



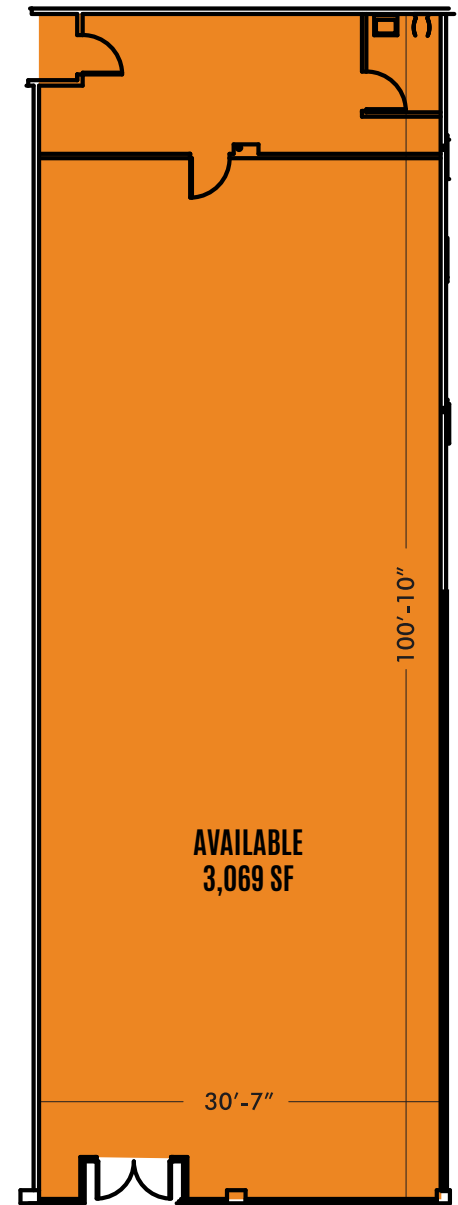
212 MIRACLE MILE

RETAIL SPACE

CORAL GABLES, FLORIDA 33134

212 MIRACLE MILE

// PROPERTY OVERVIEW



PRIME LOCATION

3,069 SF space with 30' of frontage on Miracle Mile, an elegant & sophisticated destination to live, shop, play, & 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 • 305.970.6344

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212 MIRACLE MILE // AREA MAP

■ = LOCATION



BLVD - 15,700 CARS DAILY (2022)

204-AVAILABLE

CORTADITO
COFFEE HOUSE

SUSHI SAKE

COPPER TWENTYNINE

ORIGEN BOUTIQUE **EYEBROW DESIGN**

LA PATA GORDA

BENIHANA
THE JAPANESE STEAKHOUSE

PURA VIDA

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



CARNAVAL ON THE MILE
March



4TH AT THE BILTMORE
July



CHRISTMAS TREE LIGHTING
December



FESTIVAL OF THE ARTS
January

NOTABLE EVENTS

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
- Gables Gallery Night
- Gables Bike Tours

OTHER EVENTS

- 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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