

RETAIL ON PONCE

2710 PONCE DE LEON BLVD, CORAL GABLES, FL 33134



PROPERTY DESCRIPTION

Discover your business's new home at 2710 Ponce de Leon Boulevard in the commercial heart of Coral Gables. This retail space, offering 1,356 square feet of adaptable open area accented with tasteful wood flooring, provides a professional and flexible environment. The expansive storefront windows deliver abundant natural light and premier product placement to engage the high foot traffic on this prominent boulevard.

The location is second to none, poised across from the new Plaza Coral Gables, ensuring a constant stream of potential customers attracted by the area's mix of high-end retail, dining, and leisure facilities. Just a stroll away from Miracle Mile, your business will benefit from the cachet and convenience of being in a bustling economic district. Take advantage of this exceptional opportunity to position your retail venture in a thriving, upscale urban setting renowned for its business-friendly atmosphere and affluent clientele.

PROPERTY HIGHLIGHTS

- Prime Location: Situated at 2710 Ponce de Leon Boulevard, in the bustling commercial epicenter of Coral Gables.
- Spacious Interiors: Offers 1,356 square feet of open and customizable space, complete with elegant wood flooring.
- Optimal Visibility: Features expansive storefront windows that flood the space with natural light and provide prime visibility to high pedestrian and vehicular traffic.
- Nearby Attractions: Located across from the new Plaza Coral Gables and a brief walk to the famous Miracle Mile, enhancing potential customer reach.
- Upscale Urban Appeal: An opportunity to establish your business in an area known for its affluent demographic, robust economy, and welcoming environment for businesses.

OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (NNN)
Available SF:	1,356 SF
Lot Size:	1,966 SF
Building Size:	1,356 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	16,342	223,184	567,467
Total Population	32,422	517,990	1,392,810
Average HH Income	\$87,947	\$77,635	\$75,048



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BILLY PLANES

Broker - Owner - CCIM

305.772.8513

bplanes@remax.net

4217 Ponce De Leon Blvd
Coral Gables, FL 33146-1826

305.602.0360

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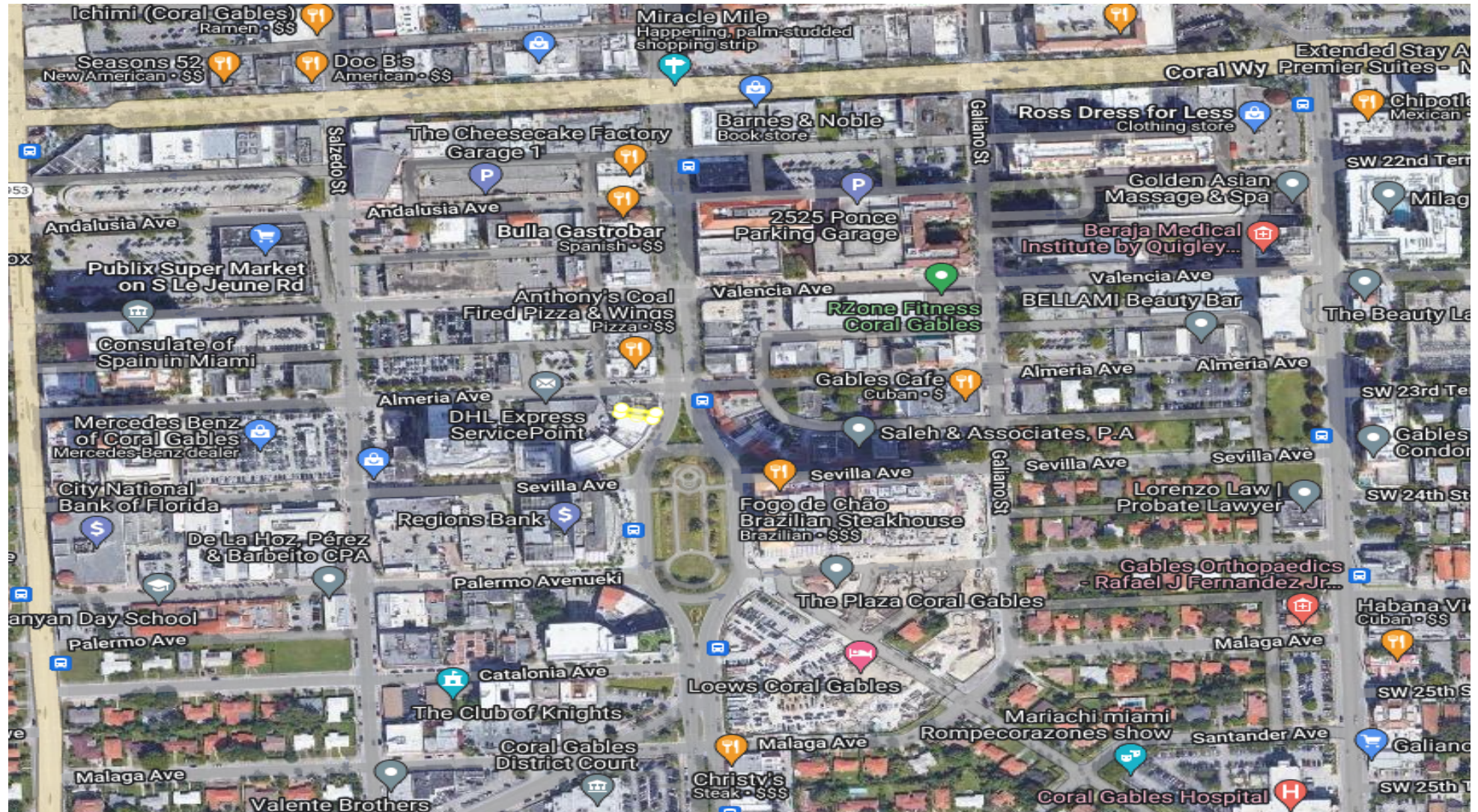
FOR LEASE

RETAIL PROPERTY

RETAILER MAP

RETAIL ON PONCE

2710 PONCE DE LEON BLVD, CORAL GABLES, FL 33134



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FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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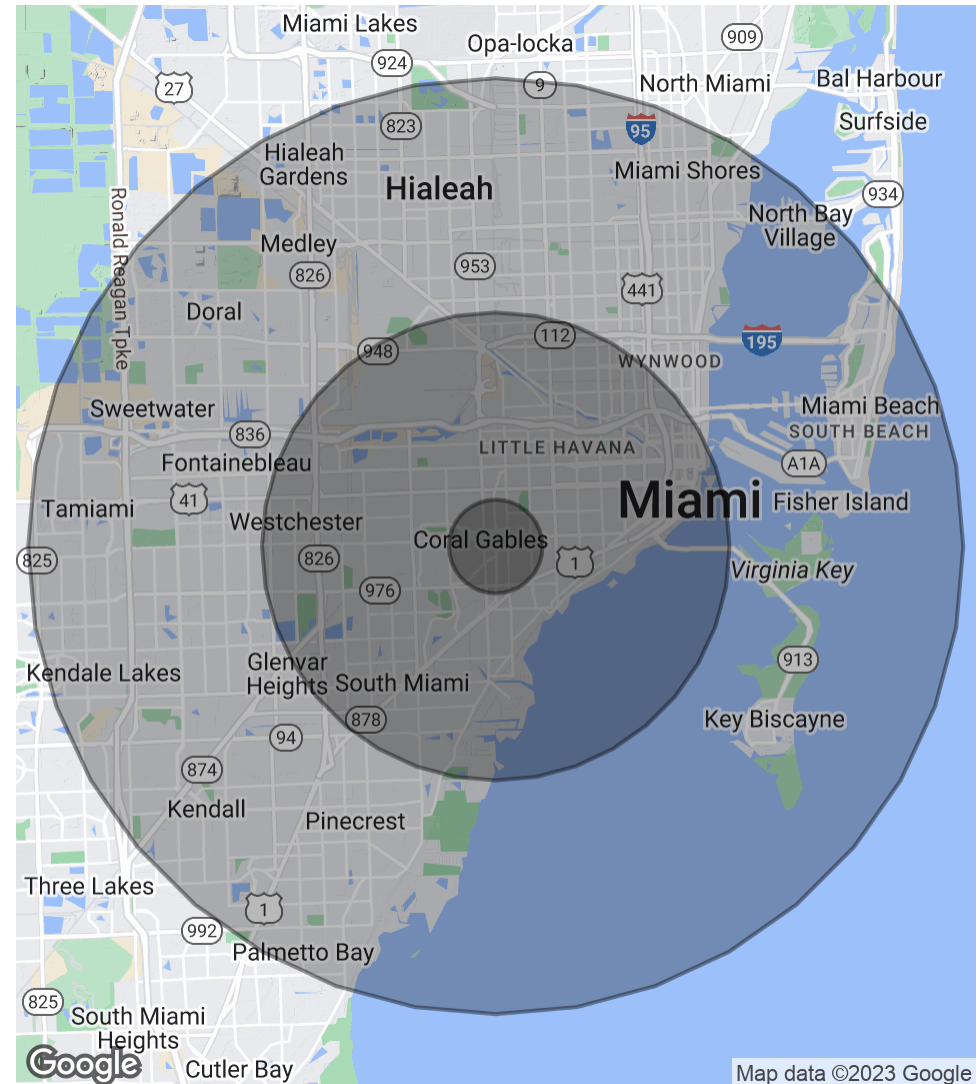
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	32,422	517,990	1,392,810
Average Age	44.0	42.4	42.1
Average Age (Male)	42.6	41.2	40.3
Average Age (Female)	44.4	43.9	43.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	16,342	223,184	567,467
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$87,947	\$77,635	\$75,048
Average House Value	\$431,876	\$359,110	\$348,647

* Demographic data derived from 2020 ACS - US Census



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