

RETAIL SPACE for LEASE

3655 SW 22ND ST

Existing Sears Dept Store and Auto Center - Please Do Not Disturb

LOCATED IN CORAL GABLES

MIAMI | FL | 33145

**185,000± SF
& 12,000± SF**
Available Space



RIPCO
REAL ESTATE

1221 Brickell Ave
Suite 900
Miami, FL 33131

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Please visit us at ripcofl.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

PROPERTY DETAILS

ZONING

T5-0 Urban Center Zone

PARCEL ID

01-4109-012-0010

LAND AREA

±9.71 AC - 423,027 SF

FLOORS

Two (2)

SEARS DEPT STORE GLA/Acreage

±185,000 SF

SEARS AUTO CENTER GLA/Acreage

±12,000 SF

TOTAL PARKING SPACES

627 spaces

RETAIL SUBMARKET

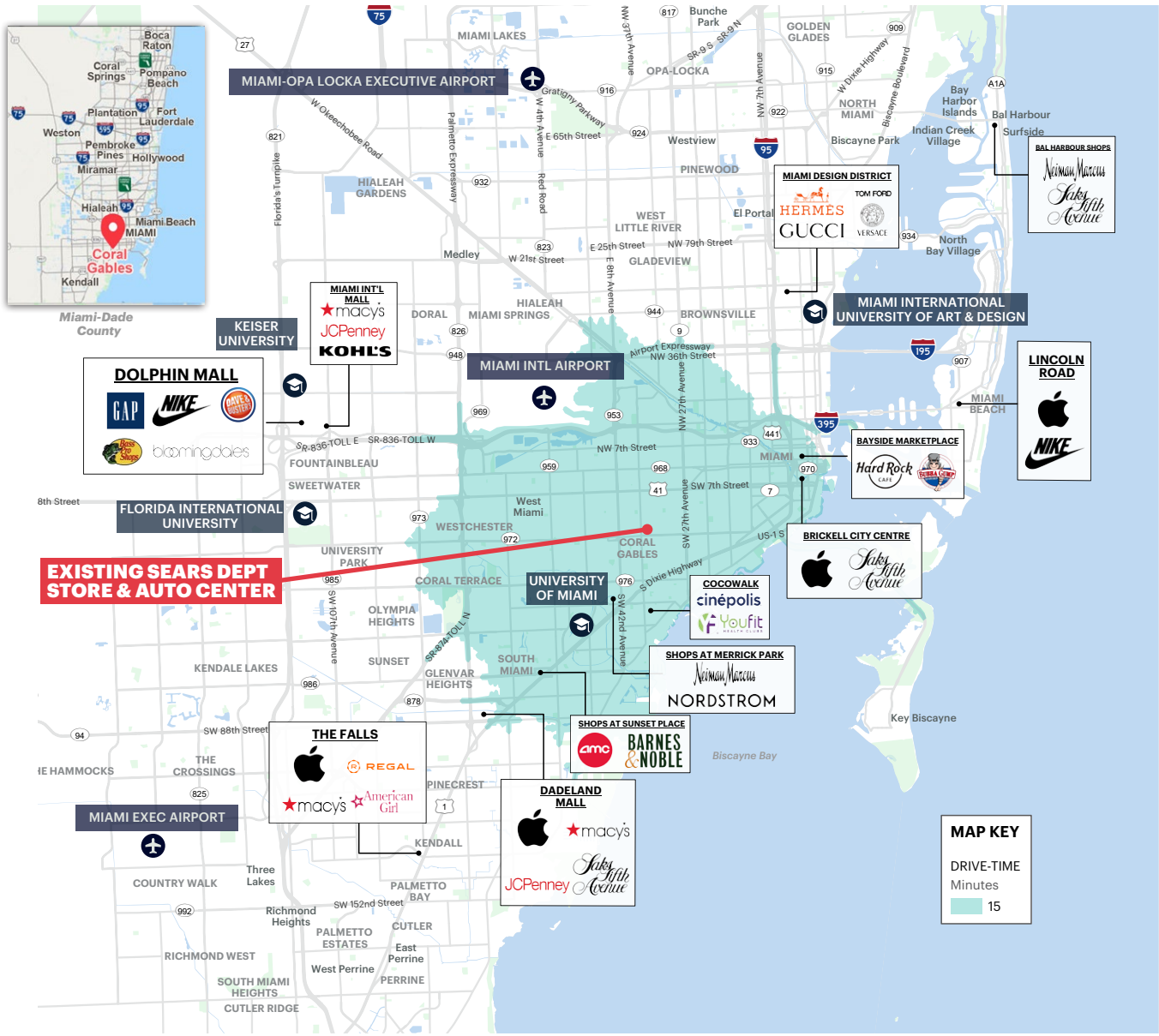
Coral Gables-Miami

HIGHLIGHTS

- Located at the signalized intersection of Coral Way/SW 22nd St (37,000 VPD) and 37th Ave (24,500 VPD) at the eastern entrance of Coral Gable's Miracle Mile
- Downtown Coral Gables offers a unique shopping and entertainment destination in a lushly landscaped environment of tree-lined streets including Miracle Mile, Giralda Plaza, and Shops at Merrick Park
- Coral Gables is home to the University of Miami, ranked as the 2nd best college in Florida (18K students), 150+ multi-national corporations (11M SF office), and numerous local and international retailers and restaurants (2M SF retail) attracting over 3 million tourists annually



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	41,377	TOTAL BUSINESSES	6,879
HOUSEHOLDS	17,243	TOTAL EMPLOYEES	40,360
MEDIAN AGE	53.5	DAYTIME POPULATION	60,205
COLLEGE GRADUATES (Bachelor's +)	7,714 - 25%	AVERAGE HOUSEHOLD INCOME	\$83,439

3 MILE RADIUS

POPULATION	256,734	TOTAL BUSINESSES	19,045
HOUSEHOLDS	96,468	TOTAL EMPLOYEES	131,337
MEDIAN AGE	51.8	DAYTIME POPULATION	267,163
COLLEGE GRADUATES (Bachelor's +)	38,173 - 20%	AVERAGE HOUSEHOLD INCOME	\$83,361

5 MILE RADIUS

POPULATION	522,961	TOTAL BUSINESSES	48,149
HOUSEHOLDS	203,311	TOTAL EMPLOYEES	352,546
MEDIAN AGE	55.6	DAYTIME POPULATION	630,060
COLLEGE GRADUATES (Bachelor's +)	79,250 - 21%	AVERAGE HOUSEHOLD INCOME	\$83,721

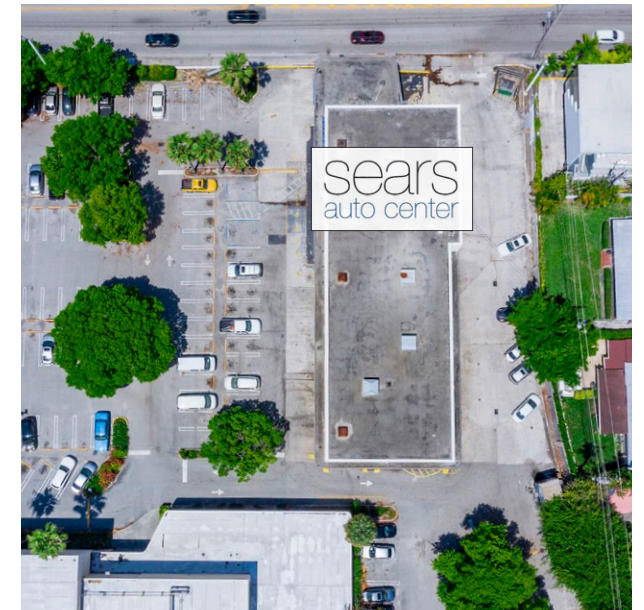
*2021 estimates

PHOTOS

EXISTING SEARS DEPT STORE



EXISTING SEARS AUTO CENTER



SITE PLAN

