

SPACE FOR LEASE

Miracle Marketplace

3301 Coral Way, Miami, FL, USA



PROPERTY HIGHLIGHTS

GLA
242,485 SF.

AVERAGE DAILY TRAFFIC
Coral Way - 34,000

PARKING
± 897 spaces

ANCHORS INCLUDE

NORDSTROM
rack **Marshalls.** **LA FITNESS.**

MATTRESS FIRM **HOOTERS**

DSW
DESIGNER SHOE WAREHOUSE™

DOLLAR TREE

PET SMART **five BELOW**

2,391 SF. OF RETAIL AVAILABLE

Miracle Marketplace is located at the gateway to Coral Gables' famed "Miracle Mile" at the corner of Coral Way and SW 33rd Avenue. 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.

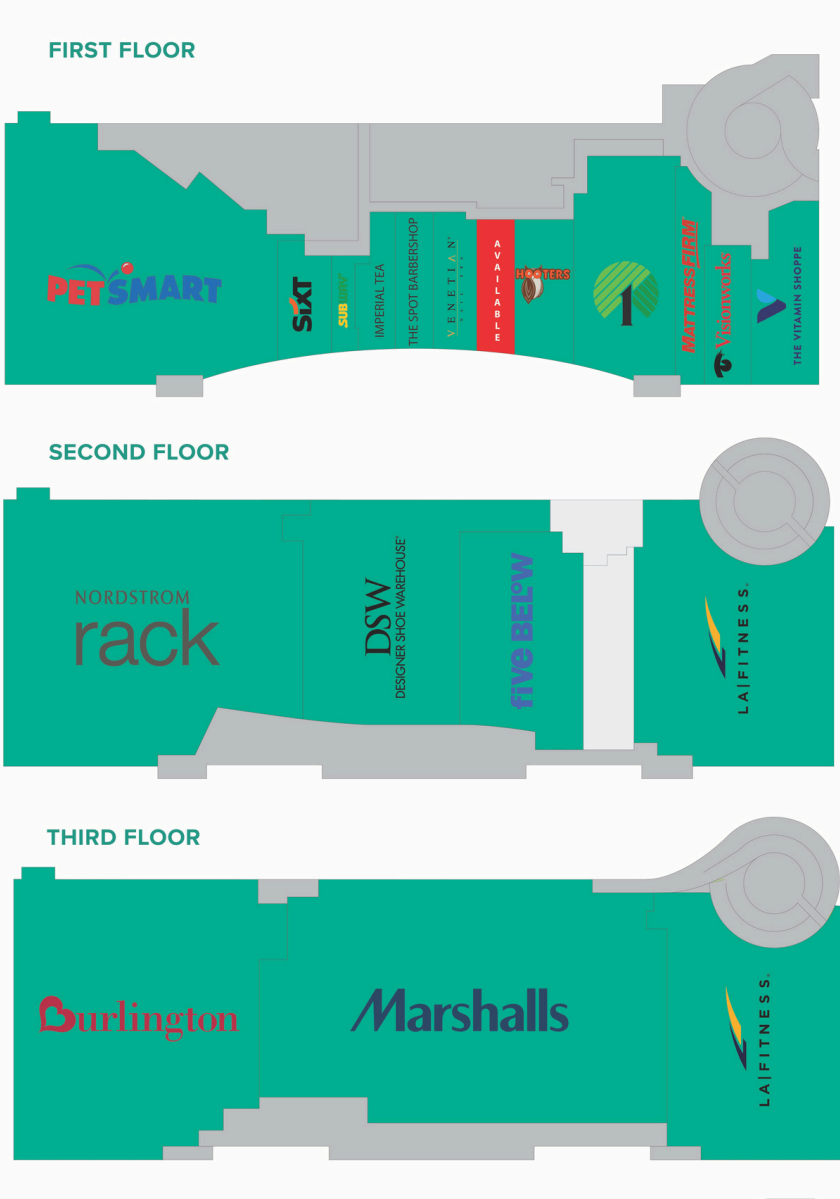
For More Information Contact Ron Brill
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Miracle Marketplace is uniquely positioned with limited proximate box retail competition and excellent same-store spacing for its anchor tenants.

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.

Coral Gables is one of the strongest office markets in Miami, with over 7.1 million SF and 228,000 SF of net absorption in 2023.

- The Residential sector has significant growth.
- 2,686 residential units delivered since 2020.
 - 2,058 units under construction.
 - 3,055 units planned or proposed.



DEMOGRAPHICS	1MILE	3MILE	5 MILE
2023 Population	41,043	251,390	524,793
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