

# FOR LEASE

Existing Sears Dept  
Store and Auto Center

Located in  
**CORAL GABLES**

3655 SW 22nd Street  
Miami, FL 33145

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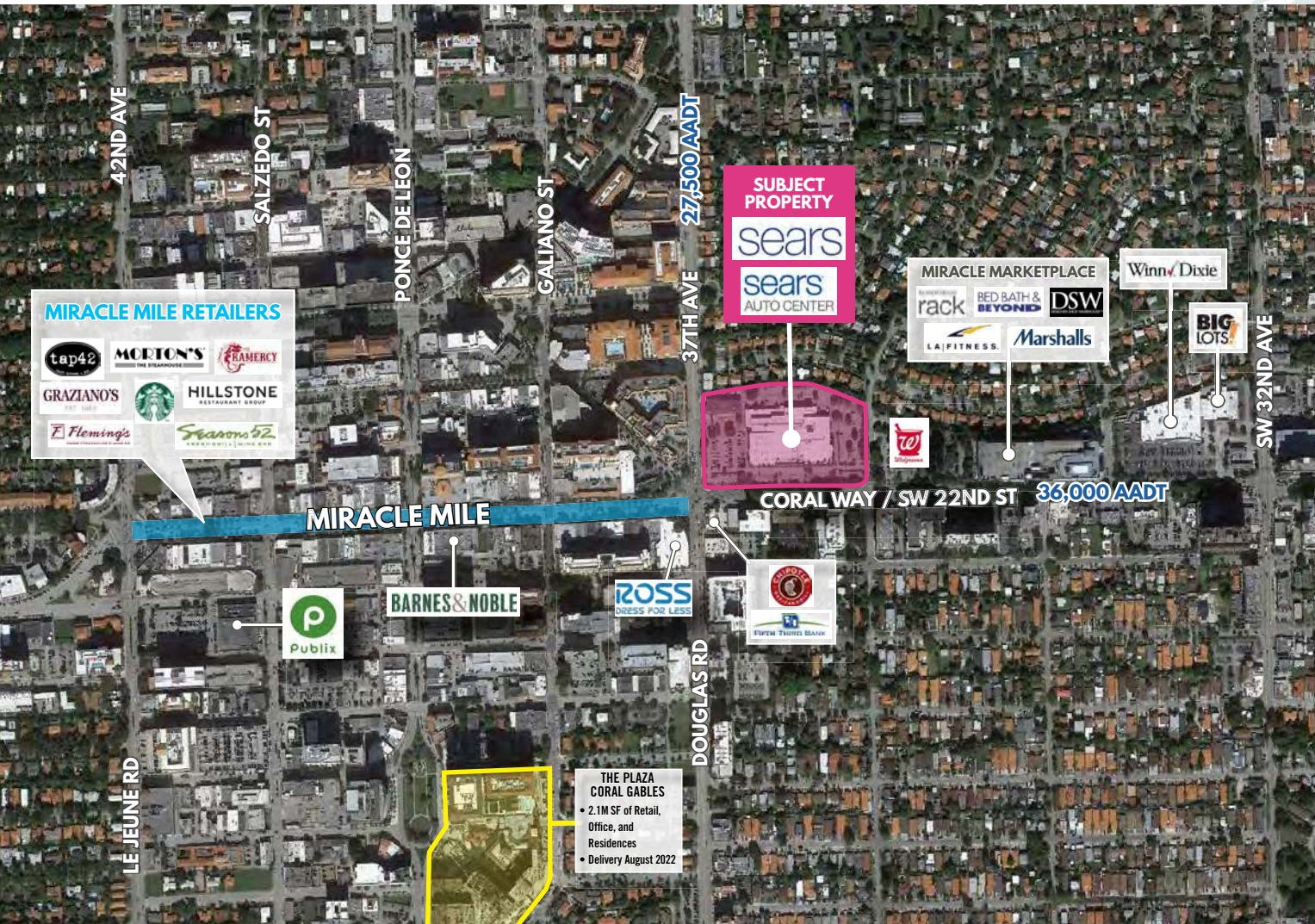
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# Sears | Coral Gables / Miami

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## HIGHLIGHTS

Sears stand-alone department store building and auto center available for lease.

\*Tenant is currently open and operating, please DO NOT DISTURB

Located at the signalized intersection of Coral Way/SW 22nd St (36,000 AADT) and 37th Avenue (27,500 AADT) 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

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Parcel ID	01-4109-012-0010
Sears Dept Store GLA	± 185,000 SF
Sears Auto Center GLA	± 12,000 SF
Land Area	± 9.71 AC - 423,027 SF

Retail Submarket	Coral Gables - Miami
Zoning	T5-0 Urban Center Zone
Number of Floors	Two (2)
Total Parking Spaces	627

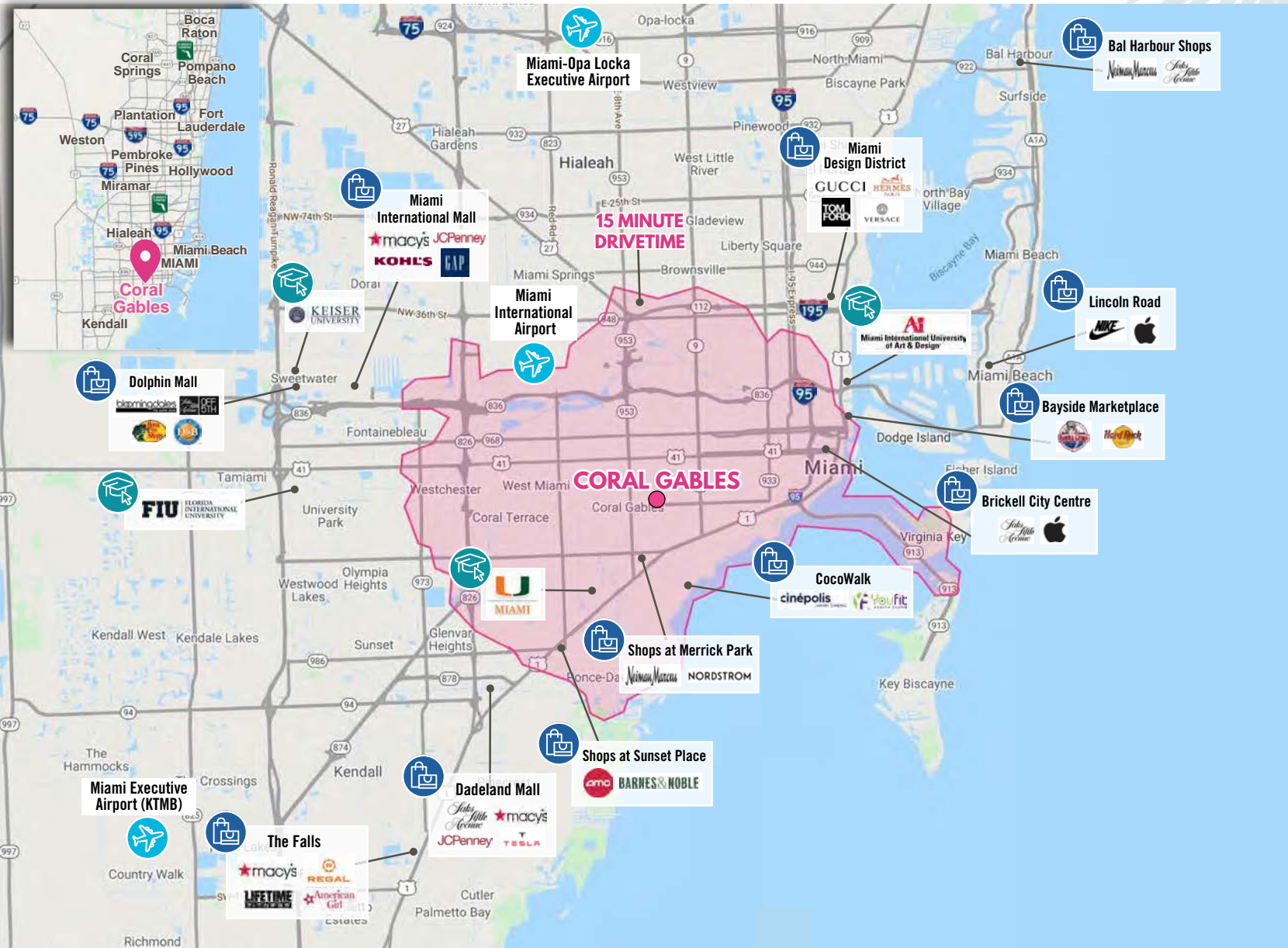
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## 2020 DEMOGRAPHICS

### POPULATION



1 Mile	41,839
3 Mile	259,689
5 Mile	526,279

### DAYTIME POPULATION



1 Mile	58,707
3 Mile	268,019
5 Mile	622,913

### HOUSEHOLDS



1 Mile	17,412
3 Mile	97,356
5 Mile	204,247

### AVG HH INCOME



1 Mile	\$78,845
3 Mile	\$81,575
5 Mile	\$82,305

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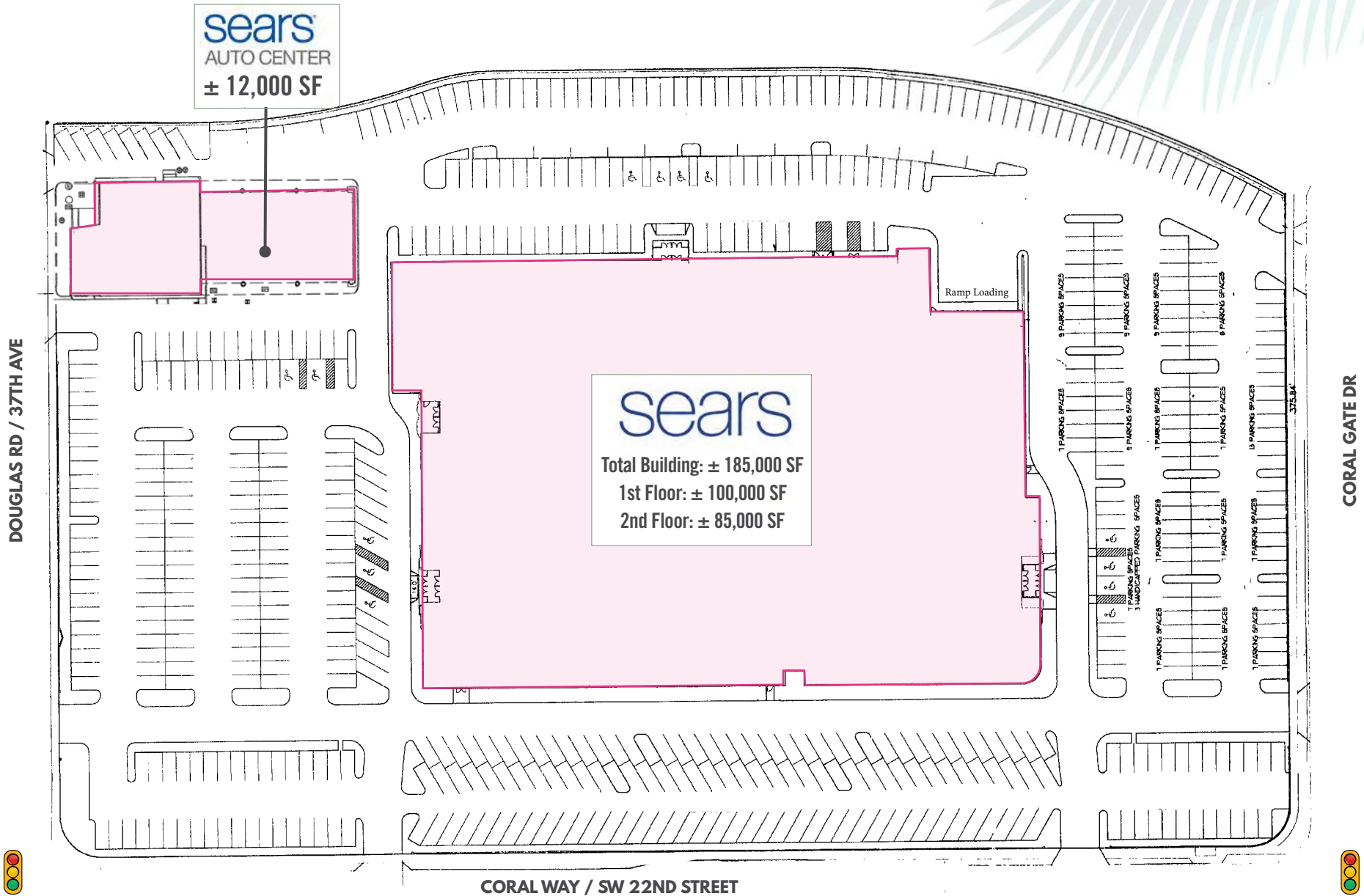
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## SITE PLAN



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