



# 204 MIRACLE MILE

RETAIL SPACE

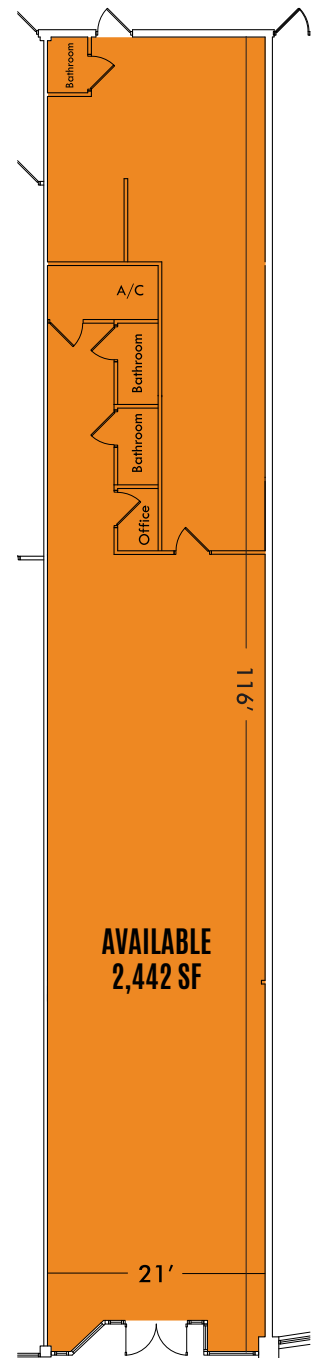
CORAL GABLES, FLORIDA 33134

# 204 MIRACLE MILE

## // PROPERTY OVERVIEW



21' OF FRONTAGE



### PRIME LOCATION

2,442 SF space on Miracle Mile, an elegant and sophisticated destination to live, shop, play, and work in downtown Coral Gables.



### PEDESTRIAN FRIENDLY

Home to Miami's finest retail boutiques and acclaimed restaurants, Miracle Mile has a walkability score of 98.



### CULTURAL HUB

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



### NEIGHBORS

Surrounded by 120 trendy restaurants and 115 top retailers including Hillstone, Morton's, Kettal, Forte, & Pronovias.



### PARKING-A-PLENTY

The area boasts more than 2,400 parking spaces & 6 valet stations right on Miracle Mile.



For retail leasing information, please contact:

MINDY MCILROY • [mmcilroy@terranovacorp.com](mailto:mmcilroy@terranovacorp.com) • 305.970.6344

LAUREN ROBBINS • [lrobbins@terranovacorp.com](mailto:lrobbins@terranovacorp.com) • 757.581.2766

# 330 MIRACLE MILE // AREA MAP

■ = LOCATION



**BLVD - 15,700 CARS DAILY (2022)**

**200** Cortadito COFFEE HOUSE

**202** SUSHI SAKÉ

**204** [PINK SQUARE]

**206** Cu COPPER TWENTYNINE

**208** QUORE

**210** [PINK SQUARE]

**212** 212-AVAILABLE

**216** ORIGEN BOUTIQUE EYEBROW DESIGN

**230** Emmy BABY NAIL

**232** LA PATA GORDA

**242** BENIHANA THE JAPANESE STEAKHOUSE

**244** PURA VIDA

**P** PARKING

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## // SURROUNDING AREA

Known as the City Beautiful, Coral Gables flourishes as the garden city its founders envisioned. Lush, canopy trees line the avenues and Mediterranean architecture decorates the buildings. Coral Gables boasts a unique blend of residential allure, international influence, and a thriving business environment. It is home to a mix of commercial spaces, from modern office buildings to unique boutiques and a cosmopolitan restaurant scene. The city is very desirable to businesses as it is unaffected by seasonal shifts unlike other parts of Florida. It is also close in proximity to Miami International Airport and the Port of Miami to facilitate efficient logistics for business and personal travels.

### DOWNTOWN CORAL GABLES

**150** Multi-National Companies // **100K** Total Daytime Population

**172** Businesses // **11.5M** SF of Office Space

**1.7%** Vacancy Rate // **21** Consulates

### CORAL GABLES SALES

**\$1.5B** Total Retail Sales

**\$363M** Total Hospitality Sales // **\$31,502** Total Retail Sales per Capita

### CORAL GABLES POPULATION

**50K** Residents // **39** Median Age

**\$977K** Median Home Price // **\$114K** Median HH Income

### VISITORS TO CORAL GABLES

**19%** Florida Resident Visitors // **3M** Tourist Annually

**11%** FL Resident Overnight Visitors // **9%** International Overnight Visitors



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# CORAL GABLES

## //EVENTS & CELEBRATIONS



**TRICK OR TREAT ON THE MILE**  
October



**GIRALDA UNDER THE STARS**  
Nov thru April



**CHRISTMAS TREE LIGHTING**  
December



**CARNAVAL ON THE MILE**  
March



**4TH AT THE BILTMORE**  
July



**FESTIVAL OF THE ARTS**  
January

### NOTABLE EVENTS

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**A N N U A L L Y**

- 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

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**M O N T H L Y**

- Giralda Live
- Gables Gallery Night
- Gables Bike Tours

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**O T H E R E V E N T S**

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



**NIGHTGARDEN @ FAIRCHILD**  
November



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# MIRACLE MILE

## // LOCATION MAP OVERVIEW



### DRIVE TIMES

#### // 00 to 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 to 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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