

Coconut Grove

Douglas Metrorail Station

US-1
73,000 VPD

The Shops at Merrick Park

Bird Road
37,500 VPD

4001 SALZEDO

Aurora St.

Salzedo St.





RETAIL FACTS

- Indoor SqFt: 1,379
- Covered Outdoor SqFt: 580
- Grease Trap already in place
- Asking Price \$80.00 SqFt
- CAM Estimated to be around \$17-\$22

Neighborhood



250 BIRD is adjacent to the Shops at Merrick Park, a luxurious two-floor, outdoor shopping mall featuring restaurants, boutiques, department stores, a movie theater, Equinox and SoulCycle.



ECLECTICO



YARD HOUSE



SAWA RESTAURANT



BRASSERIE CENTRAL



PERRY'S STEAKHOUSE



SEA GRILL





Coral Gables Trolley Shop

Coconut Grove

US-1

Lifetime

Gables Residential



Brickell

Miami Green Building

Sops at Merrick Park Office

SHOPS AT MERRICK PARK

Douglas Metrorail Station

Link @ Douglas

Merrick View

Merrick Residences

Coral Gables High School

4000 Ponce

Belmont Village and Batist Senior Living

THECOLLECTION

Bird Road

Merrick Manor

Merrick Mandor

MODERA.
BY MILL CREEK
DOUGLAS STATION

Aviva by Bershire

Cassia

One Village Place

Le Jeune Road

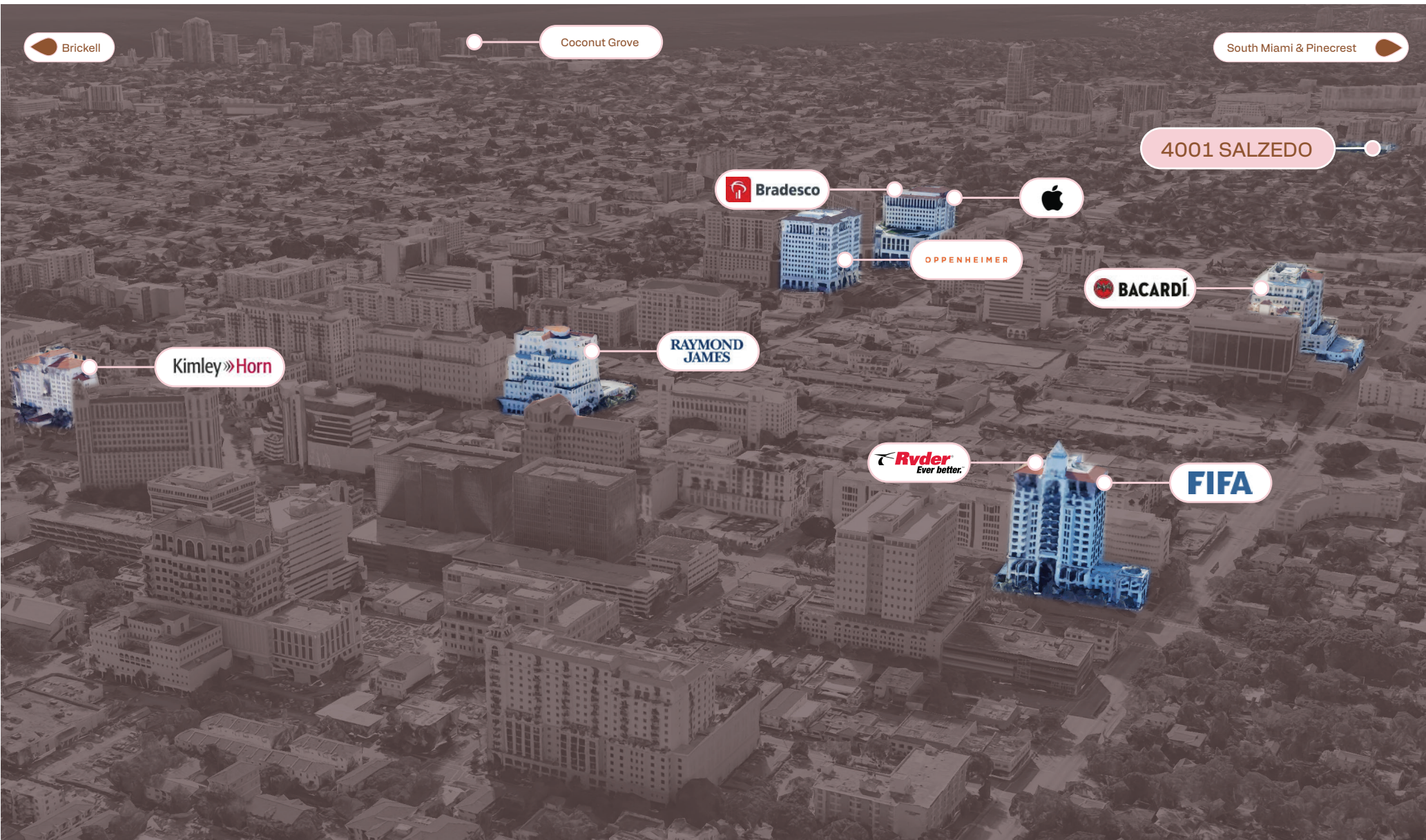
Douglas Road

Ponce de Leon BLVD

401 Salzedo

Gables Residential





MAJOR OFFICE TENANTS IN CORAL GABLES

- Apple
- BACARDÍ
- amazon
- Bradesco
- OPPENHEIMER
- FIFA
- Rvder Ever better.
- Kimley»Horn
- RAYMOND JAMES