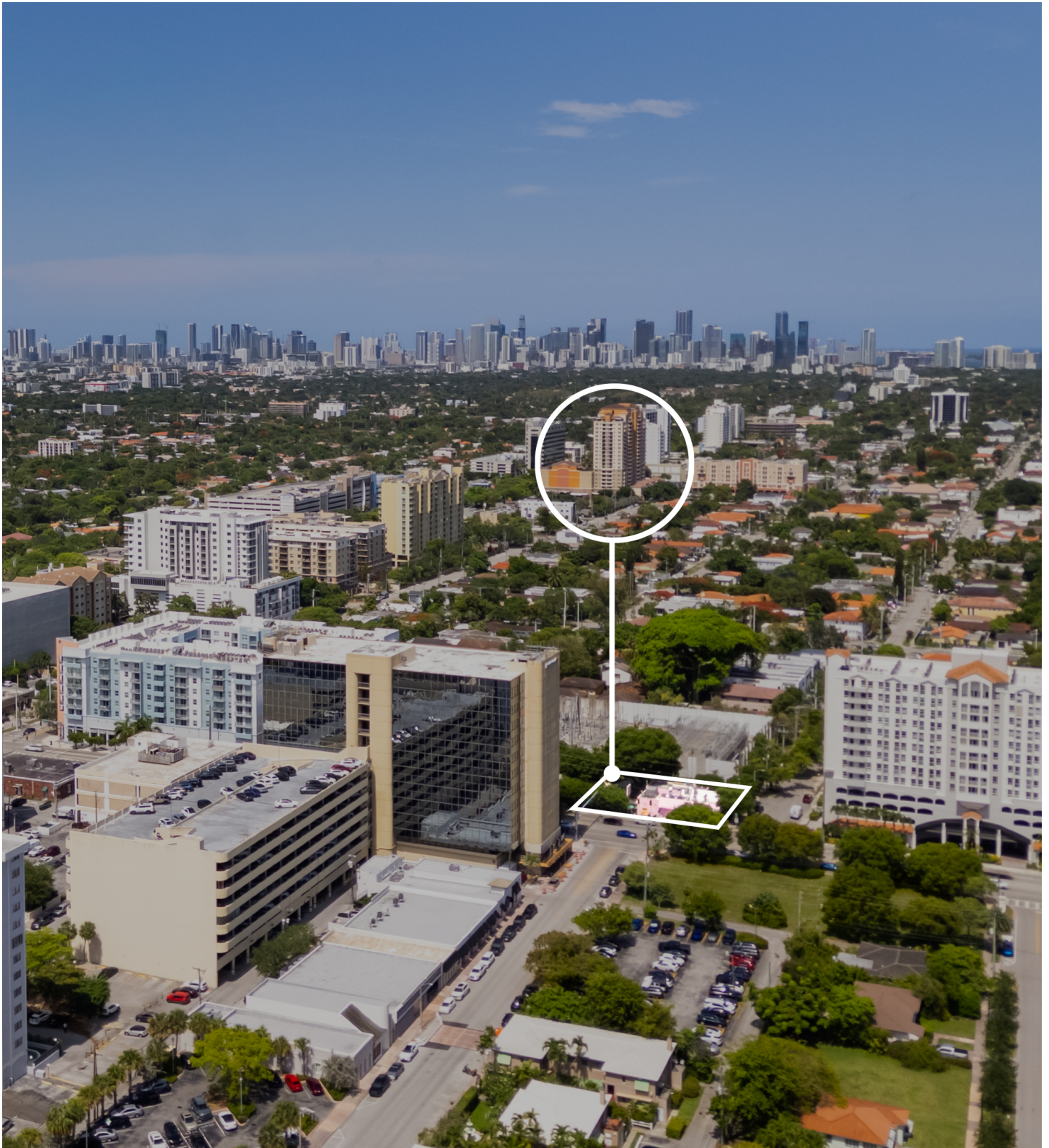


PRIME DEVELOPMENT SITE

2345 & 2335 SW 37th Ave, Miami, FL, 33145





DETAILS

- Sq Ft: 2,698
- Lot Sq Ft: 10,384
- Parking: 5700 Sq Ft (25 spaces)
- Price: \$7,000,000.00
- Zone: T6-8-O
- Frontage (SW 37th Ave): 133'
- Frontage (SW 23rd Ter): 113'
- Site Status: Operating Restaurant

DEMOGRAPHICS (based on 1 mile radius)

- Population: 50,000
- Average Home Value: \$613,468
- Average Household Income: \$98,412
- Households: 22,058

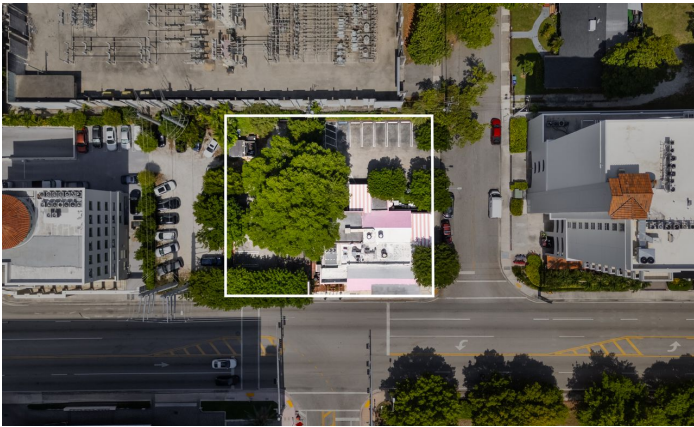
CORAL GABLES

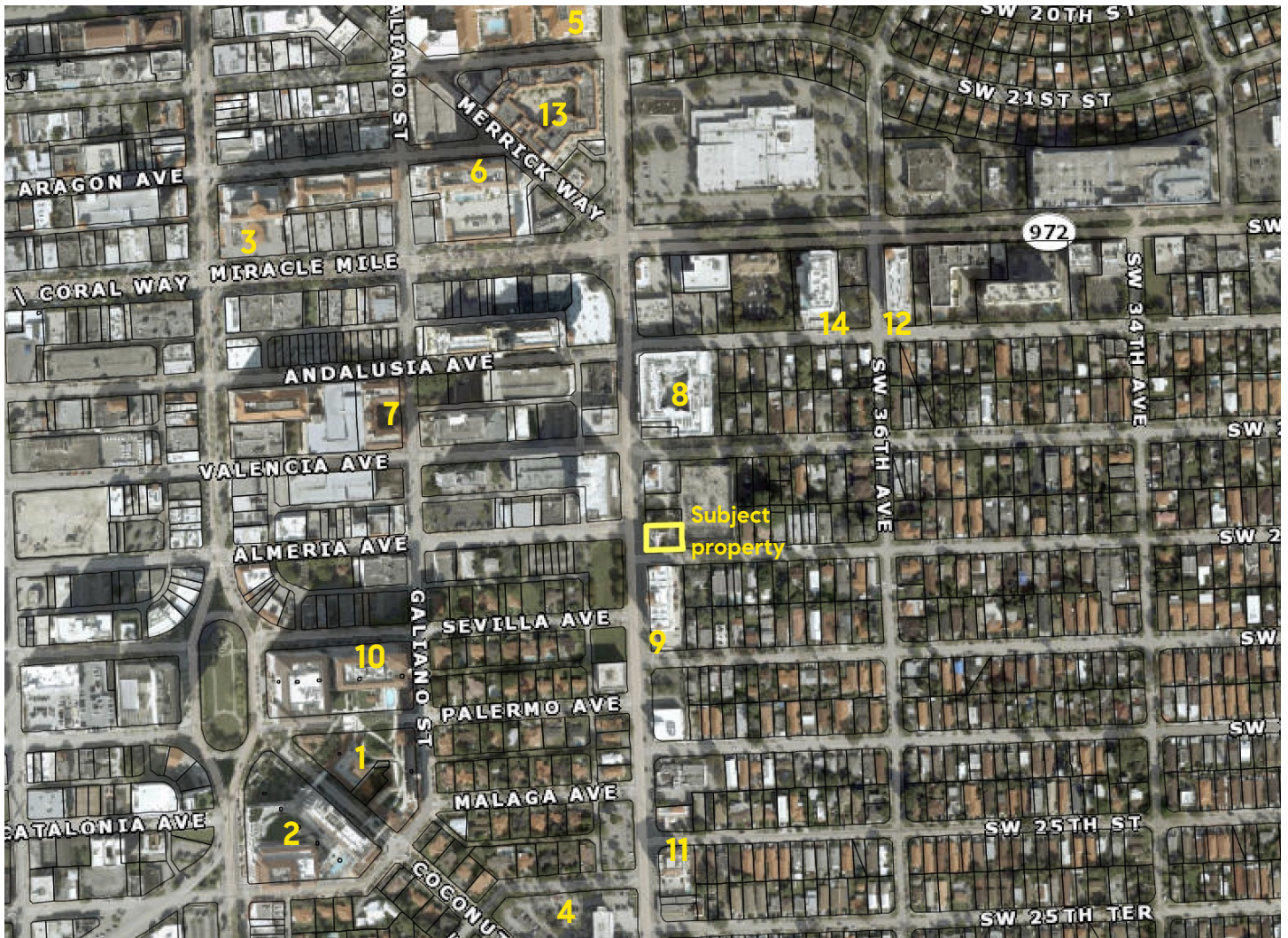
**2345 & 2335 SW
37th AVE,
MIAMI, FL, 33145****Sale Price: \$7,000,000.00**

Exceptional opportunity to purchase a prime redevelopment site just steps from Coral Gables, on a corner lot. Currently configured as a restaurant, the property is in excellent condition and offers flexible potential for retail, medical, office, or boutique residential use. The offering includes a 2,698 SF building, 10,384 SF main lot, and a 5,700 SF adjacent parcel for parking 25 vehicles.

Located near Miracle Mile, Coral Gables Plaza, and the Loews Hotel, with superb walkability and close proximity to Brickell, Coconut Grove, MIA, US-1, and SR 836. Surrounded by condos, offices, and cultural amenities—this is a rare opportunity in a prime urban corridor.







Notable Points of Interest

Hotels

1. Coral Gables Plaza
2. Loews Coral Gables Hotel
3. Hotel Colonnade Coral Gables

Healthcare

4. Coral Gables Hospital
5. Baptist Urgent Care Coral Gables

Condominiums

6. Ten Aragon Condominium
7. Andalusia Condominium Complex
8. The Point at Coral Gables
9. Gables Terrace Condominiums
10. The Reserve at The Plaza
11. Douglas Place Condominiums
12. Keystone Villas
13. 55 Merrick Condominiums
14. The Mile at Coral Gables

Restaurants

Fogo de Chao
 MIKA
 CVI.CHE 105
 Sweet Paris
 Americana
 Habana Vieja
 Motek
 Pisco y Nazca
 Pei Wei Kitchen
 Malakor Thai Isaan
 Mai Sushi
 Pomodoro's Pizza
 Salumeria 104
 Koa Sushi
 Crema Gourmet
 Morton's Steakhouse
 Baire's Grill
 Hillstone

Restaurants

Ojo de Agua
 John Martin's Irish Pub
 Armstrong Jazz House
 Francesco
 Vinya Table
 Fratellino Ristorante
 Benihana
 La Pata Gorda
 Sushi Sake
 Levant
 The Cheesecake Factory
 Bulla
 Bugatti Bistro
 Fleming's Prime Steakhouse
 Portosole
 Pastor at Pascal
 Frenchie's Diner
 Shahs of Kebob



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