

Coral Gables
Retail
For Lease

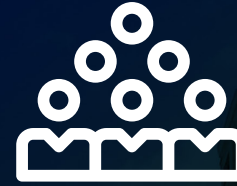
255
ALHAMBRA

255 Alhambra Cir,
Coral Gables, FL 33134



PROPERTY HIGHLIGHTS

- Ground floor retail space at the base of a 220,000 SF Class A office building in the Coral Gables Central Business District
- 3,390 RSF available
- Former tenant was an educational school and language center with classroom build out still intact
- Landlord open to all uses
- Located on Alhambra Circle with nearby tenants like Café Demetrio, Chase Bank, Tap 42, OrangeTheory Fitness, Verizon, T-Mobile, Zucca, Gusto Fino Café, The Globe, and more
- 565 covered, on-site parking spaces plus ample metered street parking
- Building lobby was recently renovated



Population
260,828



Estimated Households
97,293



Average Household Income
\$77,897



Median Age
43.3

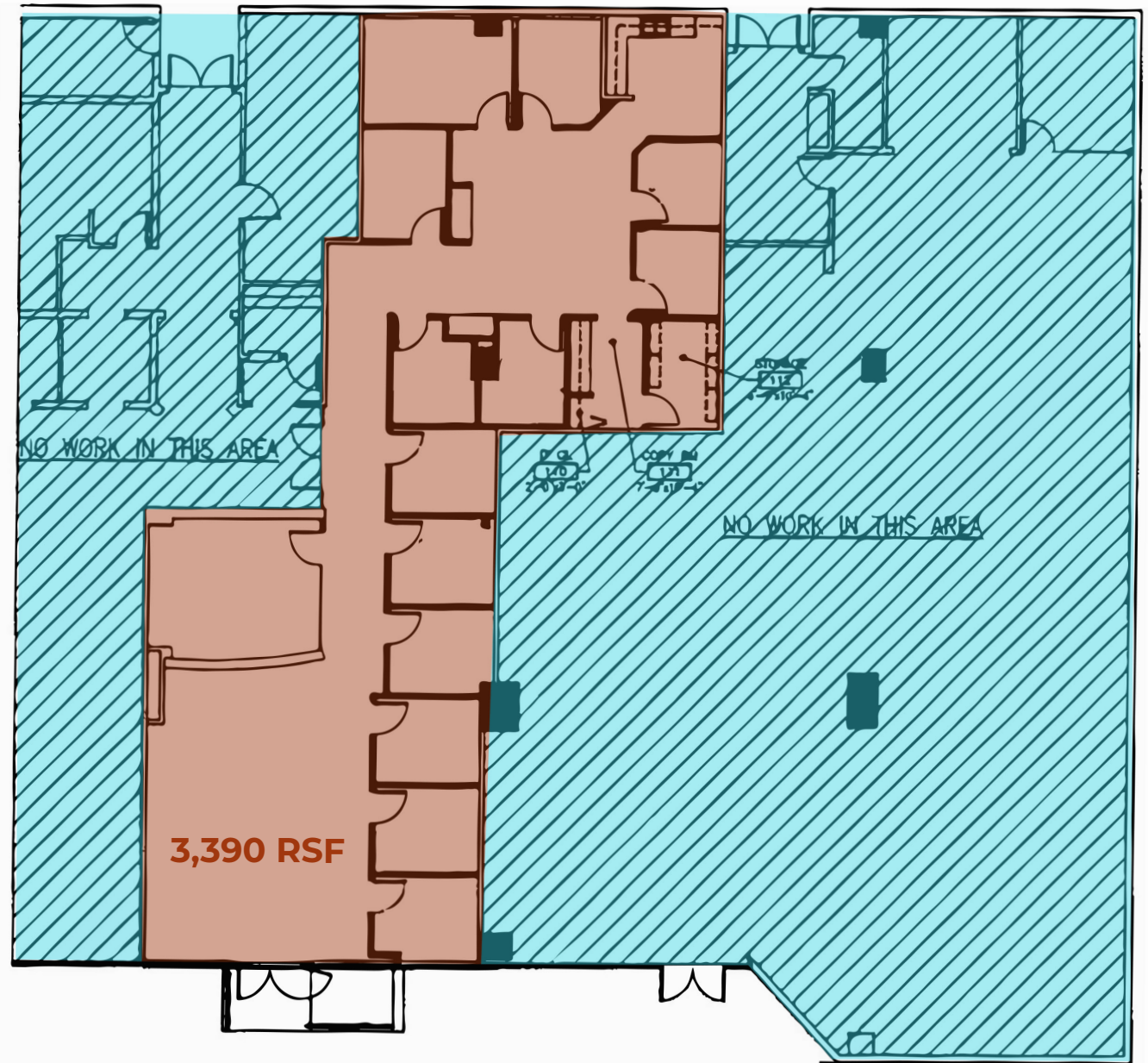


Daytime Population
260,828



Businesses
18,256

AVAILABLE SPACE



AREA RETAIL



Coral Gables, The City Beautiful, is a major employment center, with almost as many people working in the City as living there. The City is especially desirable to businesses because of its proximity to Miami International Airport, PortMiami, and Downtown Miami, while also being convenient for executive housing. In addition, a vintage style trolley connects many of the commercial districts, Grand Avenue and the Metrorail. Coral Gables attracts national and regional retailers along with an abundance of boutiques and retail shops. The City has a strong offering of banking, investment institutions, health care, and professional services, as well as being the international headquarters for Bacardi and Del Monte Fresh Produce. The University of Miami is also located in Coral Gables, and is the City's largest employer.

FOR INFORMATION:

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