



Coral Reef Village

15401 SW 137TH Avenue | Miami, FL

25.624521, -80.413446

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HORIZON
PROPERTIES

CoStar
POWER BROKER

Member of
International
Council of
Shopping Centers

www.horizonpropertiesfl.com

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15401 SW 137TH AVENUE | MIAMI, FL 33177



AVAILABILITIES

- Suite 15411 - 1,080 SF
- Suite 15401 - 6,450 SF

PROPERTY HIGHLIGHTS

- Coral Reef Village is strategically located in Kendall's well known 'Country Walk' neighborhood.
- 39,000 Vehicles pass the site daily on 137TH Avenue
- Strong National tenant presence in the area for a perfect retail address. Area retailers include strong national and regional tenants such as Publix, Walgreens, Sedano's, Navarro Pharmacy, Baptist Health South Florida, Amscot, Dunkin' Donuts, Sherwin Williams
- Excellent Ingress/Egress with two left-in access points
- Latitude/Longitude: 25.624156, -80.413429

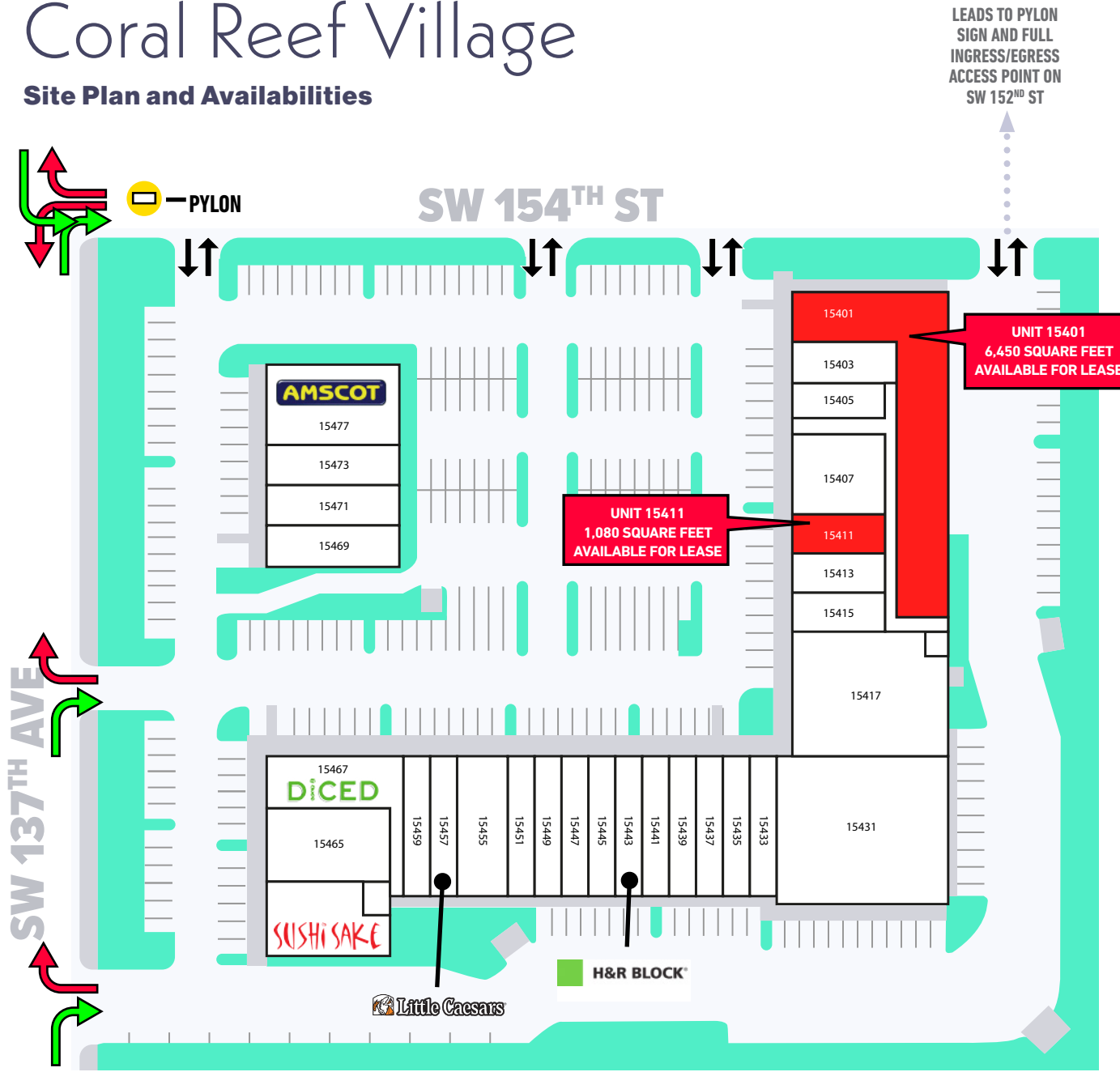
DEMOGRAPHICS

	1 mile	3 mile	5 mile
Total Population:	20,225	121,858	314,240
Households	5,715	35,629	98,894
Average HH Income	\$86,852	\$87,520	\$83,205
Median HH Income	\$70,305	\$71,732	\$62,096
Total Businesses	531	4,767	10,246
Total Employees	3,470	38,362	92,260



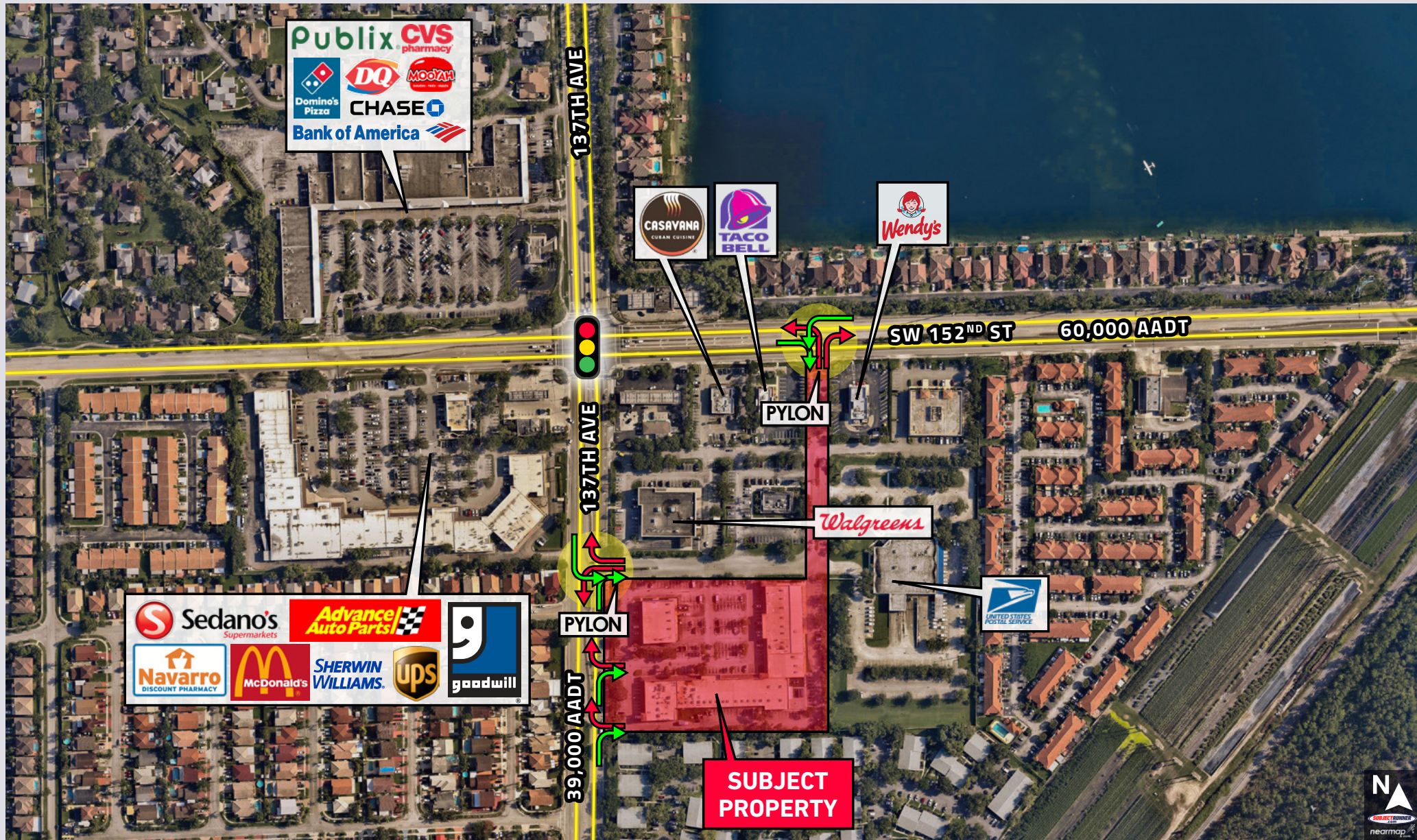
Coral Reef Village

Site Plan and Availabilities



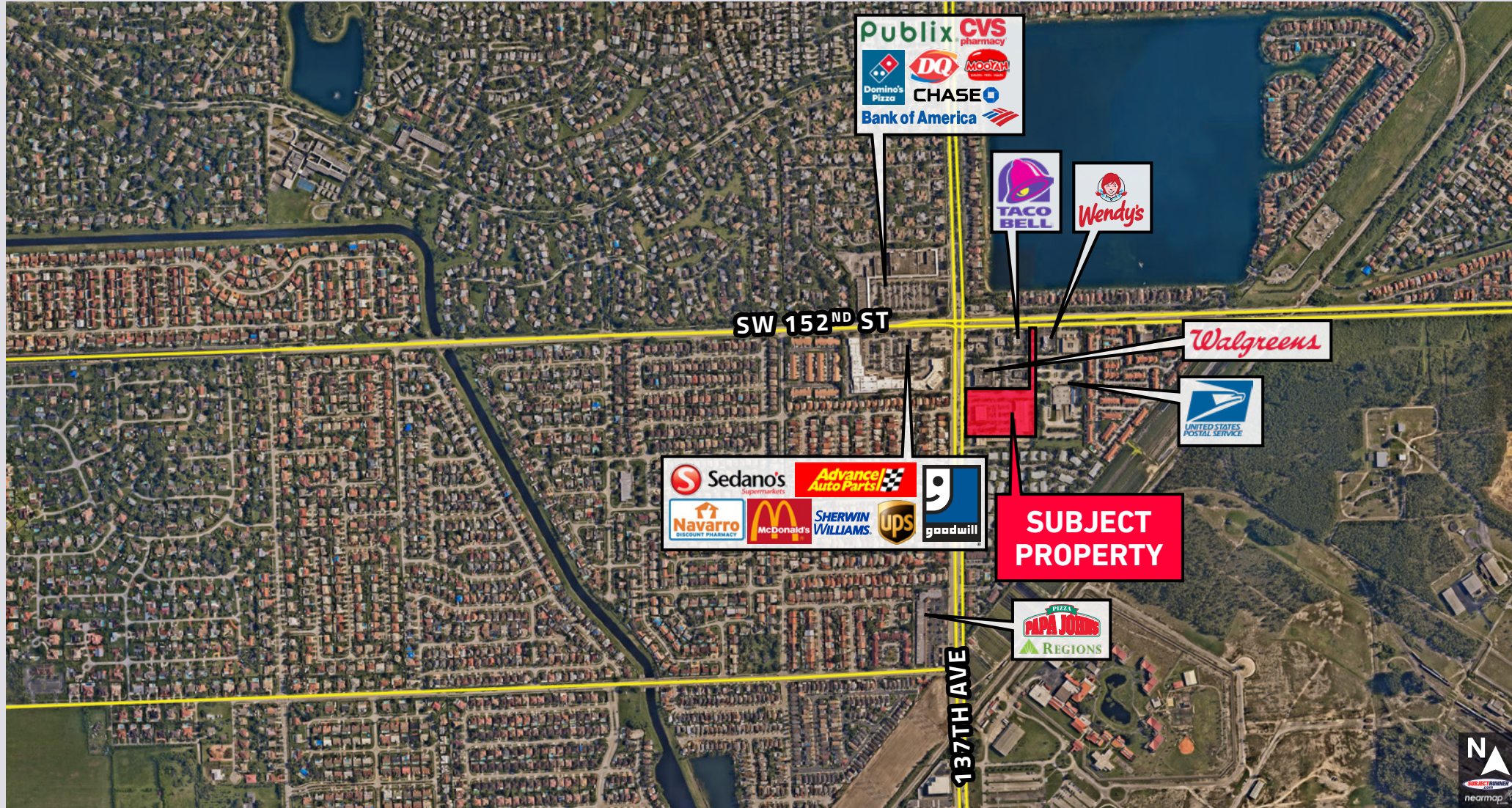
Suite	Tenant	SF
15401	AVAILABLE 1/1/2025 (10 BAY AUTOMOTIVE USE)	6,450
15403	Karate	1,200
15405	Barber Shop	1,080
15407	Club Pilates	2,160
15411	AVAILABLE	1,080
15413	Shipping and Cargo	1,080
15415	Bakery	1,080
15417	Alouttes Dance	5,265
15431	Daycare	4,800
15433	Miami-Dade Library	1,103
15435	Adult Daycare	1,103
15437	Adult Daycare	1,103
15439	Doctor's Office	1,103
15441	Progressive	1,103
15443	H&R Block	1,103
15445	Hair Salon	1,103
15447	Dental Office	1,103
15449	Cora Rehab	2,206
15451	Los Verdes	2,206
15455	Little Caesar's	1,103
15459	Dry Clean Universe	1,103
15461	Sushi Sake	2,701
15465	Cantina Fresh Mex Grill	2,536
15467	Diced	2,347
15469	Dunkin Donuts	1,700
15471	Nail Bar	1,700
15473	Pinch-A-Penny	2,040
15477	Amscot	2,960

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CLOSEUP AERIAL

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MARKET AERIAL

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