

951 S LE JEUNE OFFICE/MEDICAL BUILDING

951 S LE JEUNE RD, CORAL GABLES, FL 33134

FOR SALE

**LISTING
WEBSITE**



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com



@leesouthflorida

BERT CHECA

Principal

786.473.9227 bchecha@lee-associates.com

Presented By,

OSCAR MUSIBAY

Vice President

786.348.9257
omusibay@lee-associates.com

TABLE OF CONTENTS

SITE OVERVIEW	3
Executive Summary	4
Parcel Outline	5
Property Details	6
Ground Floor	7
Second Floor	8
Third Floor	9
951 S Le Jeune	10
Area Overview	11
LOCATION INFORMATION	12
Regional Map	13
Aerial Map	14
Vibrant Retail & Restaurant Environment	15
DEMOGRAPHICS	16
Coral Gables	17
Demographic Profile	18
FOR MORE INFORMATION	21
Bert Checa	22
Oscar Pedro Musibay	23

MARKET ADVISORS

BERT CHECA

Principal
786.473.9227
bchecha@lee-associates.com

OSCAR PEDRO MUSIBAY

Vice President
786.348.9257
omusibay@lee-associates.com

OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates South Florida nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum.

The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



SITE OVERVIEW

EXECUTIVE SUMMARY

±10,674 SF OFFICE/MEDICAL OFFICE BUILDING

Lee & Associates presents 951 S Le Jeune Road, a premier ±10,674 SF office/medical office building opportunity in the heart of Coral Gables. Situated on a 15,100 SF site along highly trafficked Le Jeune Road with exposure to approximately 34,000 vehicles per day, the two-story property offers exceptional visibility and accessibility for owner-users, professional firms, or healthcare operators. The asset features a flexible floor plan primed for customization, 30 on-site surface parking spaces, and a strategic location within one of South Florida's most prestigious business corridors. Positioned within an established office and medical market, the property presents a rare opportunity to establish a flagship presence in a stable, high-demand submarket with strong long-term fundamentals.

Strategically located between Coral Gables, Miami International Airport, Blue Lagoon, Downtown Miami, and Brickell, the property benefits from immediate access to major business hubs, affluent residential neighborhoods, and regional transportation corridors. The location places users minutes from Miami International Airport and near key thoroughfares including SW 8th Street, Coral Way, and major expressways connecting throughout Miami-Dade County. Nearby amenities include upscale dining, retail, hospitality, and cultural attractions throughout Coral Gables, while the transformative Miami Freedom Park development is expected to further elevate the area with new retail, office, entertainment, and public green space components.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

Principal
786.473.9227
bcheca@lee-associates.com

OSCAR PEDRO MUSIBAY

Vice President
786.348.9257
omusibay@lee-associates.com

PROPERTY HIGHLIGHTS



951 S LE JEUNE

±10,674 SF Office/Medical Building
Two-story structure
15,100 SF site
Frontage on highly trafficked S
LeJeune Road
±34,000 vehicles per day exposure
30 on-site surface parking spaces
Flexible layout



LOCATION

The property offers exceptional connectivity to Miami-Dade County's major transportation corridors and is strategically located near Miami International Airport, Coral Gables, and Downtown Miami.



MAJOR HIGHWAY ACCESS:

SR 953 / Le Jeune Road

Immediate access

Dolphin Expressway (SR 836)

1 mile | 3-5 minutes

Palmetto Expressway (SR 826)

4 miles | 8-10 minutes

I-95

6 miles | 10-15 minutes

Florida's Turnpike

8 miles | 12-15 minutes

PARCEL OUTLINE

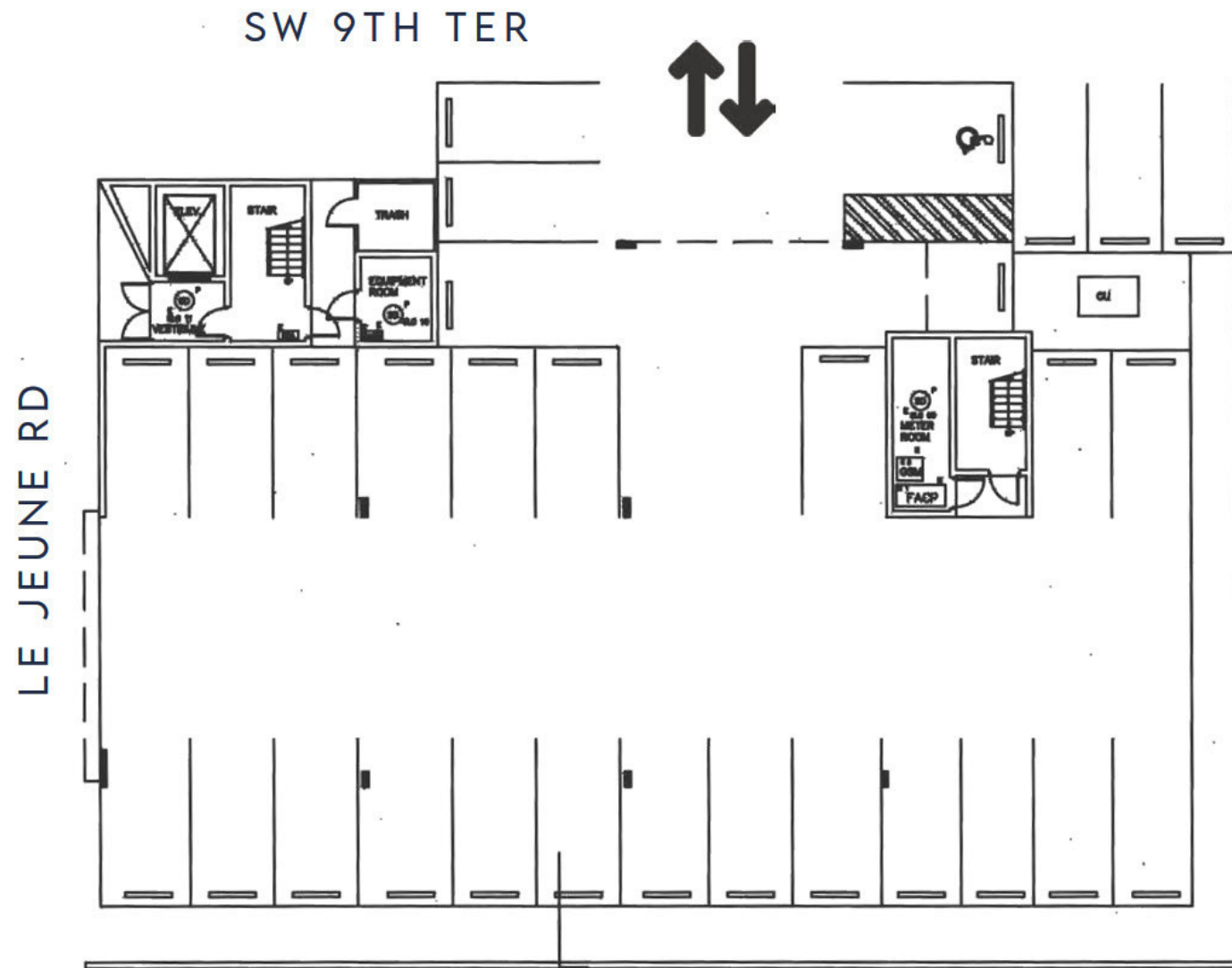


PROPERTY DETAILS

LOCATION INFORMATION		BUILDING INFORMATION	
BUILDING NAME	951 S Le Jeune Road	BUILDING SIZE	10,674 SF
STREET ADDRESS	951 South Le Jeune Road	BUILDING CLASS	C
CITY, STATE, ZIP	Coral Gables, FL 33134	TENANCY	Multiple
COUNTY	Miami-Dade	NUMBER OF FLOORS	3
MARKET	South Florida	YEAR BUILT	1982
SUB-MARKET	Coral Gables	YEAR LAST RENOVATED	2002
PROPERTY INFORMATION			
PROPERTY TYPE	Office		
PROPERTY SUBTYPE	Office Building		



GROUND FLOOR



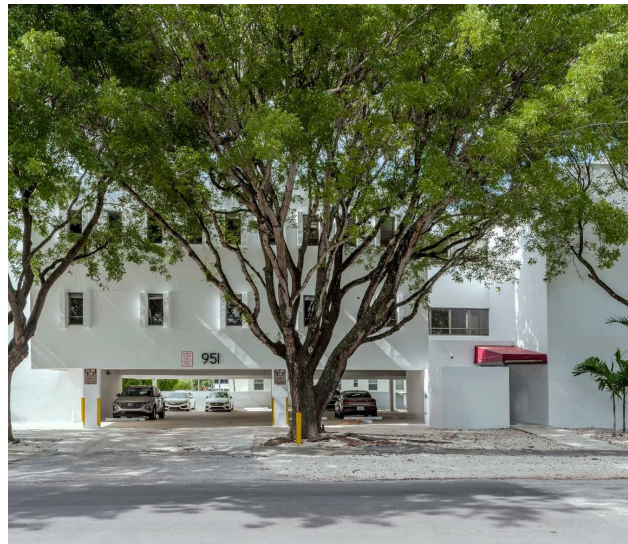
SECOND FLOOR



THIRD FLOOR



951 S LE JEUNE



AREA OVERVIEW



LOCATION INFORMATION

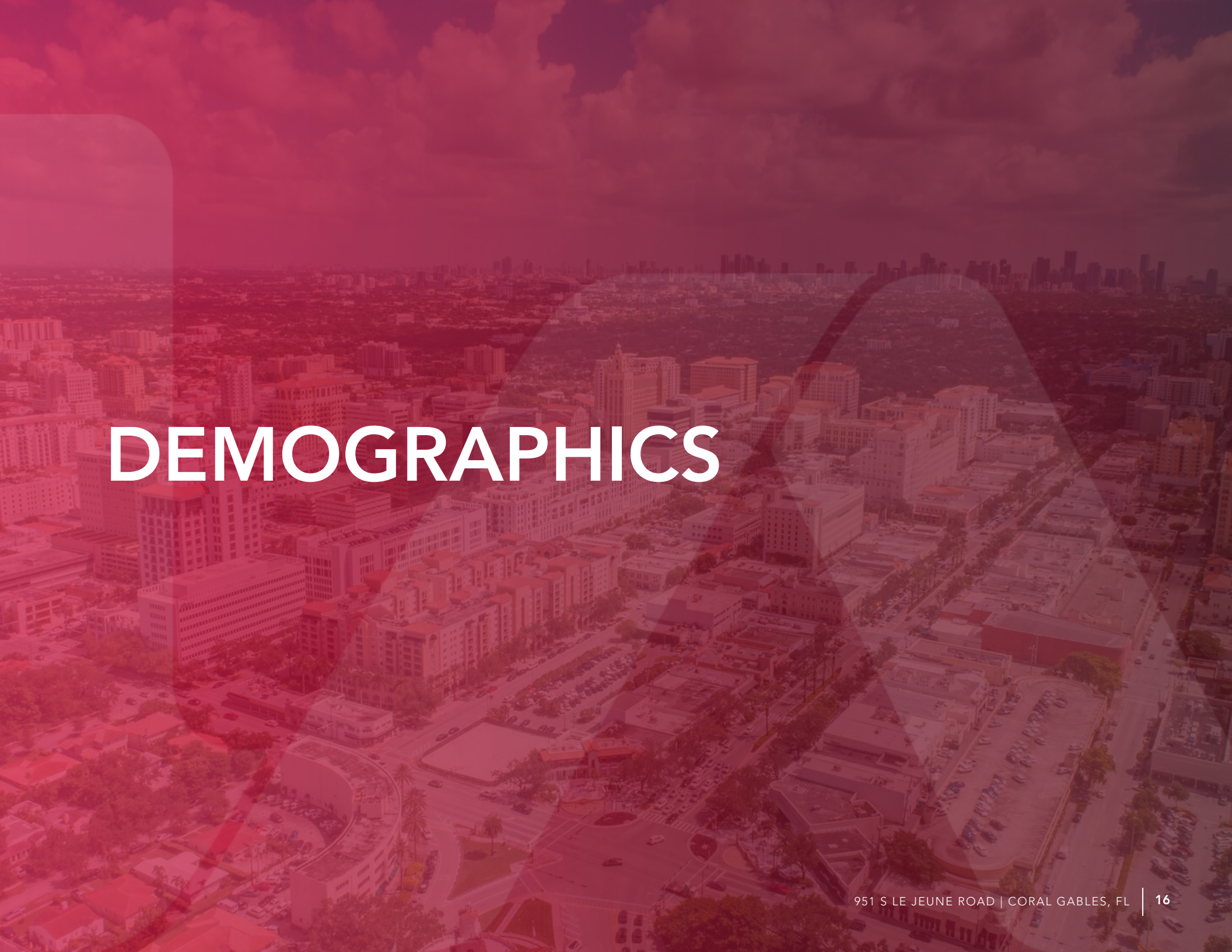


AERIAL MAP



VIBRANT RETAIL & RESTAURANT ENVIRONMENT





DEMOGRAPHICS

CITY OF CORAL GABLES



Known as **'The City Beautiful,'** Coral Gables is one of the most desirable submarkets in South Florida. Home to the University of Miami, providing access to world-class education and a strong talent pipeline. Features lush, tree-lined boulevards, historic Mediterranean Revival architecture, and a highly walkable urban core. Renowned Miracle Mile shopping district offers luxury boutiques, art galleries, and fine dining. Strong economic base with finance, healthcare, real estate, and international trade sectors represented. Proximity to Miami International Airport (10 minutes) and Downtown Miami (15 minutes). High quality of life supported by cultural institutions like the Coral Gables Museum and Fairchild Tropical Botanic Garden.

AMENITIES & ATTRACTIONS NEARBY:

Dining & Retail Scene: Coral Way features a vibrant and diverse restaurant district: sushi, Portuguese pastries, wraps, cheese shops, etc.

Cultural & Leisure Attractions: The greater Miami / Coral Gables area offers museums, gardens, waterfront experiences, and more.

Schools & Education: Nearby schools include Coral Gables Preparatory Academy and Coral Gables Senior High School.

DEMOGRAPHICS & MARKET

- The Building size ~10,674 sq ft, located in a dense, affluent submarket.
- The 1-mile population around the property is ~40,000, expanding to ~250,000 within 3 miles.
- Median household income in the nearby area is higher than average (~\$85,000 for the 1-mile radius).

KEY SELLING POINTS FOR TENANTS

- Prestigious Coral Gables address with high visibility.
- Excellent accessibility for clients and staff commuting.
- Flexible zoning for office or medical practices.
- Proximity to shopping, dining, and civic centers enhances tenant appeal.
- Ample parking and infrastructure to support businesses.



DEMOGRAPHIC PROFILE

KEY FACTS

199,224
Total Population

\$109,474
Average Household Income

44.9
Median Age

2.5
Average Household Size

EDUCATION

16%
No High School Diploma

25%
High School Graduate

20%
Some College

39%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes



EMPLOYMENT TRENDS

60%
White Collar

22%
Blue Collar

17%
Services

2.0%

Unemployment Rate

COMMUTING TRENDS

4%
Took Public Transportation

8%
Carpooled

2%
Walked

1%
Bicycled

NEARBY AMENITIES



672

Number of Restaurants

2,290
Retail Businesses



DAYTIME POPULATION

Total Daytime Population
219,931

Daytime Population: Workers
125,072

Daytime Population: Residents
94,859

BUSINESSES



15,668

Total Businesses



107,268

Total Employees



18,781,105,341

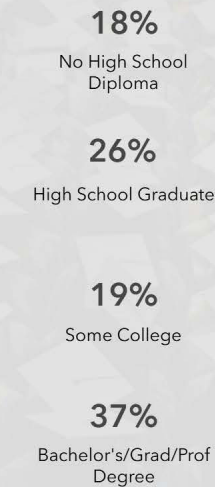
Total Sales

DEMOGRAPHIC PROFILE

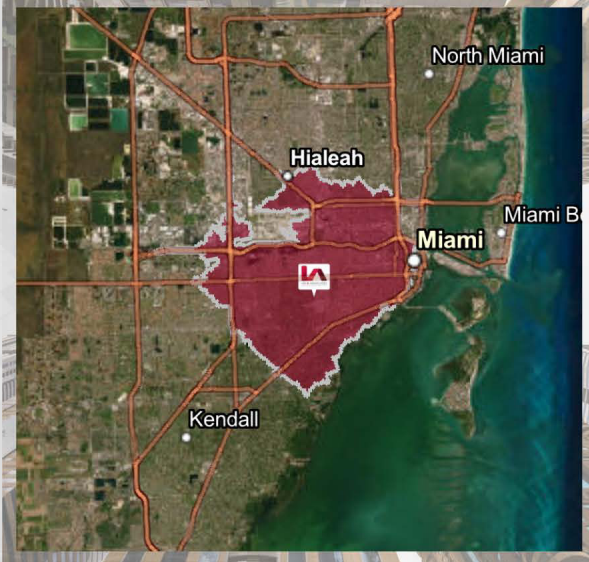
KEY FACTS



EDUCATION



Drive time of 15 minutes



EMPLOYMENT TRENDS



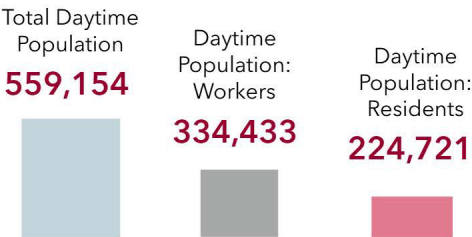
COMMUTING TRENDS



NEARBY AMENITIES



DAYTIME POPULATION



BUSINESSES



DEMOGRAPHIC PROFILE

KEY FACTS

853,496
Total Population

\$113,401
Average Household Income

41.5
Median Age

2.4
Average Household Size

EDUCATION

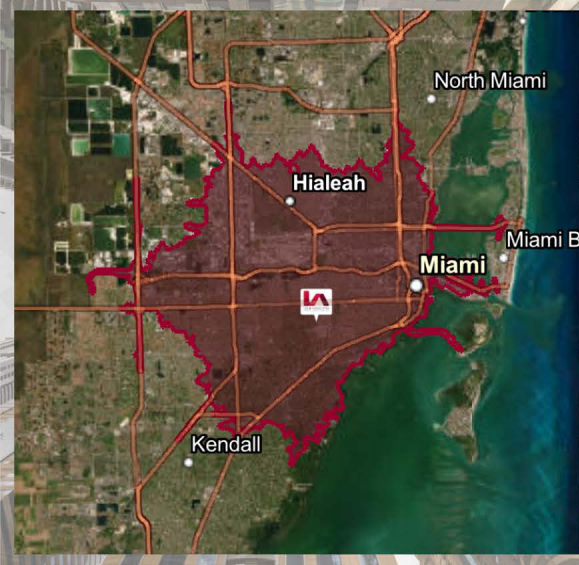
17%
No High School Diploma

25%
High School Graduate

19%
Some College

39%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes



EMPLOYMENT TRENDS

62%
White Collar

22%
Blue Collar

17%
Services

2.4%

Unemployment Rate

COMMUTING TRENDS

5%
Took Public Transportation

8%
Carpooled

4%
Walked

1%
Bicycled

NEARBY AMENITIES



3,559
Number of Restaurants

13,353
Retail Businesses



DAYTIME POPULATION

Total Daytime Population
1,093,689

Daytime Population: Workers
685,291

Daytime Population: Residents
408,398

BUSINESSES



78,522
Total Businesses



610,799
Total Employees



112,879,202,392
Total Sales



FOR MORE INFORMATION

951

BERT CHECA



BERT CHECA

Principal

bcheca@lee-associates.com

Cell: 786.473.9227

PROFESSIONAL BACKGROUND

Humberto (Bert) Checa serves as Principal with Lee & Associates South Florida heading the Office Landlord Agency and Tenant Representation team. As an office space veteran and expert, Bert brings over 20 years of office leasing experience and has been responsible for over 3 million square feet of completed transactions. Bert has represented numerous landlords and tenants which have included both Fortune 500 and private local corporations, as well as major institutions and local private investors. His extensive experience has allowed him to develop a deep knowledge of marketing, negotiating and leasing office space, in addition to thoroughly understanding the entire process of site selection, the design, approval and construction of office sites, and other occupancy logistics.

Prior to joining Lee & Associates, Bert served as Vice President at Transwestern's Agency Leasing Group for South Florida. Previous to that, Bert was a Senior Broker in the office practice group at Coldwell Banker Commercial Advisors, and also served as Senior Broker at Pointe Group Advisors after beginning his commercial real estate career at Holly Real Estate in 2005.

Bert Checa obtained his BA from Florida International University, and is tri-lingual speaking English, Spanish and Portuguese. Throughout his career, Bert has developed critical relationships with local developers, architects and contractors throughout his career, enabling him to offer top-tier value and support to each of his clients unique needs.

Lee & Associates South Florida
7925 NW 12th Street, Suite 301
Miami, FL 33126
305.235.1500

OSCAR PEDRO MUSIBAY



OSCAR PEDRO MUSIBAY

Vice President

omusibay@lee-associates.com

Cell: 786.348.9257

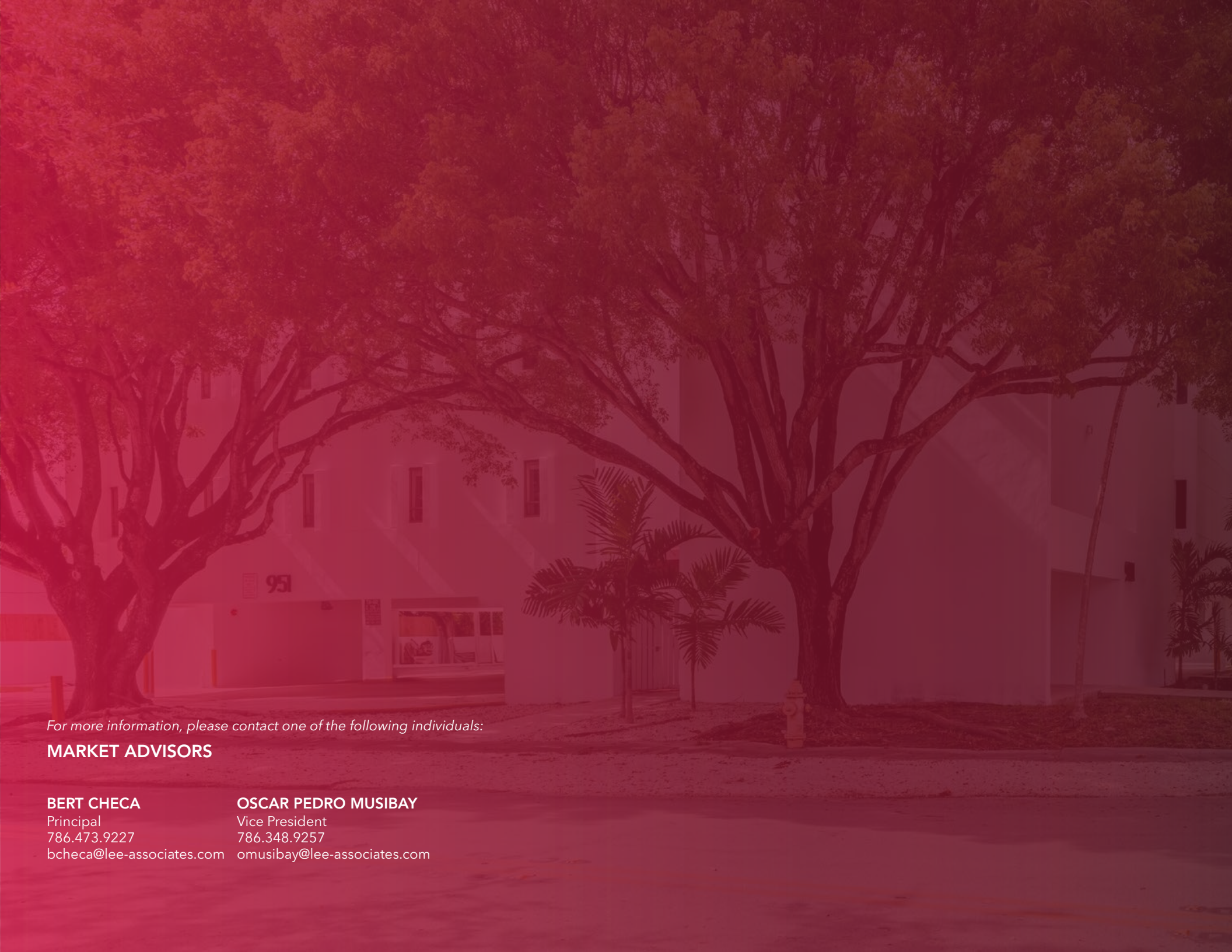
PROFESSIONAL BACKGROUND

Oscar Musibay is Vice President at Lee & Associates South Florida specializing in the sales and leasing of premier office properties throughout the region. Oscar is a distinguished commercial real estate expert with a track record of success in guiding clients through complex transactions. With a keen understanding of market trends, research-driven expertise and a dedication to client satisfaction, Oscar is committed to delivering tailored solutions that meet the unique needs of each client. Oscar's prior career experience gives him a unique advantage, his prior ability to find important details for a real estate story are skills that he now utilizes to uncover and search for the best options for Tenants.

Prior to joining Lee & Associates, Oscar was involved in site acquisition logistics for redevelopment of real estate properties at the Deering Companies where he utilized his investigative and research skills to identify off market opportunities. Prior to Deering, Oscar had an accomplished career as an award-winning real estate journalist, engaging with top commercial buyers, sellers, tenants and brokers in the market. He explained the region's most important transactions to the public and the real estate industry, with Office deals being a main focus. His extensive experience in media and public relations, managing crisis communications, and leading comprehensive marketing campaigns has equipped him with a unique skill set that enhances his effectiveness supporting his clients through exceptional communication, representation and the positioning of their real estate assets in the marketplace.

Raised in South Florida, Oscar attended Monsignor Edward Pace High School, home of the fighting Spartans. For his Associate in Arts degree, Oscar attended Brevard College in North Carolina and graduated from Miami Dade College in Miami. He received his Bachelor of Arts degree from Florida International University. A resident of Miami Beach, Oscar has two sons and is an avid runner and writer, and is deeply involved in his community. His philanthropic efforts include engagements with organizations such as Miami Book Fair and the Little Haiti Book Festival. Oscar's diverse background, coupled with his industry expertise and community involvement, make him a valuable asset to the Lee & Associates South Florida team.

Lee & Associates South Florida
7925 NW 12th Street, Suite 301
Miami, FL 33126
305.235.1500



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

Principal
786.473.9227
bcheca@lee-associates.com

OSCAR PEDRO MUSIBAY

Vice President
786.348.9257
omusibay@lee-associates.com