

RETAIL FOR LEASE

EXISTING SEARS DEPT STORE & FORMER AUTO CENTER

3655 SW 22nd St, Miami, Florida 33145

±185,000 SF
±12,000 SF

Available Space





SPACE DETAILS

ZONING

T5-0 Urban Center Zone

SEARS DEPT. STORE GLA

±185,000 SF

PARCEL ID

01-4109-012-0010

SEARS AUTO CENTER GLA

±12,000

LAND AREA

±9.71 AC - 423,027 SF

TOTAL PARKING SPACES

±627 Spaces

FLOORS

Two (2)

RETAIL SUBMARKET

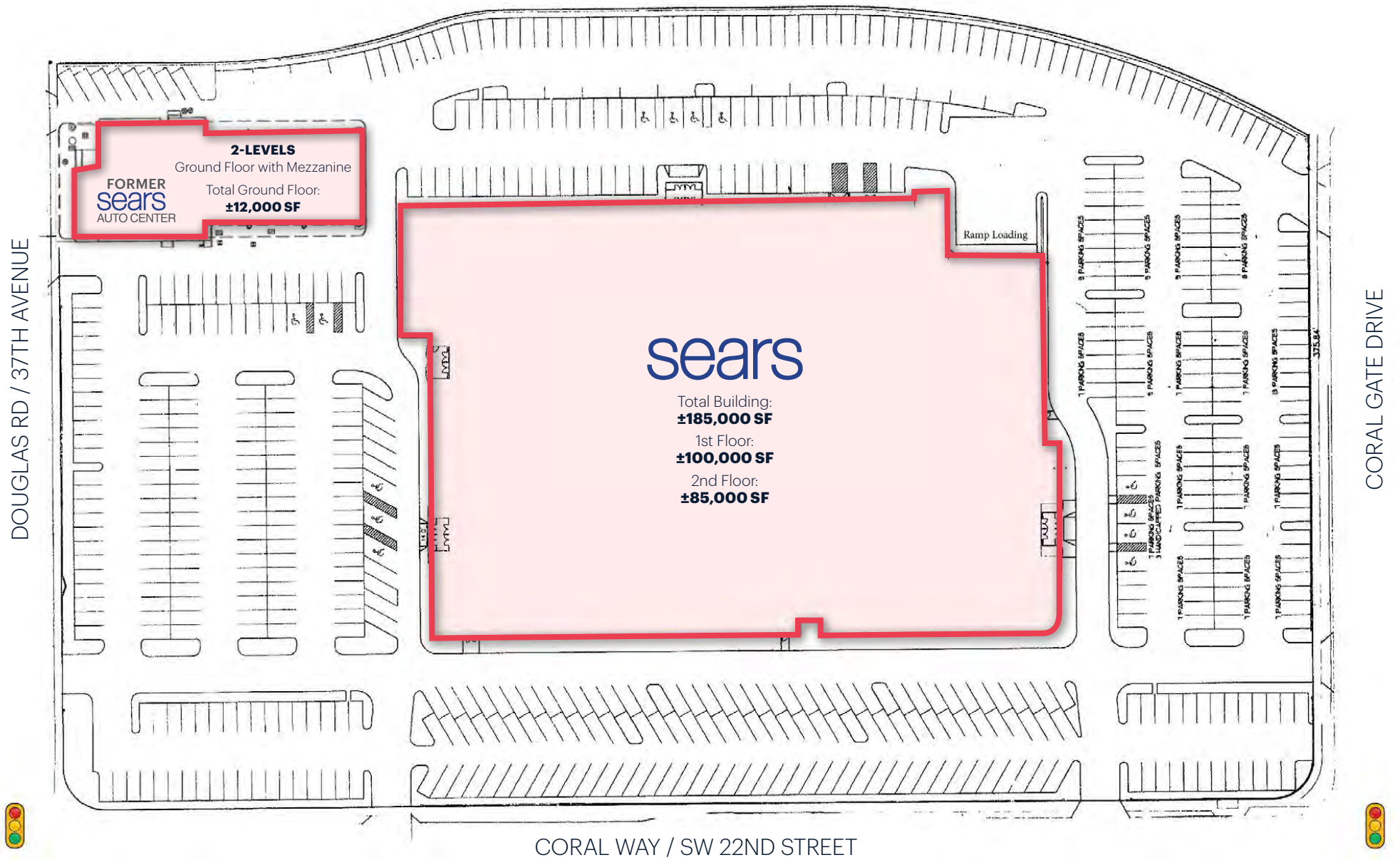
Coral Gables-Miami

PROPERTY HIGHLIGHTS

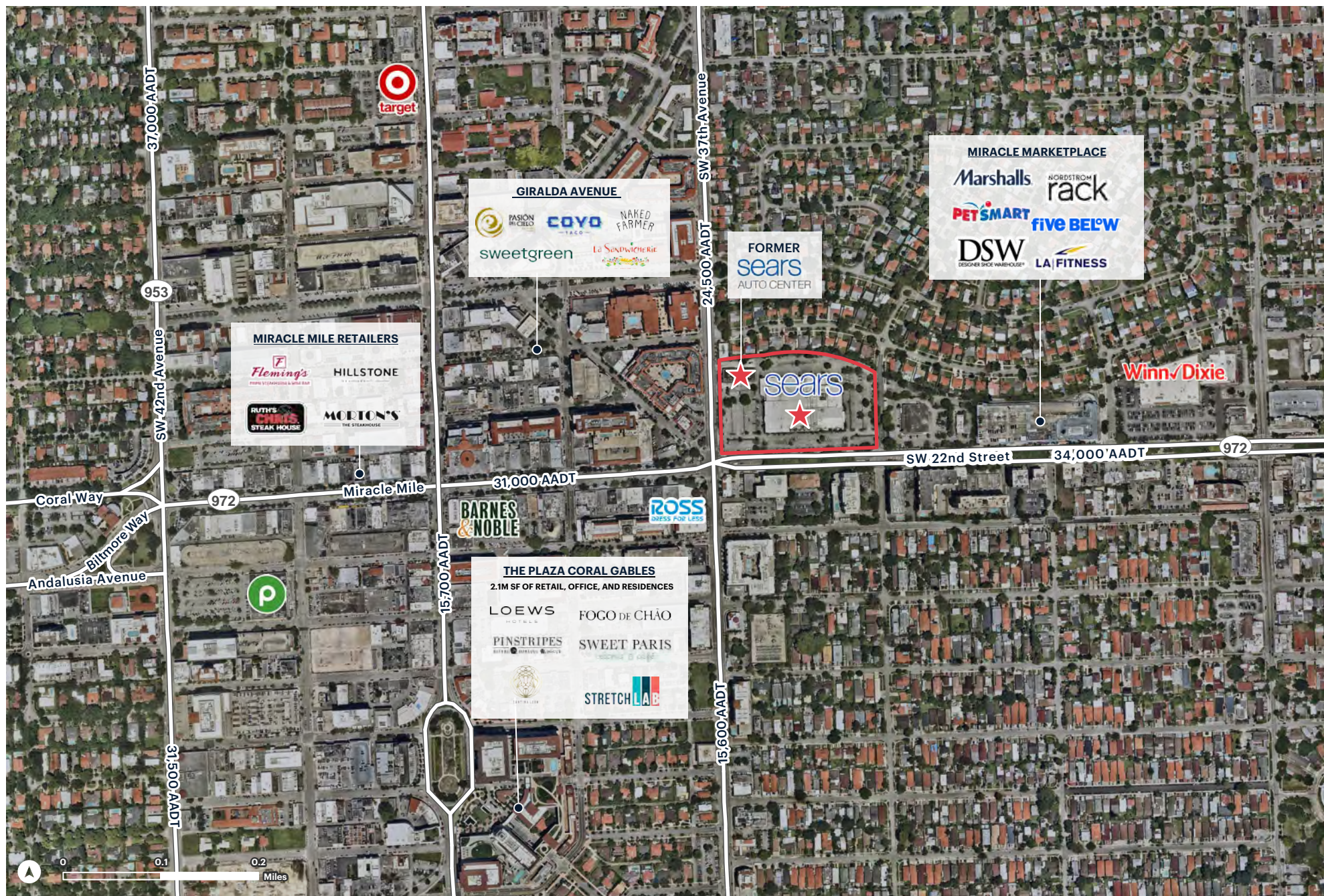
COMMENTS

- Located at the signalized intersection of Coral Way/ SW 22nd Street (34,000 AADT) and 37th Avenue (24,500 AADT) at the eastern entrance of Coral Gable's Miracle Mile.
- Downtown Coral Gables offers a unique shopping and entertainment destination in a lush landscape 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.

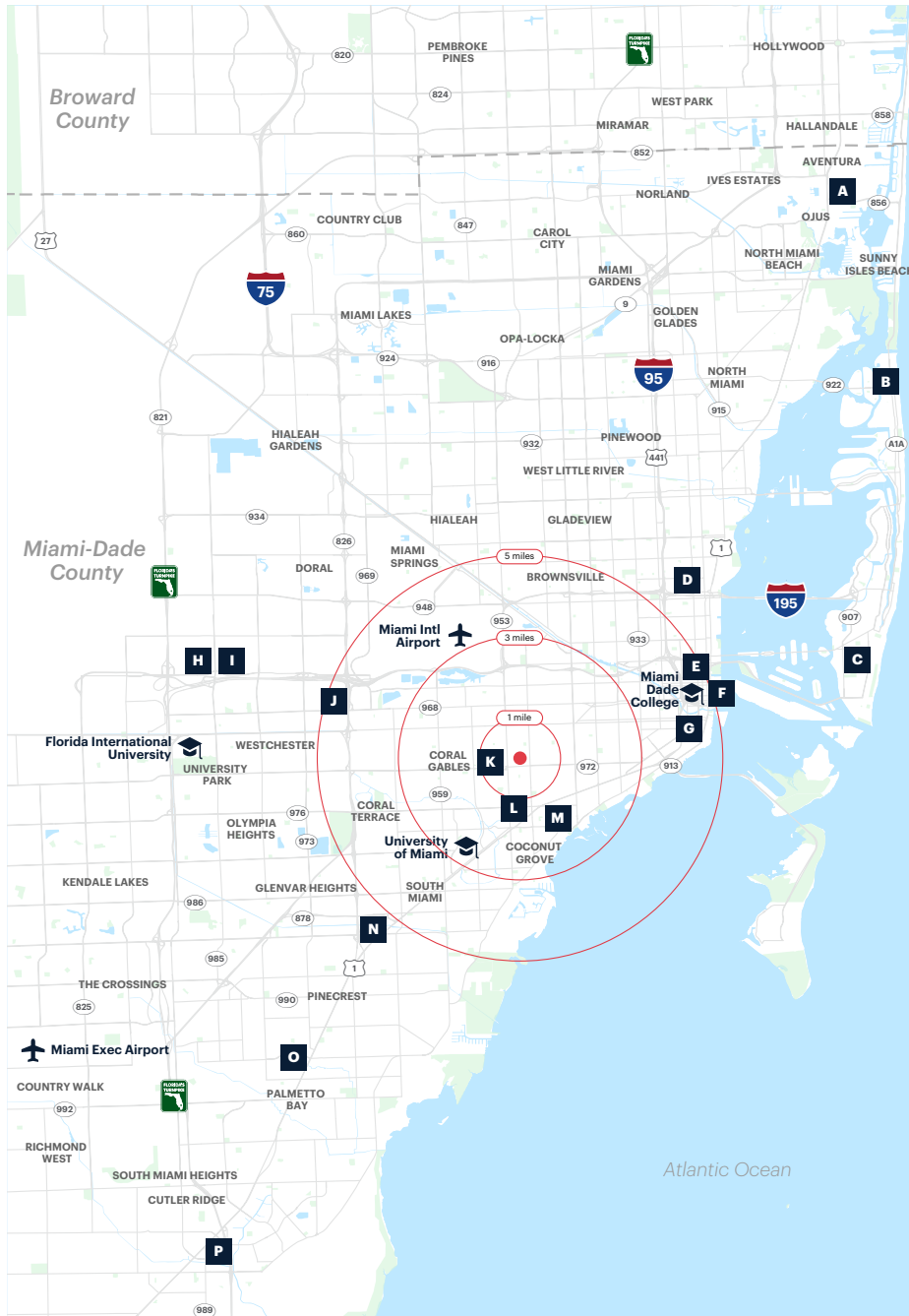
SITE PLAN



RETAIL AREA MAP



2023 AREA DEMOGRAPHICS



A	AVENTURA MALL Under Redevelopment macy's, NORDBSTROM, RH, JCPenney, AMC THEATRES	I	MIAMI INT'L MALL Under Redevelopment macy's, JCPenney, KOHL'S
B	BAL HARBOUR SHOPS Neiman Marcus, Saks Fifth Avenue, GUCCI, VERSACE, TIFFANY & CO, FENDI	J	MIDWAY CROSSINGS Under Redevelopment COSTCO, ROSS, Burlington, Marshalls
C	LINCOLN ROAD Apple, NIKE, VOVO SO, ZARA, TASCHEIN	K	MIRACLE MILE MCCLOSKEY'S, GRAZIANO'S, BARNES & NOBLE, Fleming's, HILLSTONE
D	MIAMI DESIGN DISTRICT LOUIS VUITTON, PRADA, GUCCI, HERMES, TOM FORD	L	SHOPS AT MERRICK PARK Neiman Marcus, EQUINOX, LOUIS VUITTON, NORDBSTROM, Crate&Barrel, GUCCI, BoConcept, TIFANY & CO
E	MIAMI WORLD CENTER Under Development CLUB STUDIO, posman books, Earls, Bouler, FIVE	M	COCOWALK sweetgreen, SALT & STRAW, bluemercury, PL & NTA, cinépolis, Edward Beiner
F	BAYSIDE MARKETPLACE SKECHERS, Hard Rock, SUGAR, Rainbow	N	DADELAND MALL macy's, JCPenney, Apple, TESLA, Saks Fifth Avenue, ZARA
G	BRICKELL CITY CENTER Saks Fifth Avenue, CMX, Sur La Table, ZARA, SWAROVSKI	O	THE FALLS macy's, LIFETIME FITNESS, FRESH, REGAL
H	DOLPHIN MALL CMX, Bouler	P	SOUTHLAND MALL Under Redevelopment macy's, JCPenney, ROSS, REGAL, LA FITNESS, TJ-MAXX

POPULATION	
1 mile	40,223
3 miles	249,817
5 miles	524,406
DAYTIME POPULATION	
1 mile	69,219
3 miles	276,689
5 miles	678,611
TOTAL HOUSEHOLDS	
1 mile	17,696
3 miles	99,223
5 miles	216,076
MEDIAN AGE	
1 mile	41.8
3 miles	43.5
5 miles	41.2
COLLEGE GRADUATES (Bachelor's +)	
1 mile	8,987 - 29%
3 miles	44,013 - 24%
5 miles	93,786 - 24%
TOTAL BUSINESSES	
1 mile	7,972
3 miles	21,430
5 miles	53,684
TOTAL EMPLOYEES	
1 mile	51,042
3 miles	154,017
5 miles	425,678
AVERAGE HH INCOME	
1 mile	\$99,899
3 miles	\$98,836
5 miles	\$101,473