

ONE | Sotheby's
INTERNATIONAL REALTY

RAZZLE DAZZLE
BARBERSHOP

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RAZZLE DAZZLE

MANNY CHAMIZO III - (786) 453-3171
237 MIRACLE MILE, CORAL GABLES FL 33134

THE SPACE

Location	237 Miracle Mile, Coral Gables, FL, 33134
COUNTY	Miami-Dade
APN	03-4108-006-3740
Square Feet	1300
Annual Rent PSF	\$31.00
Lease Type	NNN

HIGHLIGHTS

- \$31/SF/Yr NNN
- Premier Retail Space on the 2nd Block of Miracle Mile.??
- Approx 1,300 sq ft with 2nd floor "Loft" space.??
- Space delivered in Rent Ready condition.?



POPULATION

1 MILE	3 MILE	5 MILE
35,554	257,056	540,723



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$91,943	\$84,151	\$82,457



NUMBER OF HOUSEHOLDS

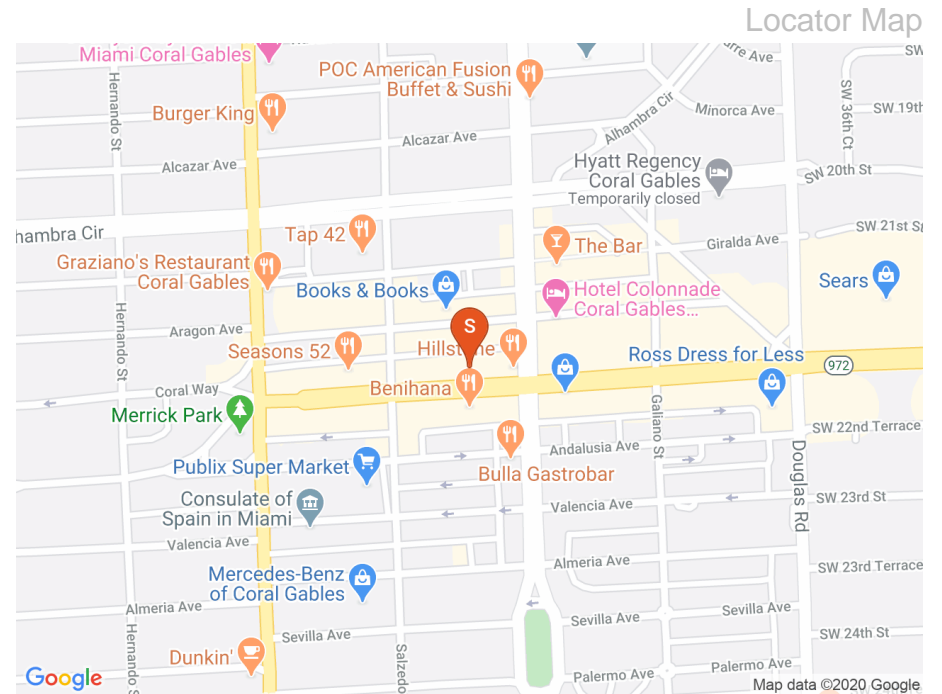
1 MILE	3 MILE	5 MILE
15,338	95,603	209,059

LOCATION FEATURES

- -Walking distance to numerous restaurants and retail
- -Access to public transportation with on-site Coral Gables trolley stop connecting to Miracle Mile and Metrorail
- -Premier location at the entrance to the Coral Gables business district
- -Within 15 minutes from Miami International Airport and other key business districts such as Downtown, Brickell, Blue Lagoon and Doral

MARKET HIGHLIGHTS

- -8,300 businesses in Coral Gables
- -150 Multinationals
- -Home to many South Florida's largest employers
- -Top retail and restaurant amenities







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,295	225,355	443,982
2010 Population	31,540	239,451	485,278
2019 Population	35,554	257,056	540,723
2024 Population	38,680	271,735	579,757
2019 African American	739	9,335	41,506
2019 American Indian	43	356	1,278
2019 Asian	576	2,899	7,338
2019 Hispanic	29,054	216,343	435,456
2019 Other Race	970	7,294	19,972
2019 White	32,485	231,883	457,609
2019 Multiracial	736	5,244	12,920
2019-2024: Population: Growth Rate	8.50 %	5.60 %	7.00 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,743	13,128	33,022
\$15,000-\$24,999	1,370	12,533	26,148
\$25,000-\$34,999	1,513	10,641	21,776
\$35,000-\$49,999	1,731	11,893	24,325
\$50,000-\$74,999	2,709	14,413	32,269
\$75,000-\$99,999	1,690	8,639	19,915
\$100,000-\$149,999	2,024	10,537	22,330
\$150,000-\$199,999	1,227	5,898	12,394
\$200,000 or greater	1,331	7,922	16,880
Median HH Income	\$59,763	\$49,347	\$49,401
Average HH Income	\$91,943	\$84,151	\$82,457

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,901	88,305	175,482
2010 Total Households	13,854	90,144	185,594
2019 Total Households	15,338	95,603	209,059
2024 Total Households	16,563	100,617	225,367
2019 Average Household Size	2.31	2.63	2.52
2000 Owner Occupied Housing	4,915	41,119	73,164
2000 Renter Occupied Housing	7,215	42,863	90,141
2019 Owner Occupied Housing	4,993	35,729	75,824
2019 Renter Occupied Housing	10,346	59,874	133,235
2019 Vacant Housing	1,839	8,279	23,846
2019 Total Housing	17,177	103,882	232,905
2024 Owner Occupied Housing	5,121	36,170	77,750
2024 Renter Occupied Housing	11,442	64,447	147,617
2024 Vacant Housing	1,820	8,267	24,010
2024 Total Housing	18,383	108,884	249,377
2019-2024: Households: Growth Rate	7.75 %	5.15 %	7.55 %

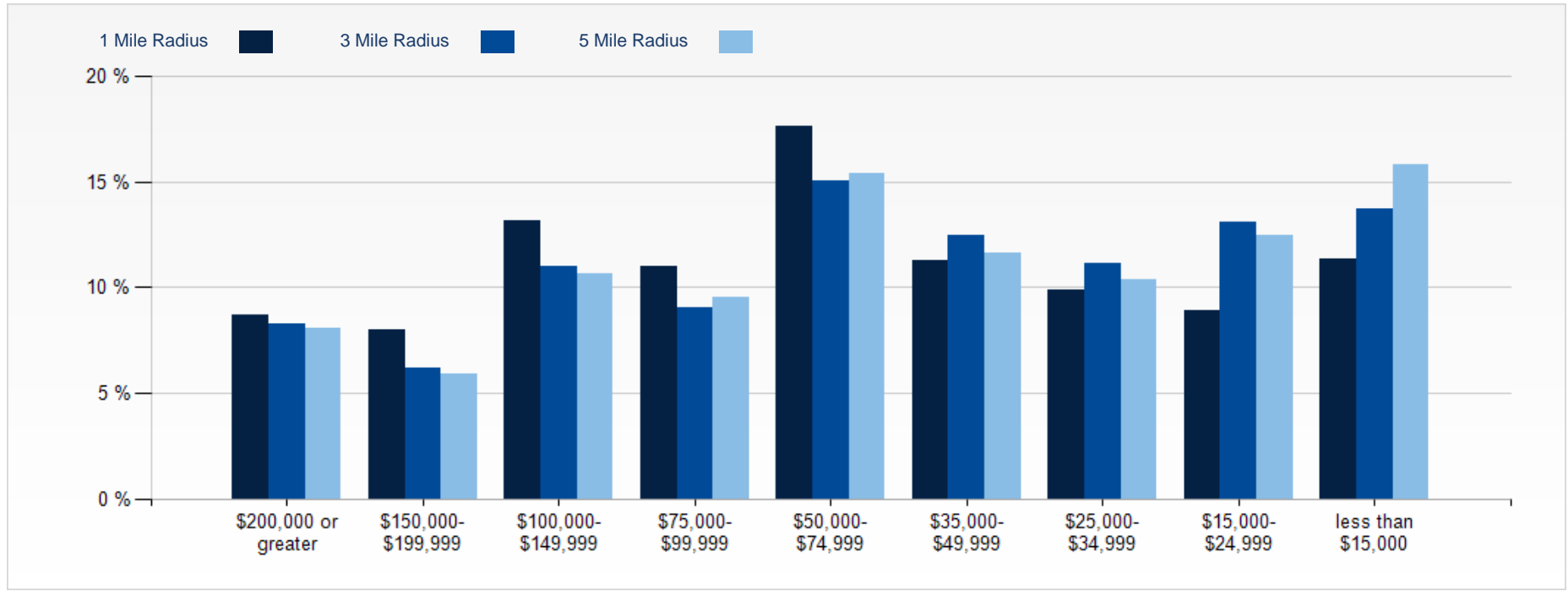
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	2,830	17,795	42,206
2019 Population Age 35-39	2,827	17,102	38,945
2019 Population Age 40-44	2,621	16,236	35,419
2019 Population Age 45-49	2,640	17,859	37,032
2019 Population Age 50-54	2,414	18,243	36,375
2019 Population Age 55-59	2,443	18,771	36,903
2019 Population Age 60-64	2,070	15,829	31,535
2019 Population Age 65-69	1,796	14,281	28,334
2019 Population Age 70-74	1,552	12,243	24,232
2019 Population Age 75-79	1,160	9,723	18,703
2019 Population Age 80-84	869	7,397	13,904
2019 Population Age 85+	1,025	8,235	14,922
2019 Population Age 18+	29,523	211,959	444,129
2019 Median Age	42	43	41

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,367	\$52,709	\$56,375
Average Household Income 25-34	\$79,097	\$74,179	\$78,362
Median Household Income 35-44	\$68,219	\$55,820	\$58,249
Average Household Income 35-44	\$98,933	\$95,368	\$96,113
Median Household Income 45-54	\$83,749	\$71,162	\$67,534
Average Household Income 45-54	\$123,683	\$113,870	\$110,150
Median Household Income 55-64	\$66,639	\$54,124	\$52,042
Average Household Income 55-64	\$105,485	\$95,188	\$91,032
Median Household Income 65-74	\$51,544	\$40,838	\$37,421
Average Household Income 65-74	\$78,129	\$71,216	\$66,342
Average Household Income 75+	\$56,420	\$48,407	\$45,575

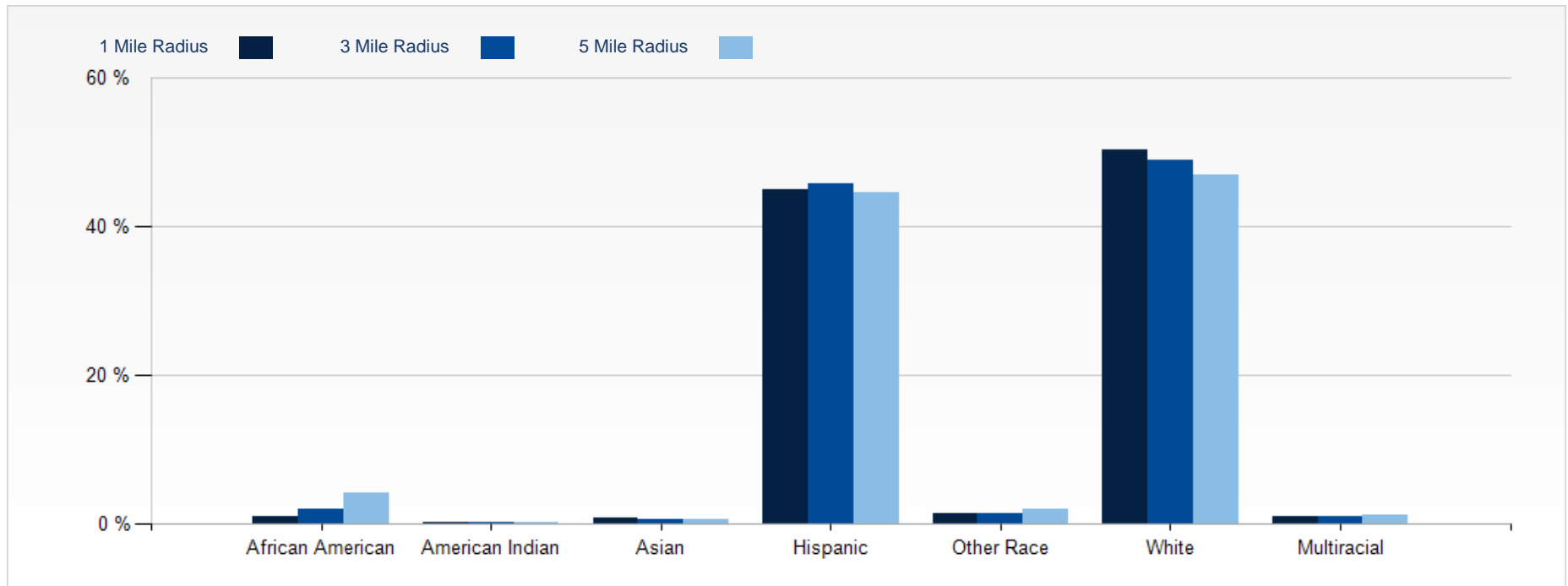
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	3,009	16,370	40,732
2024 Population Age 35-39	2,965	18,600	42,101
2024 Population Age 40-44	2,834	18,137	39,630
2024 Population Age 45-49	2,685	17,231	36,752
2024 Population Age 50-54	2,638	18,238	37,142
2024 Population Age 55-59	2,403	18,543	36,811
2024 Population Age 60-64	2,402	19,182	37,126
2024 Population Age 65-69	2,140	16,170	32,236
2024 Population Age 70-74	1,788	14,154	28,634
2024 Population Age 75-79	1,455	11,528	22,711
2024 Population Age 80-84	1,002	8,323	16,039
2024 Population Age 85+	1,093	8,999	16,616
2024 Population Age 18+	32,267	224,073	477,550
2024 Median Age	42	44	42

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,156	\$58,696	\$64,436
Average Household Income 25-34	\$89,233	\$83,592	\$90,010
Median Household Income 35-44	\$78,337	\$63,228	\$65,822
Average Household Income 35-44	\$113,914	\$106,673	\$106,996
Median Household Income 45-54	\$98,241	\$79,586	\$75,050
Average Household Income 45-54	\$139,537	\$126,330	\$122,163
Median Household Income 55-64	\$75,062	\$58,296	\$56,720
Average Household Income 55-64	\$118,893	\$103,049	\$100,289
Median Household Income 65-74	\$56,354	\$43,593	\$40,094
Average Household Income 65-74	\$89,683	\$77,630	\$73,268
Average Household Income 75+	\$64,305	\$54,835	\$51,761

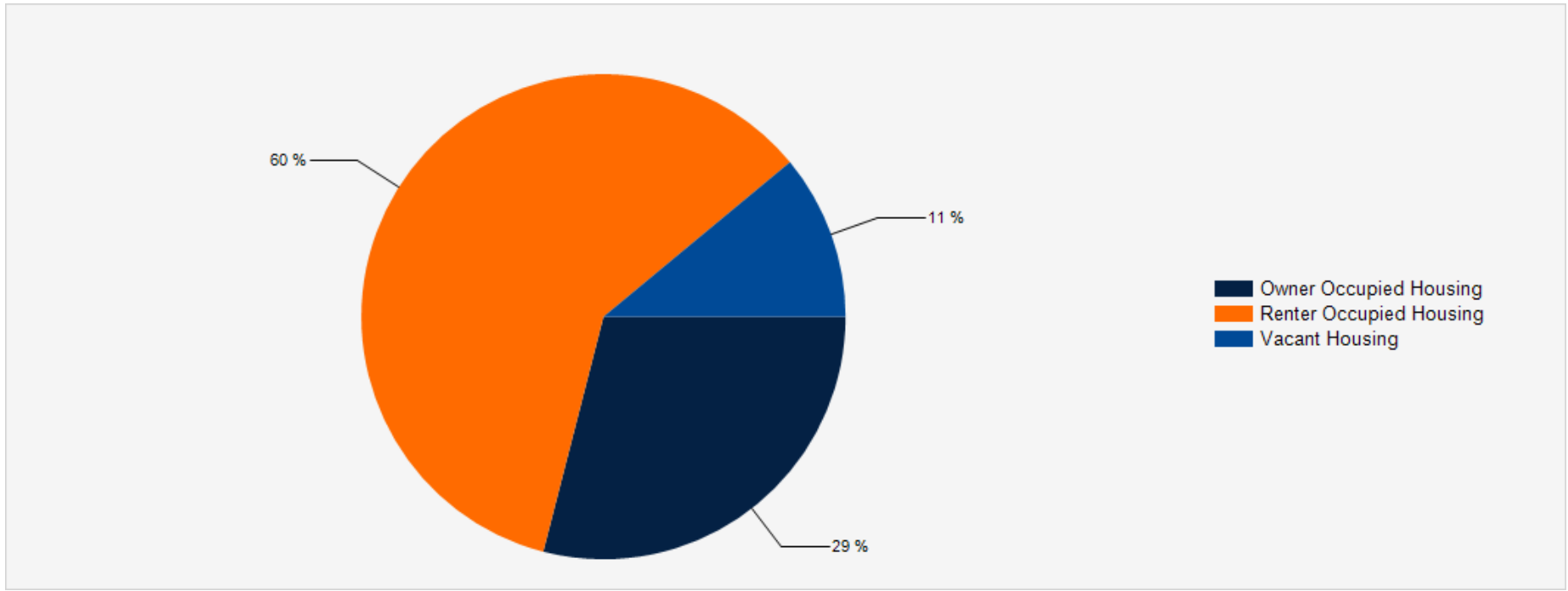
2019 Household Income



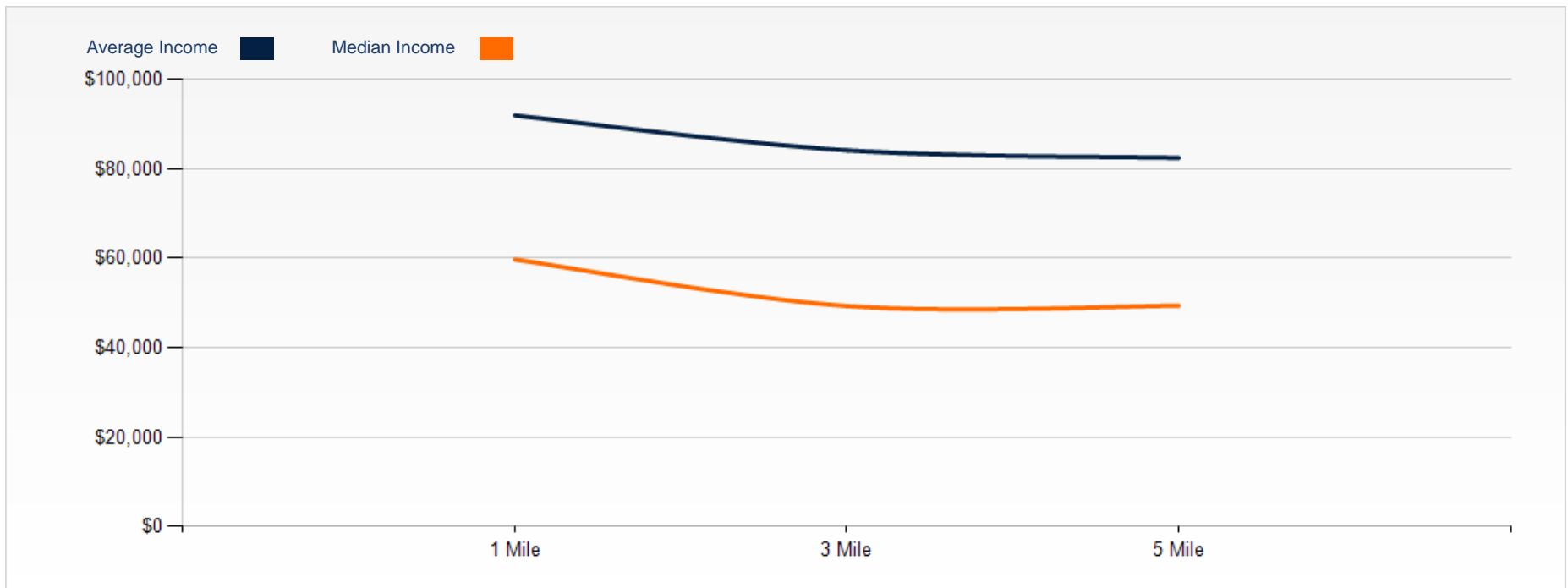
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



Razzle Dazzle

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Exclusively Marketed by:

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