

## *An Exceptional Location Available for Lease in Coral Gables, Florida*



# GABLES POINTE PLAZA - Location



## The City of Coral Gables

- Is known as “City Beautiful” a perfect place to live, work and play due to its elegant surroundings
- Home to University of Miami and American University of the Caribbean School of Medicine
- Only 10 minutes from Miami International Airport, 15 minutes from PortMiami and minutes from Brickell Avenue
- Has a highly educated and talented workforce
- One of the most vibrant cultural scenes in South Florida
- The Gateway to Latin America with over 150 Multinational Corporations and 20 consulates, Foreign Trade & Tourism Bureaus
- Offers world class restaurants, first-class hotels, rich cultural offerings and a broad range of retail establishments
- Three major hospitals within 2 miles; Coral Gables Hospital, Baptist Health Doctors Hospital and University of Miami Health System
- Due to high quality living, responsible growth and a diversified economy, Coral gables continues to be a highly desirable location for investment





# GABLES POINTE PLAZA - Connectivity

Gables Pointe Plaza is situated on the Northeast corner of South Dixie Highway and Grand Avenue in Coral Gables, Florida. One of the property's strongest attributes is its central location and connectivity to the Coral Gables, Coconut Grove and South Miami markets. The property is steps away from the Village of Merrick Park, anchored by the top performing Neiman Marcus and Nordstrom stores in Florida and 115 world renowned luxury retailers. Coral Gables has exceptionally favorable demographics in all aspects. The site is minutes away from the University of Miami and 150 multinational corporations headquartered in Coral Gables providing a strong daytime employment population.

The project incorporates 190' of building frontage along South Dixie Highway, the major north/south artery in Miami, allowing for optimum exposure and visibility to over 120,000 vehicles that pass the site daily. In addition, the property provides 81 on site parking spaces and an additional 16 non metered parking spaces adjacent to the site along both sides of Grand Avenue.

The site is easily accessible for both vehicles and pedestrians due to signalized intersections, three vehicle access points into the site, and public transit operations including Miami's Metro Rail, Metro Bus and the complementary Coral Gables Trolley.

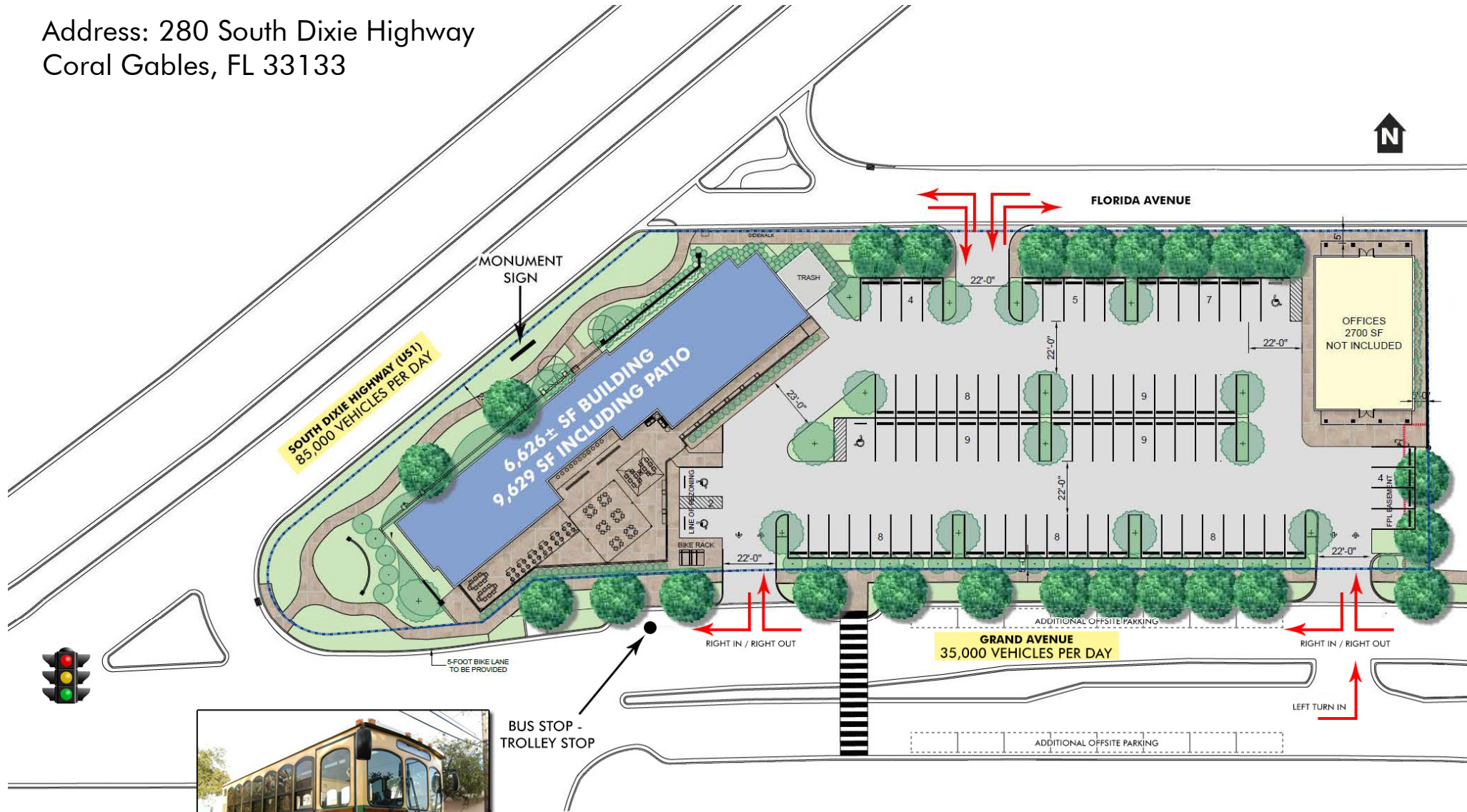


**Conceptual Rendering - View from US Hwy 1 / South Dixie Hwy**



# GABLES POINTE PLAZA - Site Plan

Address: 280 South Dixie Highway  
Coral Gables, FL 33133



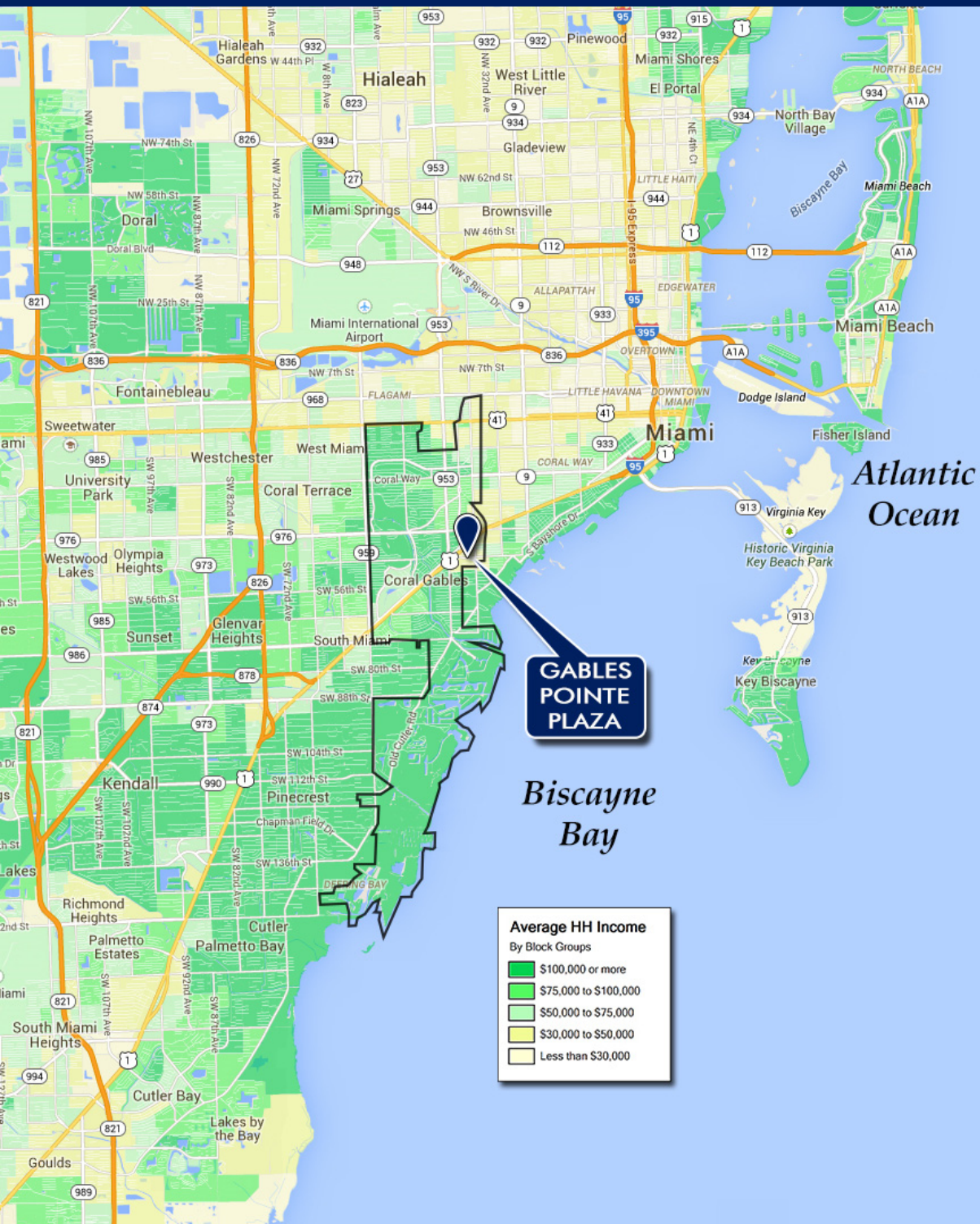


# GABLES POINTE PLAZA - Restaurants





# GABLES POINTE PLAZA - Demographics



DEMOGRAPHIC OVERVIEW		City Of Coral Gables		Miami-Dade County	
2014 Estimated Population		49,411		2,591,035	
Projected Growth 2014 - 2019		5.01%		6.85%	
Population by Single Race Class					
White Alone	44,323	90.78%	1,952,803	73.92%	
Black or African American Alone	1,276	2.61%	488,992	18.51%	
Population Hispanic or Latino					
Not Hispanic or Latino	24,496	50.17%	962,190	36.42%	
Hispanic or Latino	24,326	49.83%	1,679,644	63.58%	
Orgin of Hispanic Population					
Cuban	14,352	59.00%	882,162	52.52%	
Mexican	767	3.15%	54,391	3.24%	
Puerto Rican	1,068	4.39%	96,304	5.73%	
All Other Hispanic or Latino	8,139	33.46%	646,787	38.51%	
Median Age		39.5		39.0	
Pop. Age 25+ by Edu. Attainment		32,300		1,835,125	
Bachelor's Degree		28.87%		16.04%	
Master's Degree		14.58%		5.81%	
Professional School Degree		9.46%		2.51%	
Doctorate Degree		4.74%		1.11%	
Total with Bachelor's Degree +		57.65%		25.47%	
Average Household Income		\$ 114,926		\$ 60,780	
Median Housing Value		\$ 525,380		\$ 189,517	
Pop. 16+ Occupation Classification		22,300		1,233,289	
Blue Collar	1,506	6.75%	237,582	19.26%	
White Collar	18,236	81.78%	723,559	58.67%	
Service & Farm	2,558	11.47%	272,148	22.07%	
Business Overview					
Total: Employees		55,296		1,172,291	
Total: Business Establishments		6,416		129,929	
# of Employees by Predominant Business					
Professional, Scientific, Technical	12,659	22.89%	87,601	7.47%	
Health Care, Social Assistance	7,586	13.72%	159,512	13.61%	
Finance, Insurance	6,624	11.98%	70,853	6.04%	





# GABLES POINTE PLAZA – Contact Information



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