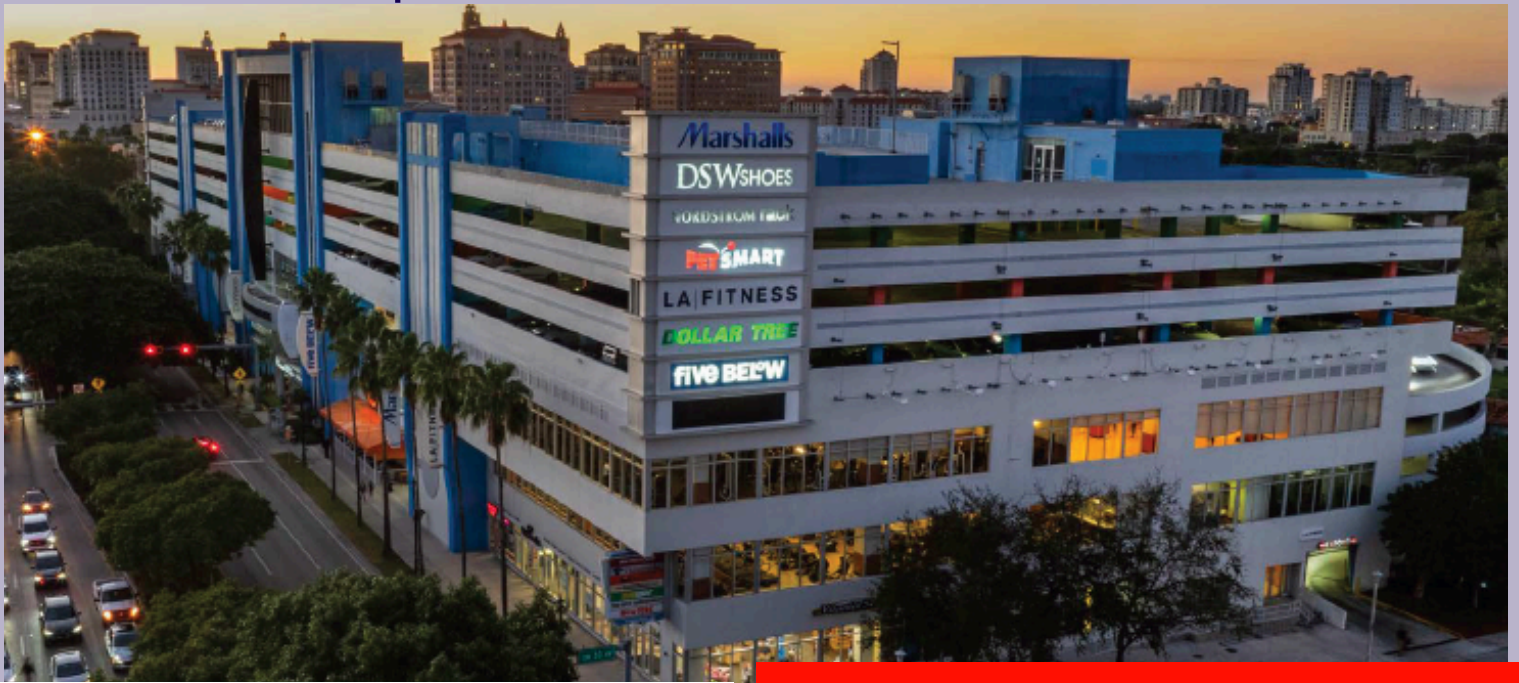


SPACE FOR LEASE

Miracle Marketplace

3301 Coral Way, Miami, FL, USA



4,479 SF. OF RETAIL AVAILABLE

PROPERTY HIGHLIGHTS

YEAR BUILT/ RENOVATED

1989/2009

GLA / LAND AREA

242,485 SF./ ± 3.46 SF.

PARKING

± 897 spaces

ZONING

T5-O - Urban Center

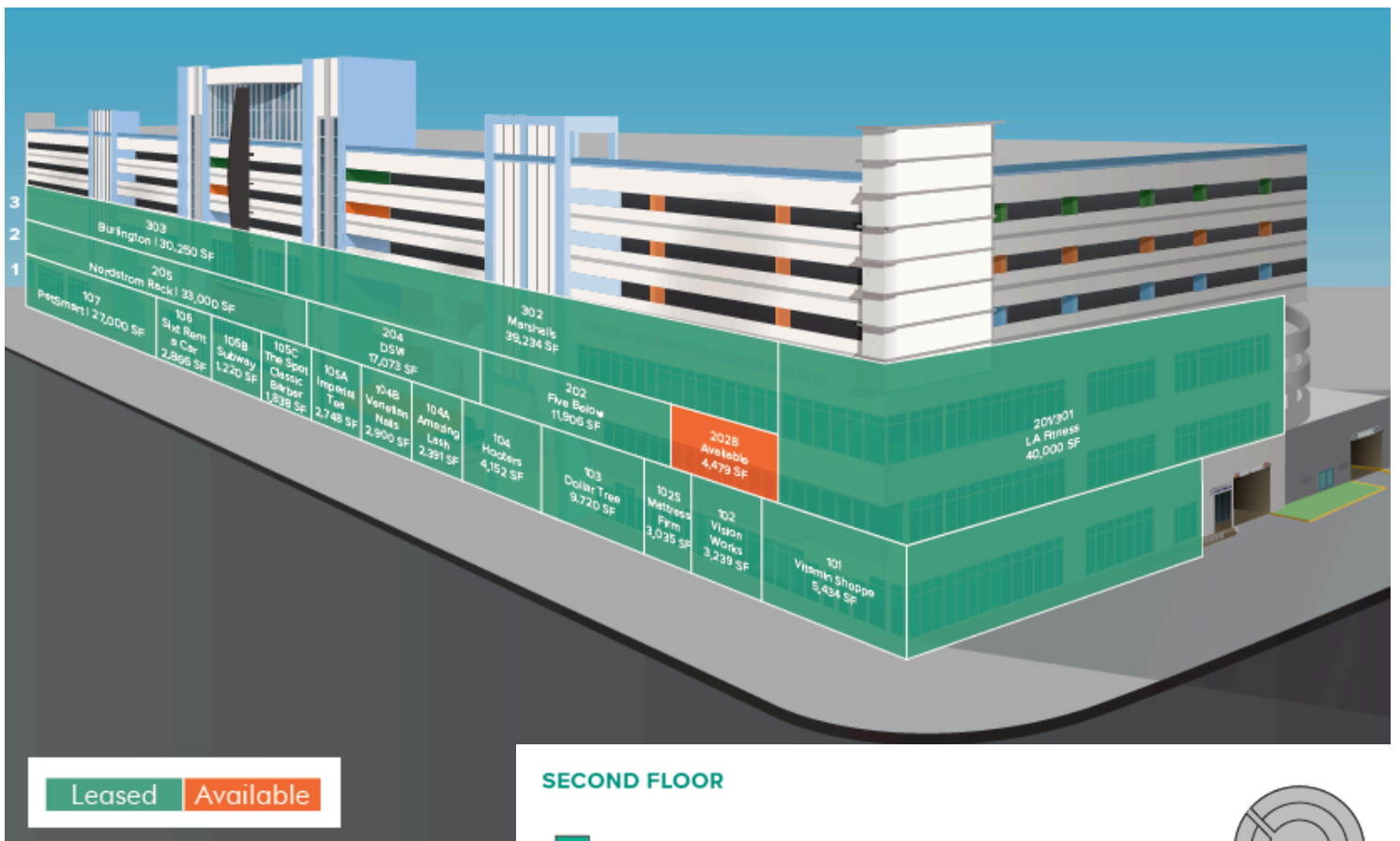
SIGNAGE

Miracle Marketplace has vertical billboard signs on the east and west sides of the building visible from Coral Way. Additionally, several 2nd- 4th floor tenants have double-sided vertical signage affixed to the building and facing out to Coral Way.

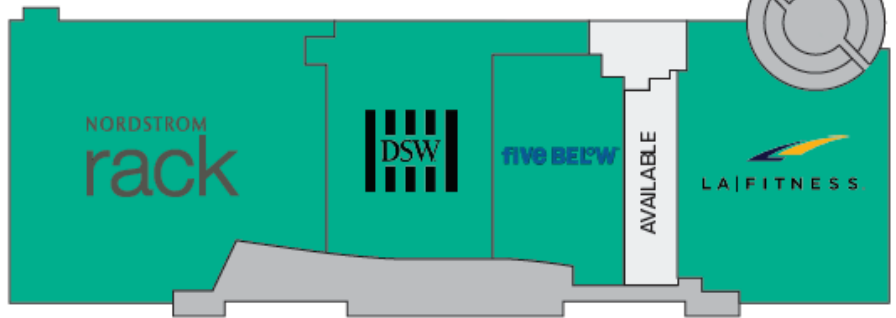
Miracle Marketplace is located at the gateway to Coral Gables' famed "Miracle Mile" at the corner of Coral Way and SW 33rd Avenue. Founded in the 1920s, Coral Gables is one of Miami's most prestigious communities and premier office markets. The area surrounding the property is a pedestrian-friendly, in-fill neighborhood with a mix of streetfront restaurants, boutique shops, single-tenant box retailers, offices and a variety of luxury condominiums. Miracle Marketplace is 4 miles southwest of Downtown Miami, 4 miles southwest of Miami International Airport, 7 miles west of Miami Beach and 25 miles southwest of Downtown Fort Lauderdale.

For More Information contact Hector Gutierrez

305.527.7170 or Hector.Gutierrez@imcequitygroup.com



SECOND FLOOR



AVERAGE DAILY TRAFFIC
Coral Way - 34,000

Miracle Marketplace is uniquely positioned with limited proximate box retail competition and excellent same-store spacing for its anchor tenants.

New developments with significant retail have a non-competing retail mix** and/or are too far from Miracle Marketplace to materially impact the Property especially given area population growth.



- The Property is 83 feet tall and has 580 feet of horizontal frontage on Coral Way - the entry point to Miracle Mile and the heart of Coral Gables.
- Miracle Marketplace benefits from signalized access at the intersections of Coral Way & SW 33rd Avenue and SW 34th Street.
- The Property has a 4-story billboard sign on its east and west edifices and several of its second and third floor tenants have prominent "call-out" signage on Coral Way.
- Miracle Marketplace has a dedicated 4-story covered parking garage, advantageous to avoid heat and rain.
- Average daily traffic counts at the Property are 34,000.
- Miami International Airport (located 2.7 miles north of the Property) is the 9th busiest American airport by passenger traffic (#1 in international passengers) and in 2023 broke its all-time record in passenger traffic by 10%. Since 2019, the airport is the fastest-growing among the USA's 18 largest by passenger traffic. The property's tenancy draws significant tourist shopping traffic.
- The property's roof is underutilized and could be activated as an event or restaurant space. Based on a 2019 engineering study, current ownership believes that approximately 60 residential units can be added to the property.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	41,043	251,390	524,793
2028 Proj. Population	41,258	254,059	554,968
2010-2023 Pop Growth	10%	3%	11%
Employees	45,194	137,517	390,619
2023 Avg HH Value	\$445,920	\$495,881	\$480,557
2023 Avg HH Income	\$93,293	\$96,497	\$101,764

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