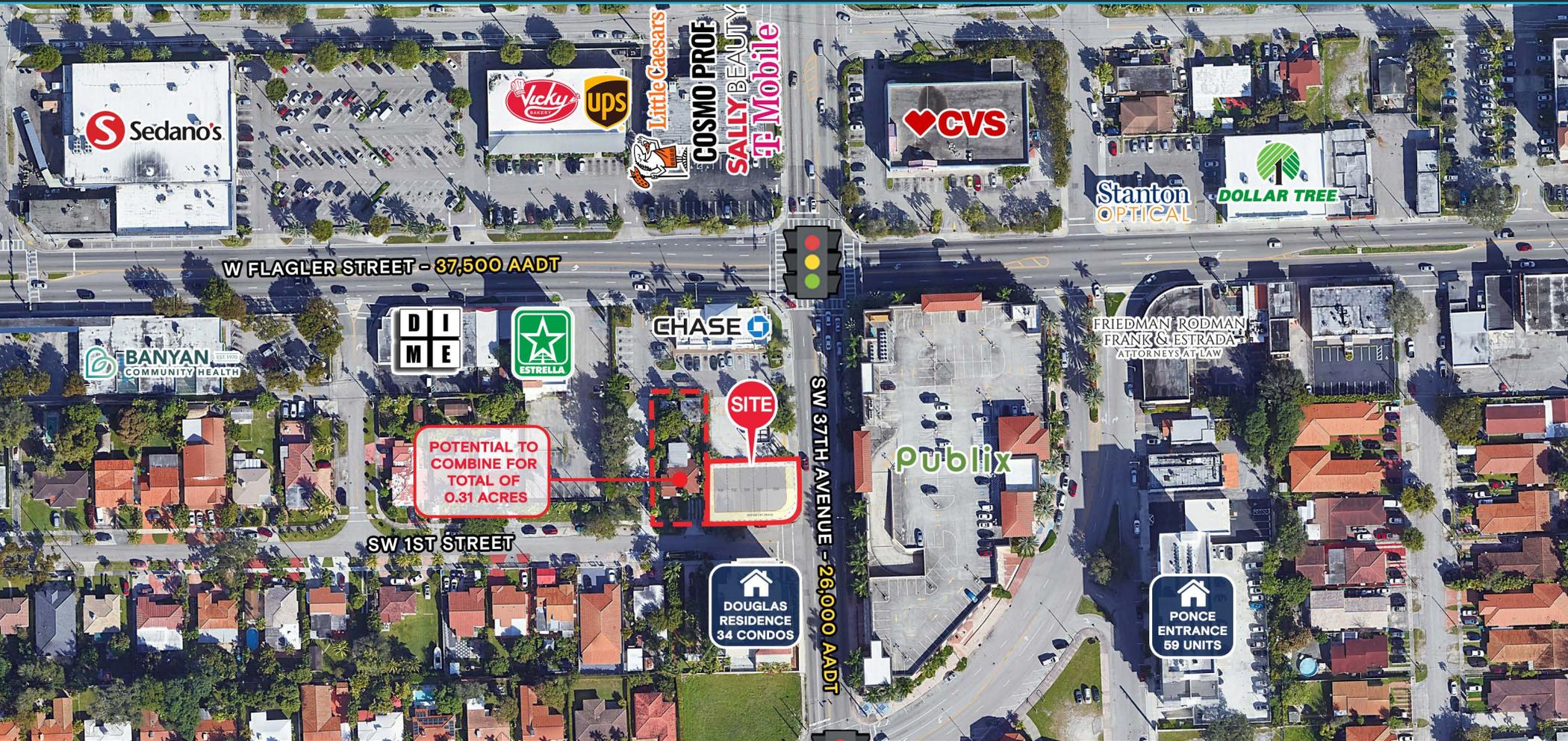


GROUND LEASE | BUILD TO SUIT

# ±4,055 SF - CAN BE DEMISED

3707 SW 1st Street, Coral Gables, FL 33134



OPPORTUNITY TO COMBINE WITH ADJACENT PARCEL FOR TOTAL OF ±0.31 ACRES

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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# Property Overview

## HIGHLIGHTS

- For Ground Lease or Build to Suit
- ±4,055 SF can be demised
- Marketed parcel is ±0.14 Acres and can be combined with the adjacent parcel for a total of ±0.31 Acres
- Strong traffic counts of approximately 63,500 at the main intersection
- Join area retailers: Publix CHASE

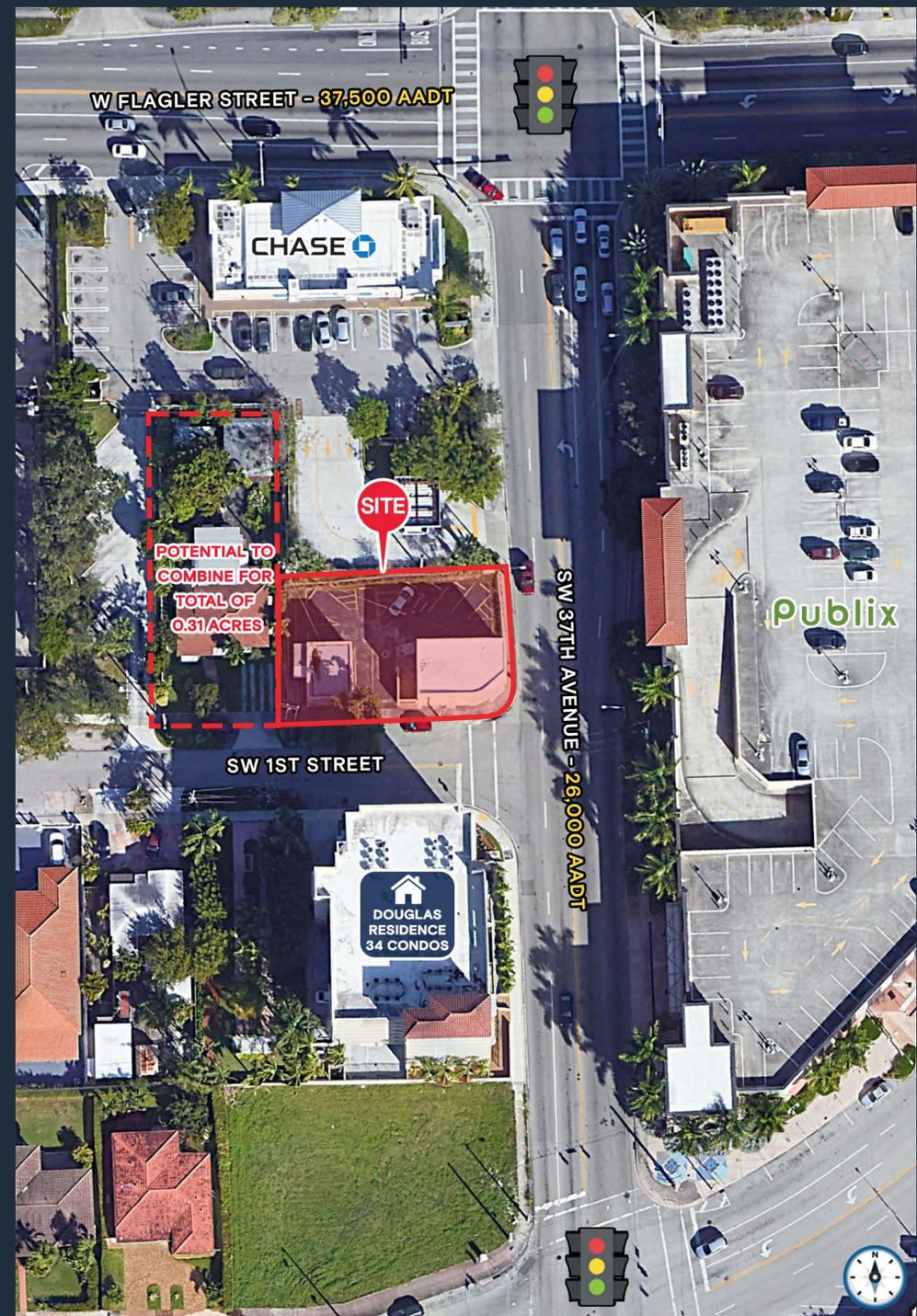


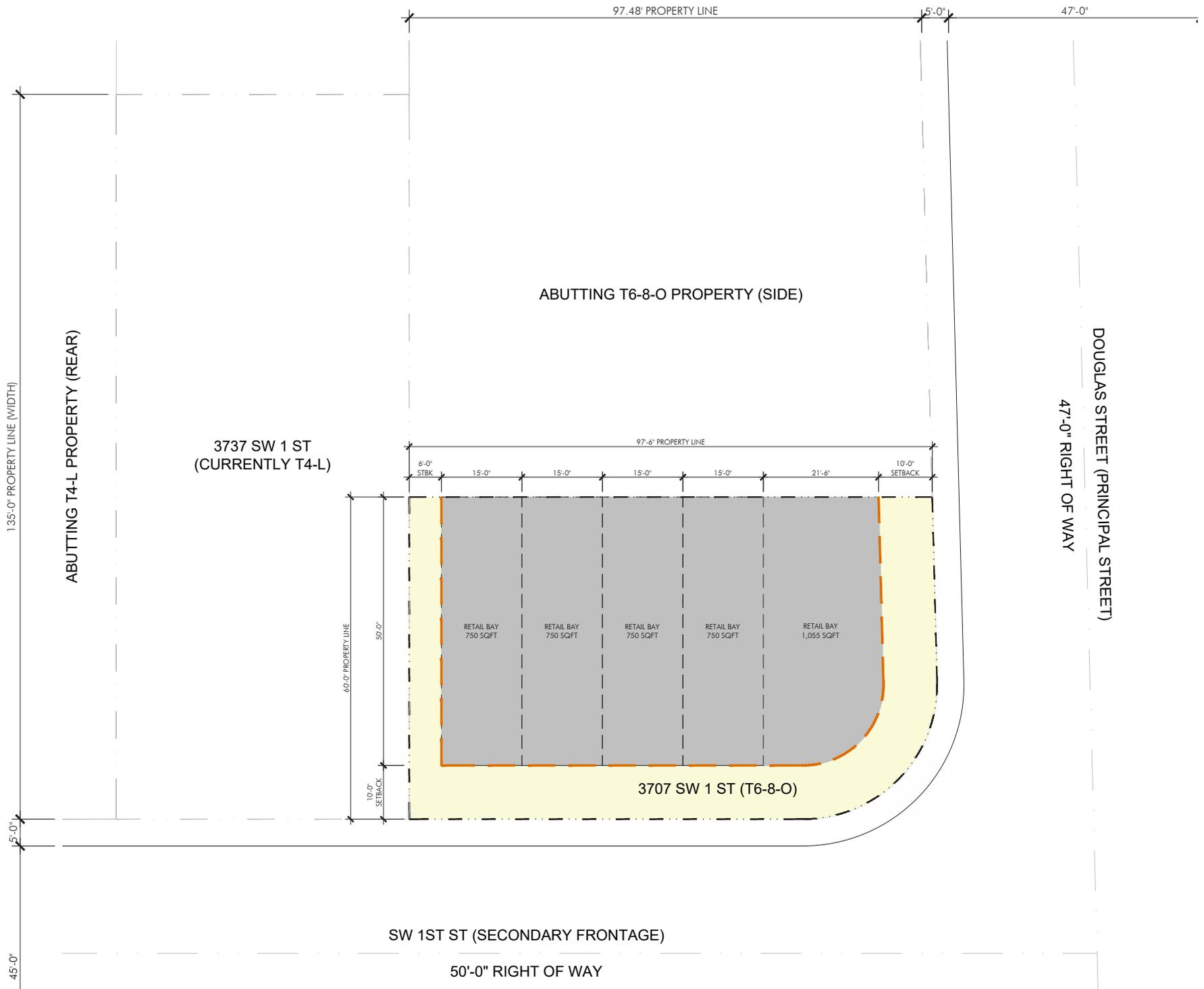
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	38,761	274,065	616,872
HOUSEHOLDS	15,138	108,560	250,368
EMPLOYEES	18,578	137,540	446,919
AVERAGE HH INCOME	\$77,151	\$94,147	\$110,817

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	82,624	236,216	416,444
HOUSEHOLDS	32,685	93,195	161,176
EMPLOYEES	46,140	114,493	302,334
AVERAGE HH INCOME	\$84,665	\$92,454	\$97,367





ABUTTING T4-L PROPERTY (REAR)

3737 SW 1 ST  
(CURRENTLY T4-L)

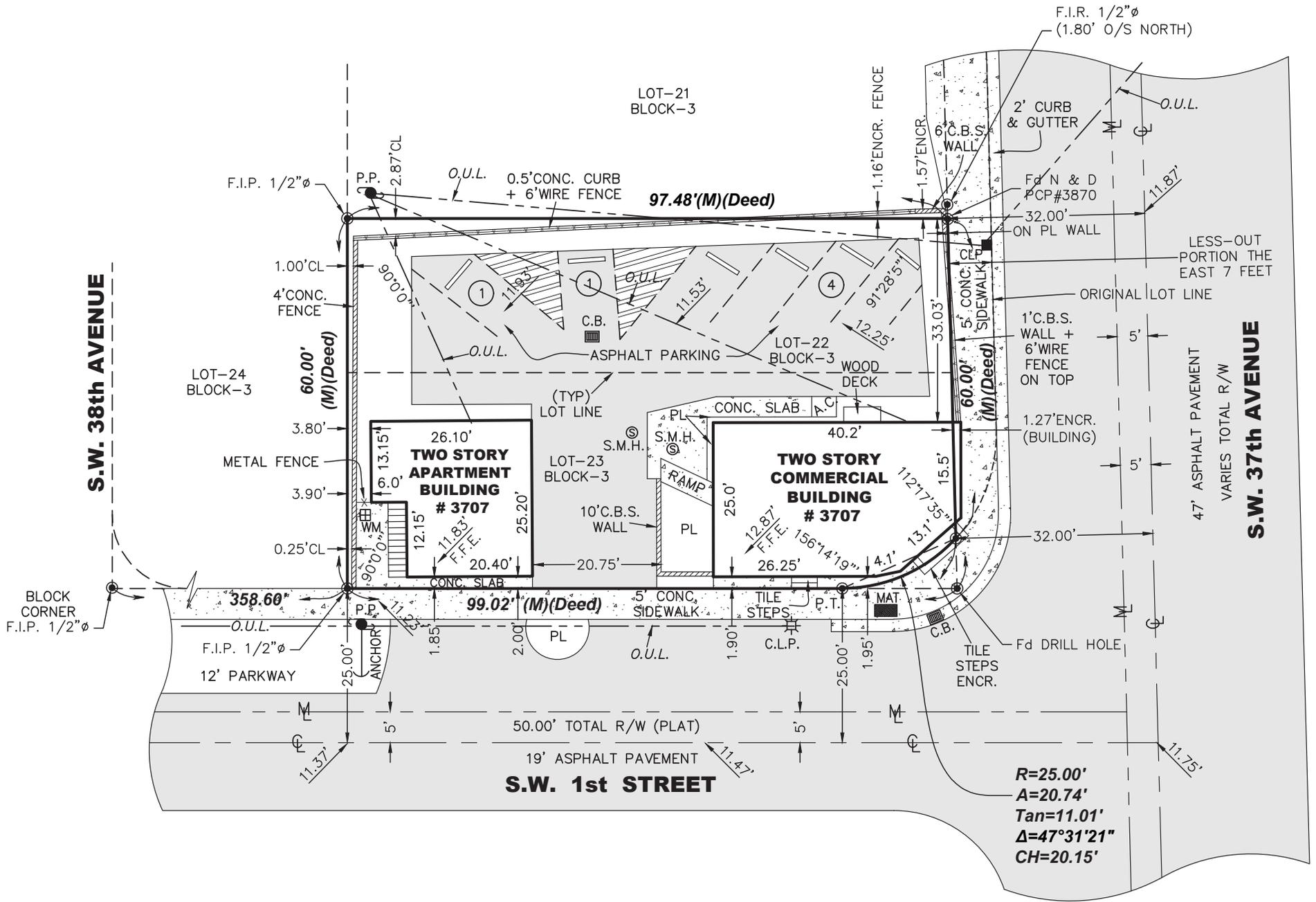
ABUTTING T6-8-O PROPERTY (SIDE)

DOUGLAS STREET (PRINCIPAL STREET)  
47'-0" RIGHT OF WAY

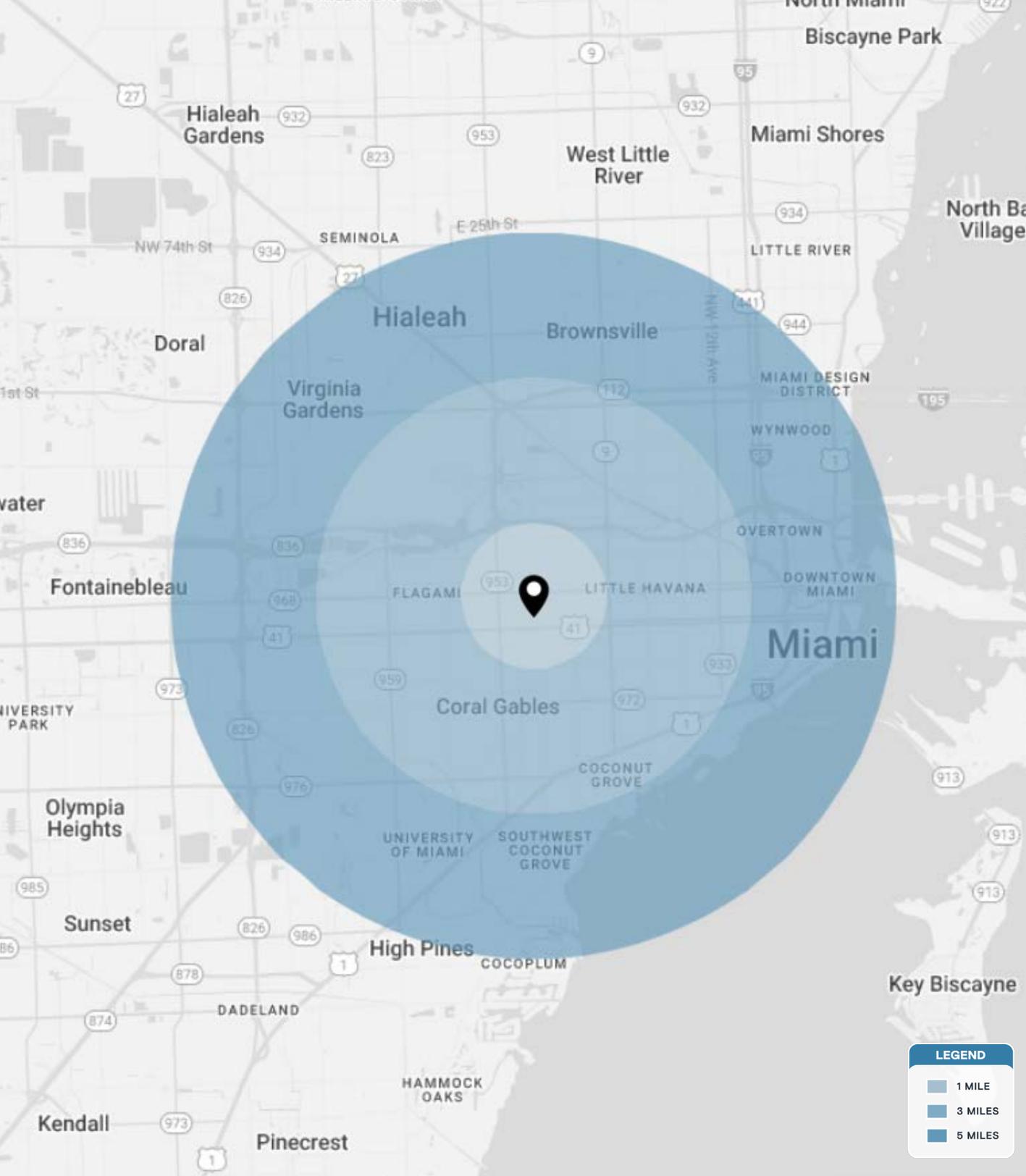
3707 SW 1 ST (T6-8-O)

SW 1ST ST (SECONDARY FRONTAGE)

50'-0" RIGHT OF WAY







LEGEND	
<span style="display: inline-block; width: 10px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span>	1 MILE
<span style="display: inline-block; width: 10px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span>	3 MILES
<span style="display: inline-block; width: 10px; height: 10px; background-color: #1E90FF; border: 1px solid black; margin-right: 5px;"></span>	5 MILES

# Contact Brokers

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