

Retail



290 Aragon Avenue

For More Information

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CORNER OF ARAGON AVENUE & SALZEDO STREET IN THE DOWNTOWN CORAL GABLES 'MUSEUM DISTRICT'

290 Aragon Avenue | Coral Gables, FL 33134

Space Available:	2,858 SF
Street Frontage:	70' Frontage on Signalized Corner
Ground Floor:	2,182 SF - Retail & Commercial Uses
2nd Floor:	676 SF - Loft, Office, Studio & Design Uses
Parking:	Pay By Phone Street Parking, 600 Car 'Museum Garage' & Three (3) On-Site Spaces
Rent:	Upon Request

For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

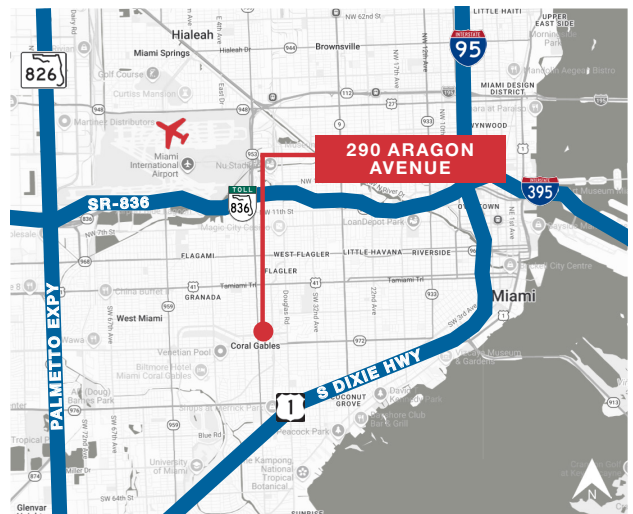
290 Aragon Avenue

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Property Features

- 1,735 SF combined ground and second floor
- Coral Gables 'Landmark' on heavily trafficked pedestrian and, vehicle signalized intersection, at the entrance of The Museum District
- Mediterranean revival design, built in 1926
- Elaborated framed entrance way and projecting accent balcony
- Prominent building, window, and pedestrian walkway signage
- Four (4) double pane display windows
- 12' Ceiling height
- Fully equipped personal care, massage & spa space, 1,123 SF available
- New plumbing, electrical, HVAC 2018



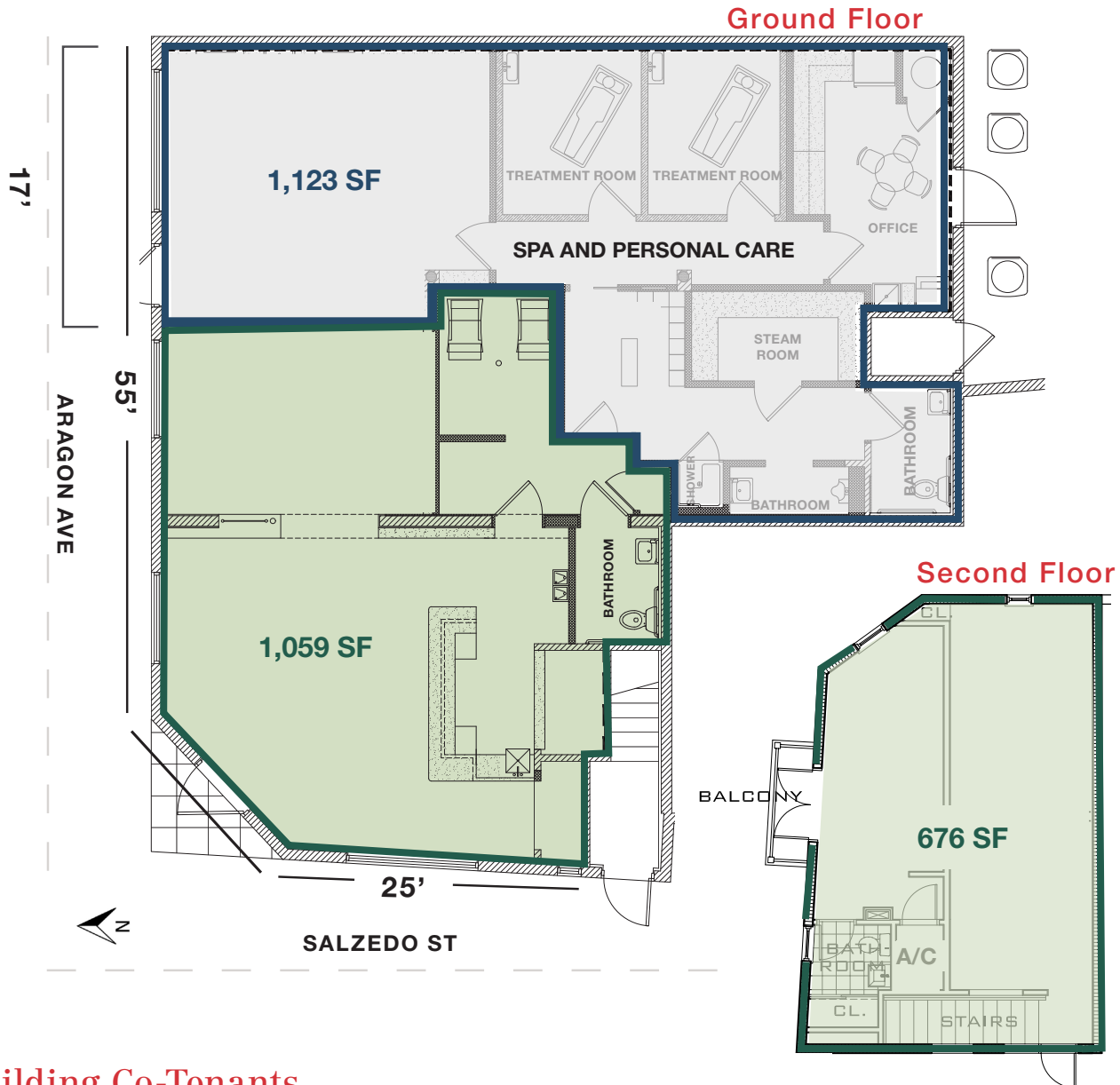
Site Plan

290 Aragon Avenue | Coral Gables, FL 33134

Total Space: 2,858 SF

Ground & Second Floor Combined: 1,735 SF

Spa & Personal Care: 1,123 SF



Building Co-Tenants

- The Neat Waxing Women's Personal Care + Spa
- Truffle Temptations Tuscan Imported Foods and Delicacies

Aragon Avenue Museum District Map

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Walking Score



WALK
SCORE

98

Distances

The Coral Gables Trolley Stop	525 ft
The Plaza Coral Gables	1/2 Mile
Miracle Mile	1/2 Block
Museum Garage	1/4 Block

Space and “District” Photos

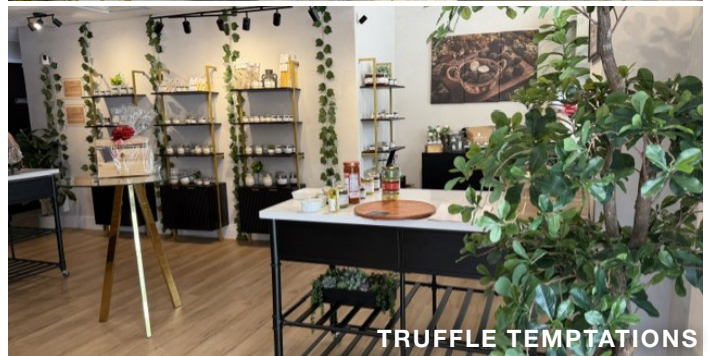
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ELABORATED ENTRANCE WAY



FEWELL GALLERY AND PLAZA



TRUFFLE TEMPTATIONS



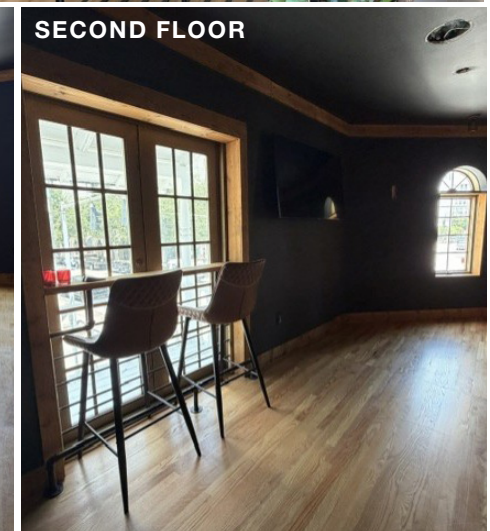
NEAT WAX & SPA ENTRANCE



GROUND FLOOR CORNER



SECOND FLOOR STUDIO



SECOND FLOOR



GROUND FLOOR ENTRY



CORAL GABLES MUSEUM



600 CAR MUSEUM GARAGE

Coral Gables CBD Retail Map

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Location Features

290 Aragon Ave. is located at the center of the Coral Gables Museum District. The Fewell Gallery and Plaza hosts year round, art collections, films, music, monthly Gallery Nights, community events and art installations on its turf- covered 5,000 square foot outdoor plaza.

The Gables Cinema showcases award winning independent, international, and cult & classic films in digital 35mm and rare 70mm formats.

The 'District' offers casual, formal dining & cafes, steps to Café Abracci, Books & Books Courtyard Café, Ruth's Chris Steakhouse, Tap 42, Seasons 52, Doc B's, Barista Cafe, Juan Cafe.

Orange Theory Fitness, Glow Pilates, Plénitude Med-Spa, Salons & Nail spas and variety of boutique retailers and services are within one block.

The Miracle Mile pedestrian friendly "Streetscape" is ½ block from the building, lined with more food, nightlife, bars, retail offerings , personal care & fitness, etc.

Convenient walking distance to the Downtown "CBD" with 5 million Square feet of mixed-use Office, 'Flag' Hotels and to multifamily and residential neighborhoods.

Demographics

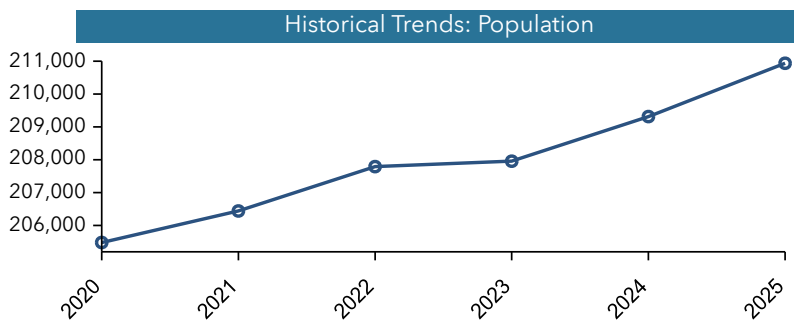
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Key Facts

Education	Bachelor's/Grad/Prof Degree	63.5%
	Some College/Associates Degree	16.3%
	High School Graduate	14.3%
	No High School Diploma	5.9%
Business	Total Businesses	24,934
	Total Employees	159,595
Employment	White Collar	76.2%
	Blue Collar	10.8%
	Services	13.0%
	Unemployment Rate	2.4%

Population Trends



HOUSEHOLDS

91.7K



MEDIAN AGE

40.8

2.9% higher than United States



MEDIAN HH INCOME

\$114K

28.1% higher than United States



MEDIAN HOME VALUE

\$869.8K

57.4% higher than United States



HOMEVALUE TO INCOME RATIO

7.7

Median home value divided by median HH income

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