



245

*Miracle Mile*

CORAL GABLES, FL



# 245A MIRACLE MILE

475 SF SECOND FLOOR OFFICE SPACE

- 475 SF office on highly trafficked Miracle Mile
- A preferred destination for professionals, offering restaurants such as Hillstone, Seasons 52, DOC B's, Ortanique on the Mile, and Morton's are just steps away
- Ample metered, valet, and garage parking available
- Adjacent and within walking distance to top hotels, restaurants, retail and a large affluent residential population
- Over 380,000 professionals commuting daily to the City Beautiful
- A major commercial hub, Coral Gables has 10.8 million square feet of office space and more than 1600 hotel rooms
- \$1+ billion in annual retail expenditures in the Mile's 33134 zip code
- 3+ million tourists strolling along Miracle Mile and its surroundings annually



*Miracle Mile*

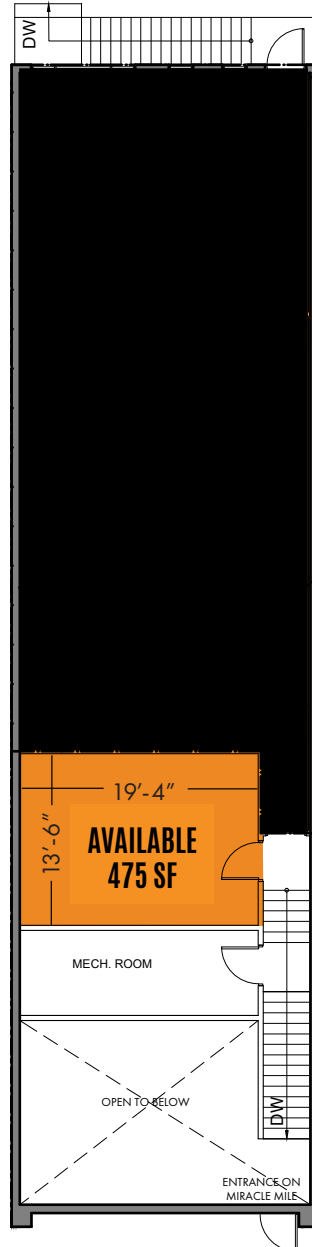


For retail leasing information, please contact:

**MINDY MCILROY • [mmcilroy@terranovalcorp.com](mailto:mmcilroy@terranovalcorp.com) • 305.779.8970**

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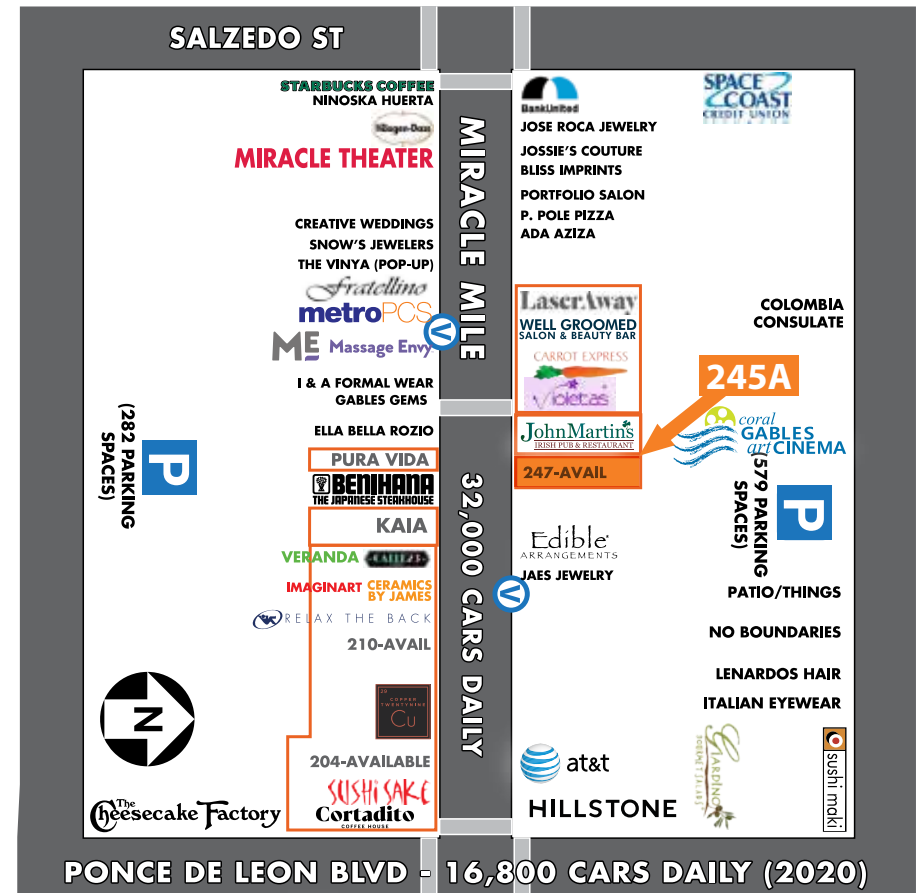
## FLOOR PLAN



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## DEMOGRAPHICS

	3 Mile	5 Mile
Population	256,991	529,377
Average Income	\$74,754	\$73,294
Average Age	43	41
Average Housing Value	\$482,038	\$454,157

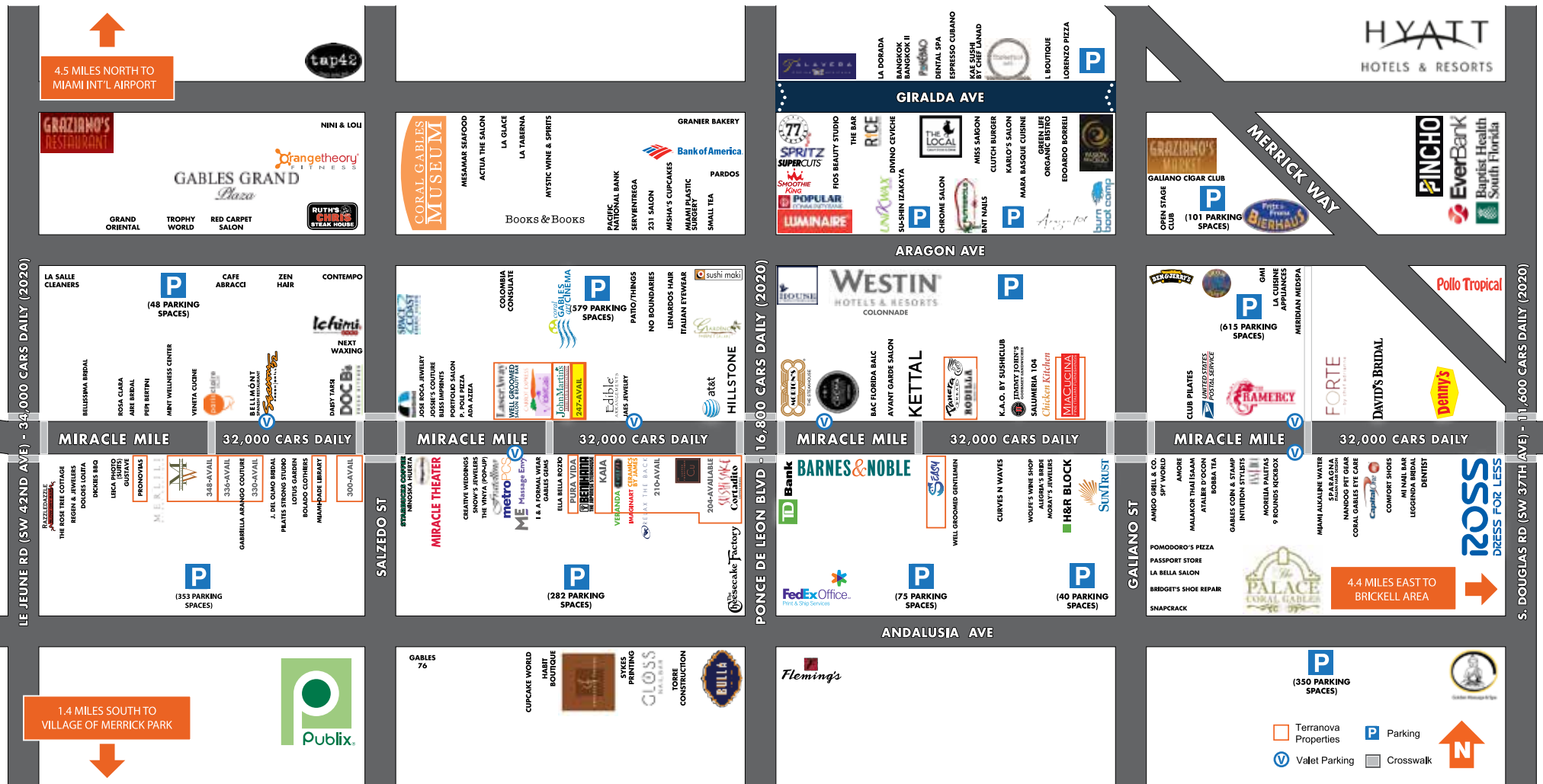


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## AREA MAP

# Miracle Mile



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