORTFOLIO SALON

HUES INFINITO

MARO WELLNESS

JOSE ROCA JEWELRY

BankUnited

BankUnited

BankUnited

BankUnited

BankUnited

BankUnited

BankUnited

BankUnited

BankUnited

BankUnited

BankUnited

BankUnited

BankUnited



282 PARKING
SPACES

WELLS FARGO

COPPER

QUORE

chewy

VetCare

WELL DRAMA

Barby

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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



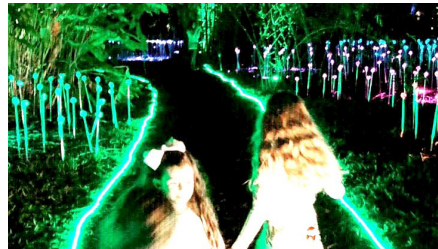
4TH AT THE BILTMORE

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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