

**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

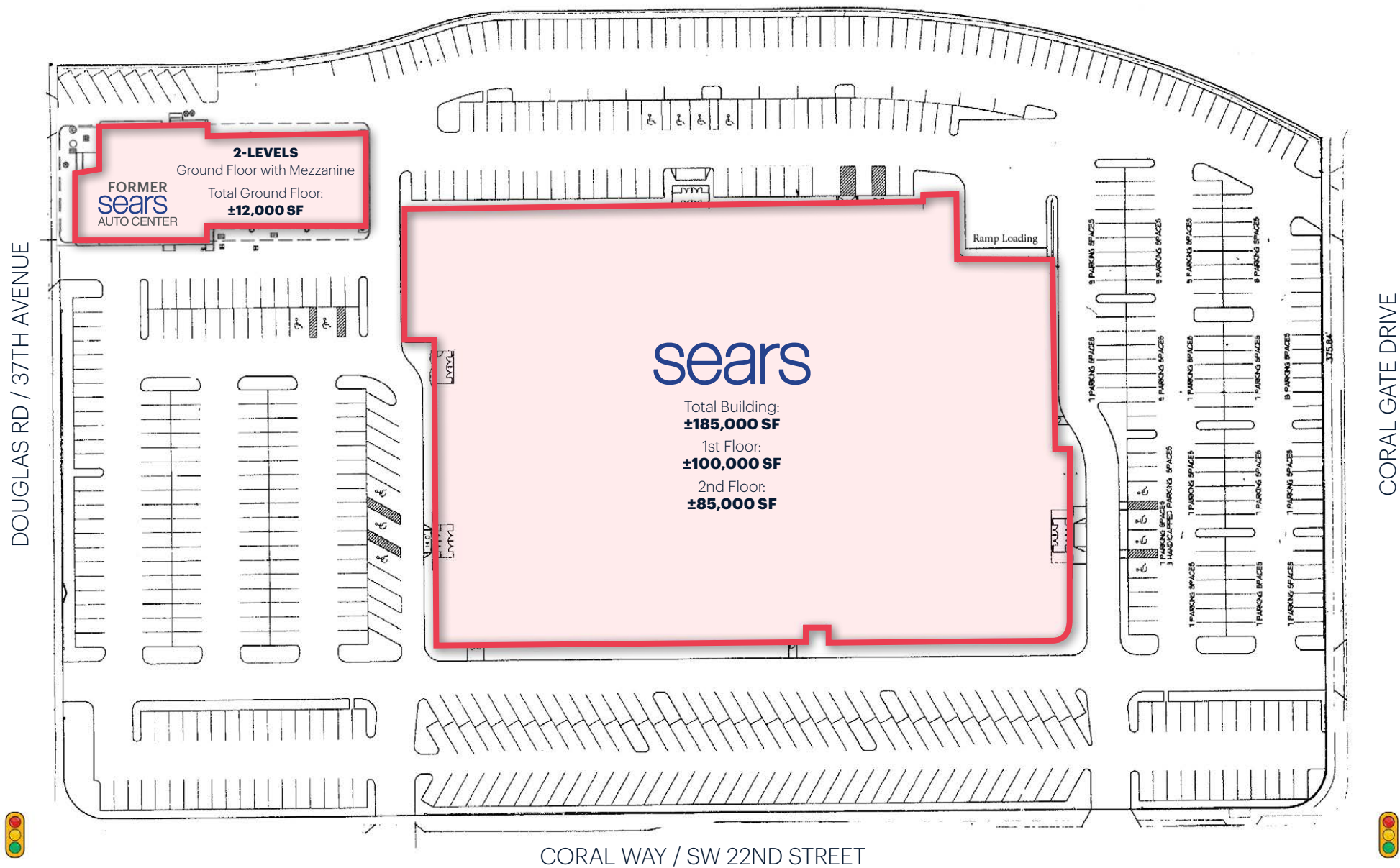
Coral Gables-Miami

## PROPERTY HIGHLIGHTS

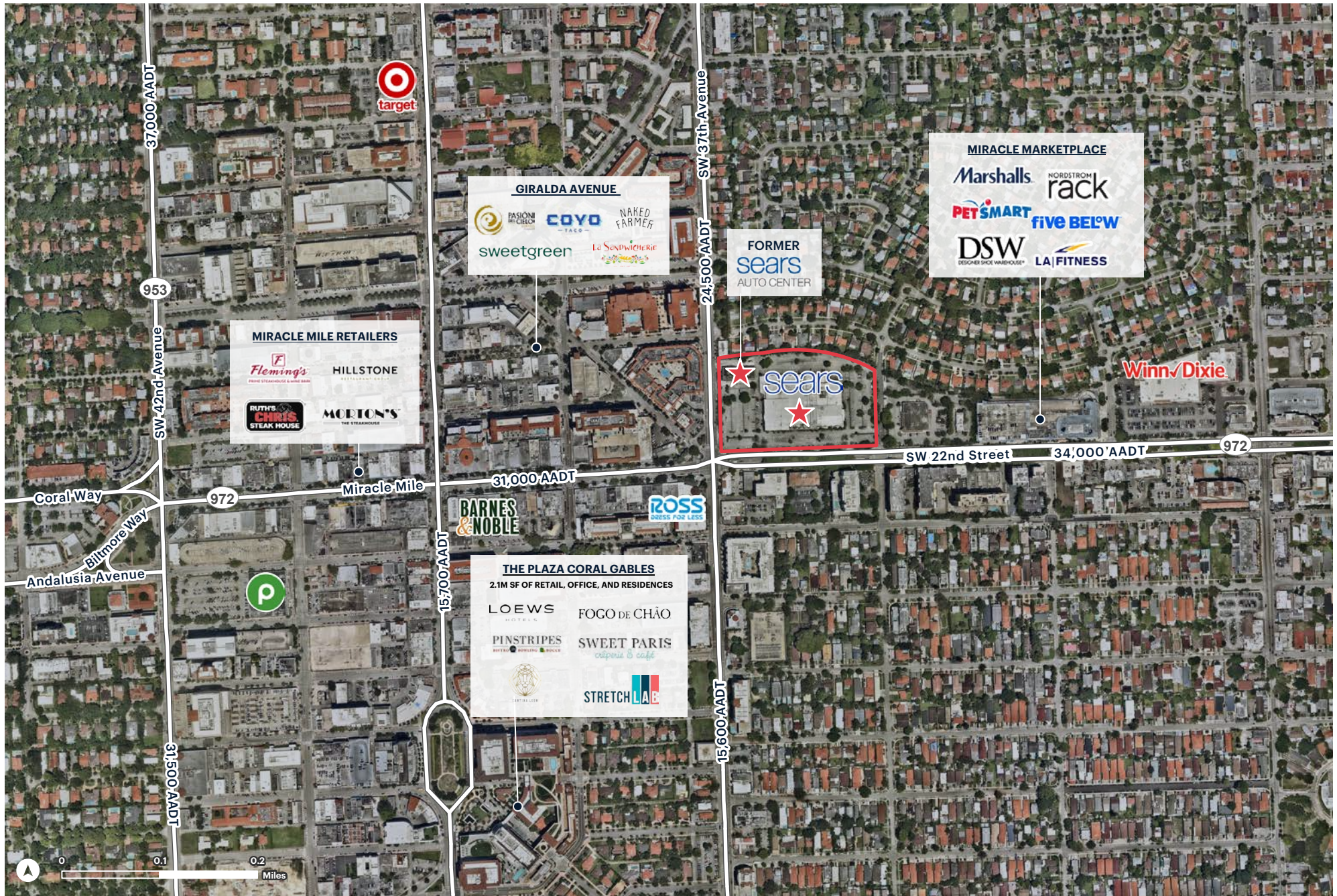
### COMMENTS

- 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.

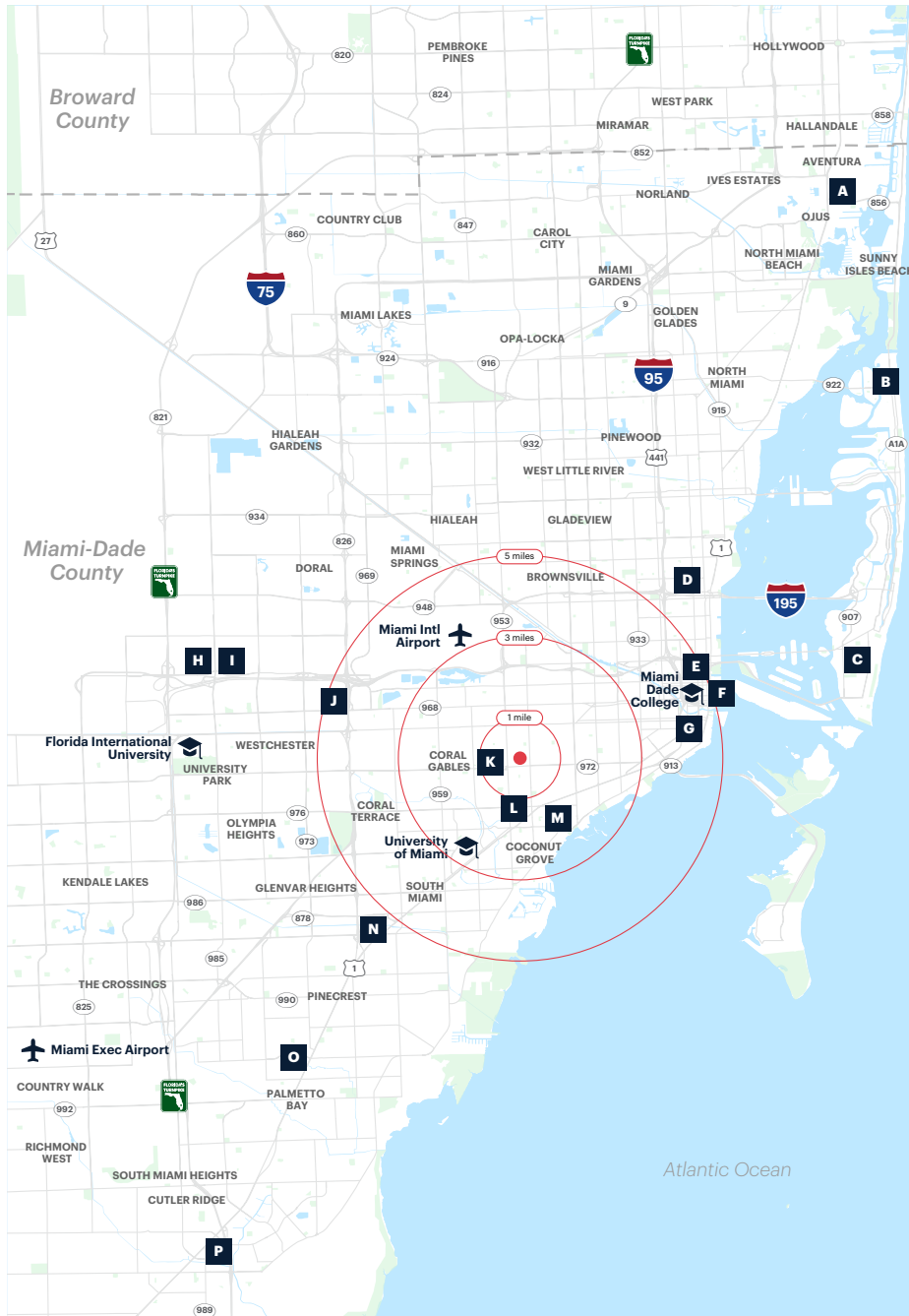
# SITE PLAN



# RETAIL AREA MAP



# 2023 AREA DEMOGRAPHICS



<b>A</b>	<b>AVENTURA MALL</b> Under Redevelopment macy's, Nordstrom, RH, JCPenney, AMC THEATRES	<b>I</b>	<b>MIAMI INT'L MALL</b> Under Redevelopment macy's, JCPenney, KOHL'S
<b>B</b>	<b>BAL HARBOUR SHOPS</b> Neiman Marcus, Saks Fifth Avenue, GUCCI, Versace, Tiffany & Co, FENDI	<b>J</b>	<b>MIDWAY CROSSINGS</b> Under Redevelopment Costco, Ross, Burlington, Marshalls
<b>C</b>	<b>LINCOLN ROAD</b> Apple, Nike, Vivosca, ZARA, TASCHEN	<b>K</b>	<b>MIRACLE MILE</b> Mellon's, Graziانو's, Barnes & Noble, Fleming's, Hillstone
<b>D</b>	<b>MIAMI DESIGN DISTRICT</b> Louis Vuitton, Prada, Versace, Gucci, Hermes, Tom Ford	<b>L</b>	<b>SHOPS AT MERRICK PARK</b> Neiman Marcus, Equinox, Louis Vuitton, Nordstrom, Crate&Barrel, Gucci, BoConcept, Tiffany & Co
<b>E</b>	<b>MIAMI WORLD CENTER</b> Under Development Club Studio, Posman Books, Earls, Boulero, Perry	<b>M</b>	<b>COCOWALK</b> Sweetgreer, Salt & Straw, Bluemercury, P.L.A.N.T.A, cinépolis, Edward Beiner
<b>F</b>	<b>BAYSIDE MARKETPLACE</b> Skechers, Hard Rock, Sugar, Rainbow	<b>N</b>	<b>DADELAND MALL</b> macy's, JCPenney, Apple, Tesla, Saks Fifth Avenue, ZARA
<b>G</b>	<b>BRICKELL CITY CENTER</b> Saks Fifth Avenue, CMX, Sur La Table, ZARA, SWAROVSKI	<b>O</b>	<b>THE FALLS</b> macy's, Lifetime Fitness, Fresh, Regal
<b>H</b>	<b>DOLPHIN MALL</b> CMX, Boulero	<b>P</b>	<b>SOUTHLAND MALL</b> 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