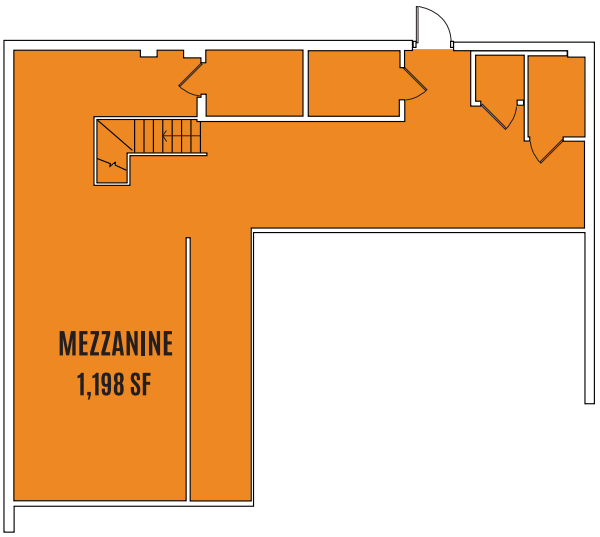
350 MIRACLE MILE

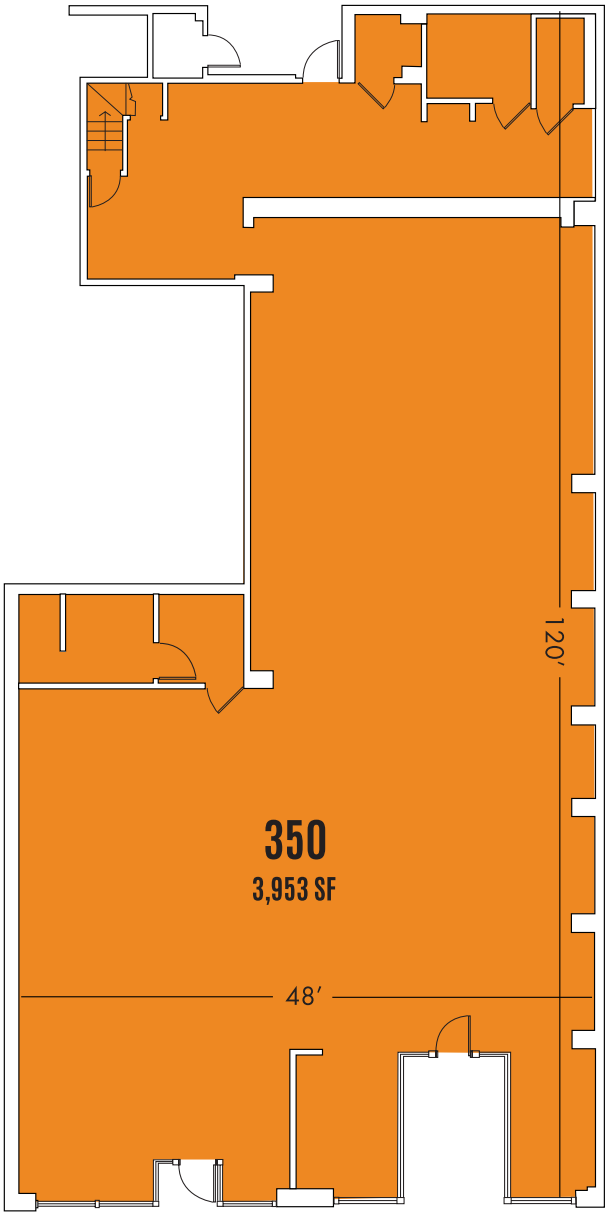
RETAIL SPACE

CORAL GABLES, FLORIDA 33134

350 MIRACLE MILE

//PROPERTY OVERVIEW





PRIME LOCATION

5,151 SF space on 300 block of Miracle Mile. An elegant and sophisticated destination for diners and shoppers in Downtown Coral Gables.

15 MINUTE CITY

All your daily essentials in a 15-minute walk or bike ride. Live, work, play in Coral Gables.

CULTURAL HUB

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

NEIGHBORS

Surrounded by Surrounded by 120 trendy restaurants and 115 top retailers including Hillstone, Moxies, Motek, Pura Vida, Chewy, Polestar, Laser Away, Club Pilates, Barnes & Noble.

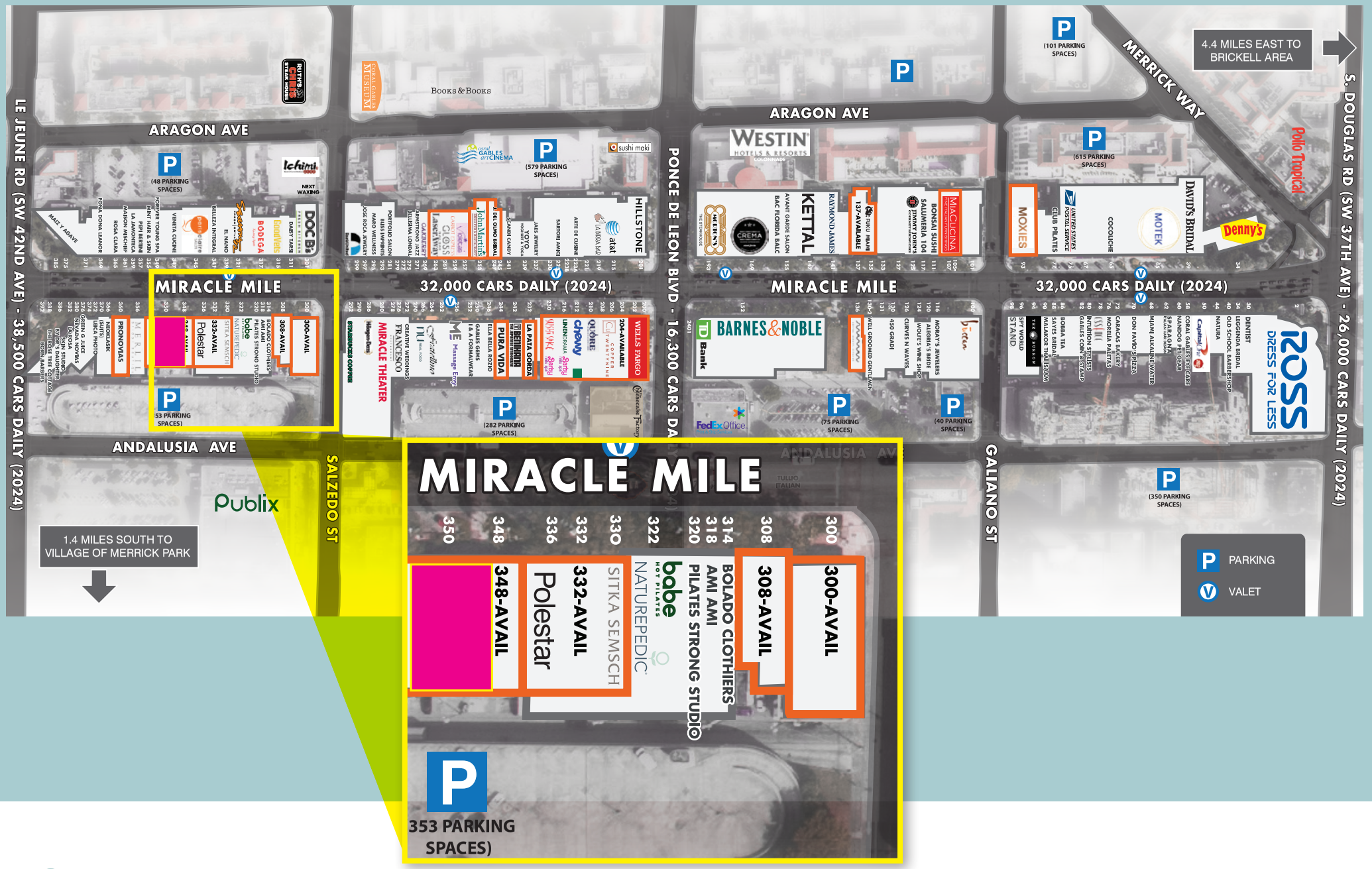
PARKING-A-PLENTY

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
LAUREN ROBBINS • lrobbins@terranovacorp.com • 757.581.2766

350 MIRACLE MILE //AREA MAP

=LOCATION



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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
$1M Median Home Price	**$131K** 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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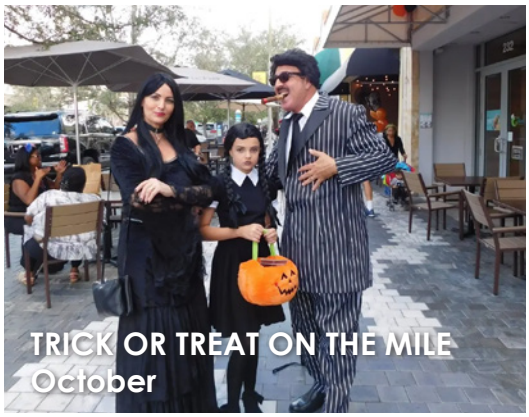
CORAL GABLES
//EVENTS & CELEBRATIONS


TRICK OR TREAT ON THE MILE
October

GIRALDA UNDER THE STARS
Nov thru April

CHRISTMAS TREE LIGHTING
December

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

CARNAVAL ON THE MILE
March

4TH AT THE BILTMORE
July

FESTIVAL OF THE ARTS
January

NIGHTGARDEN @ FAIRCHILD
November

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MIRACLE MILE
//LOCATION MAP OVERVIEW

DRIVE TIMES

// 00 to 15 min		// 16 to 29 min		// 30+ min	
University of Miami	// 09 min	Downtown Miami	// 16 min	Miami Beach Conv Cntr	// 30 min
Coconut Grove	// 12 min	Kendall	// 20 min	Hard Rock Stadium	// 30 min
Little Havana	// 12 min	Design District	// 22 min	Miami Lakes	// 30 min
Vizcaya Museum	// 14 min	Doral	// 22 min	Aventura	// 40 min
South Miami	// 14 min	Pinecrest	// 22 min		
MIA (Airport)	// 15 min	Port of Miami	// 24 min		
Brickell	// 15 min	Wynwood	// 24 min		
		Key Biscayne	// 25 min		
		South Beach	// 27 min		

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