



## OFFICE BUILDING **FOR SALE**

### PROPERTY HIGHLIGHTS

This building was fully renovated in 2012. It offers 21,736 Gross Building Area and 17,625 SF Rentable Building Area. This building is ideally suited for an owner user considering many of the leases are set to expire in the near future. The 2012 renovated distribution of the building was designed for owner use. For those potential owners looking to maximize on exposure and visibility, the subject property offers a traffic count of 42,000 vehicles per day according to the Florida Department of Transportation. The City of Coral Gables allows for a maximum 10,500 SF of medical office use in this building.



**Pricing:**  
\$5,300,000



**Parking:**  
46 Parking Spaces



**Gross Building Area:**  
17,625 SF



**Land Area:**  
0.46 AC



**Building Feature:**  
4 person elevator



**Tenancy:**  
Multiple Tenant



**Zoning:**  
Commercial



**Amenities:**  
24 Hour Access,  
High Ceiling



### EXCLUSIVELY LISTED BY

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2012 RENOVATED OFFICE BUILDING  
5246 SW 8TH ST | CORAL GABLES, FL 33134

## PROPERTY PHOTOS





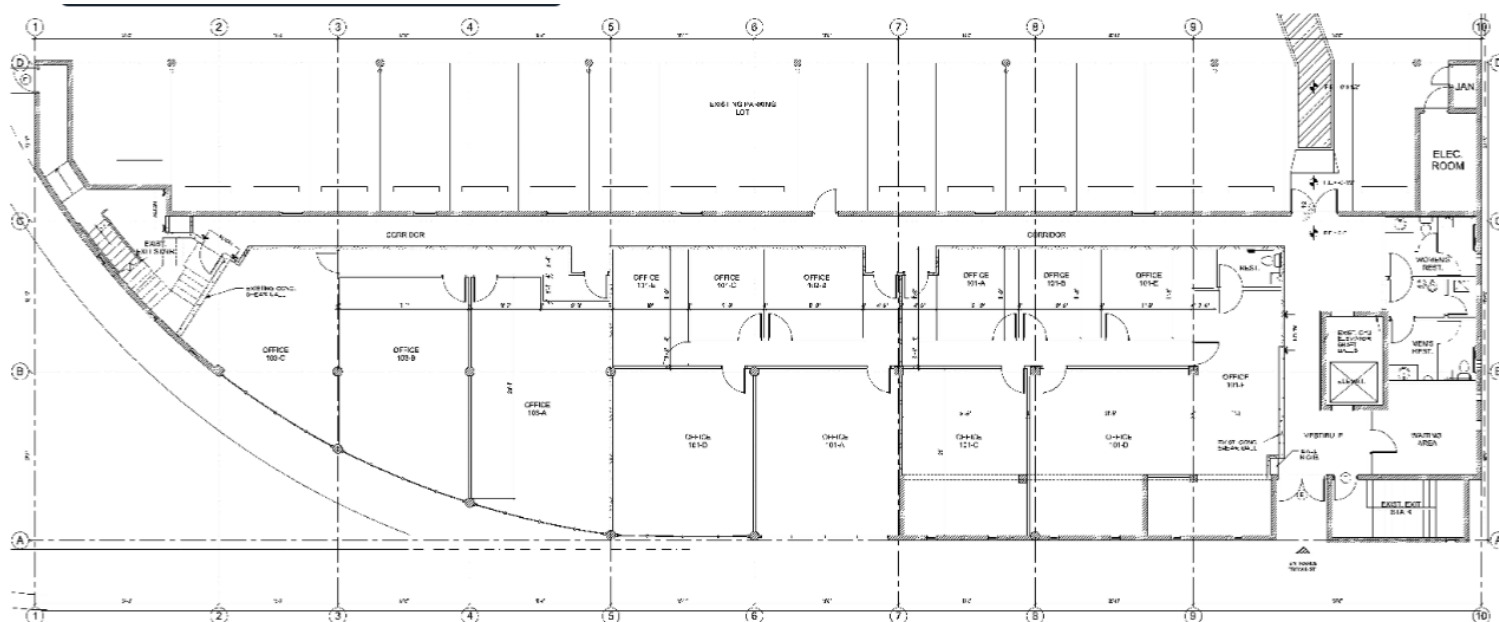
## PROPERTY PHOTOS



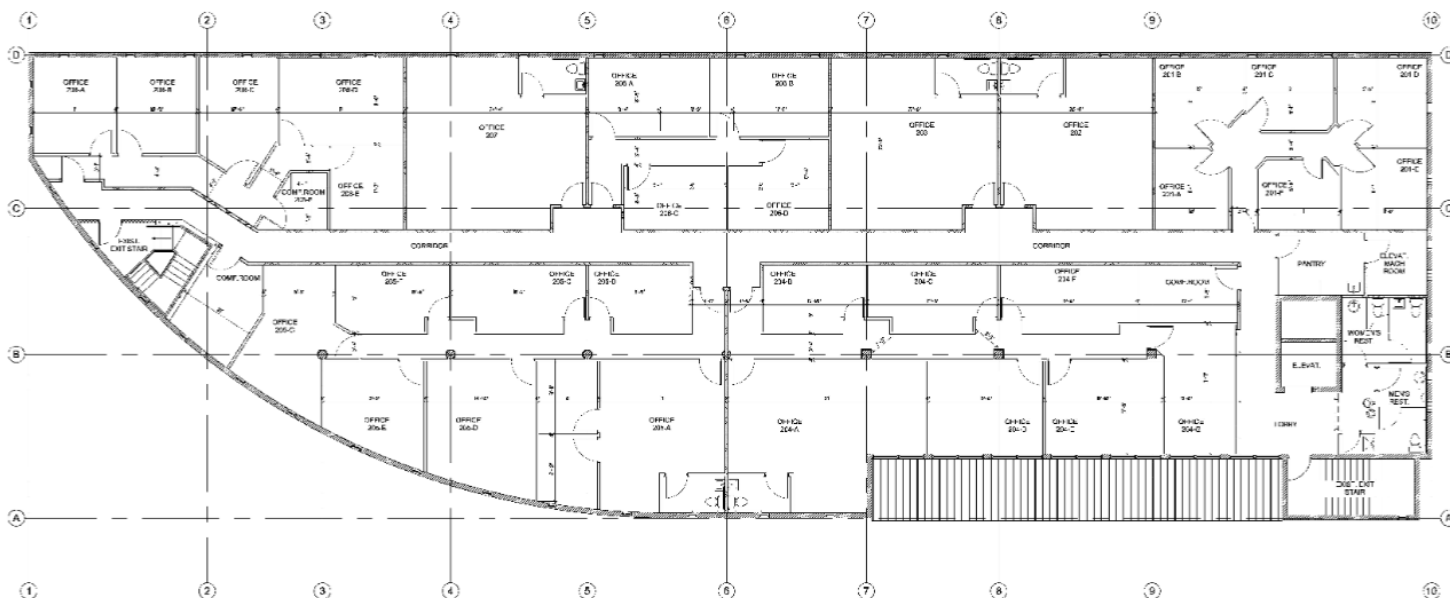
## PROPERTY PHOTOS



## 1ST FLOOR PLAN



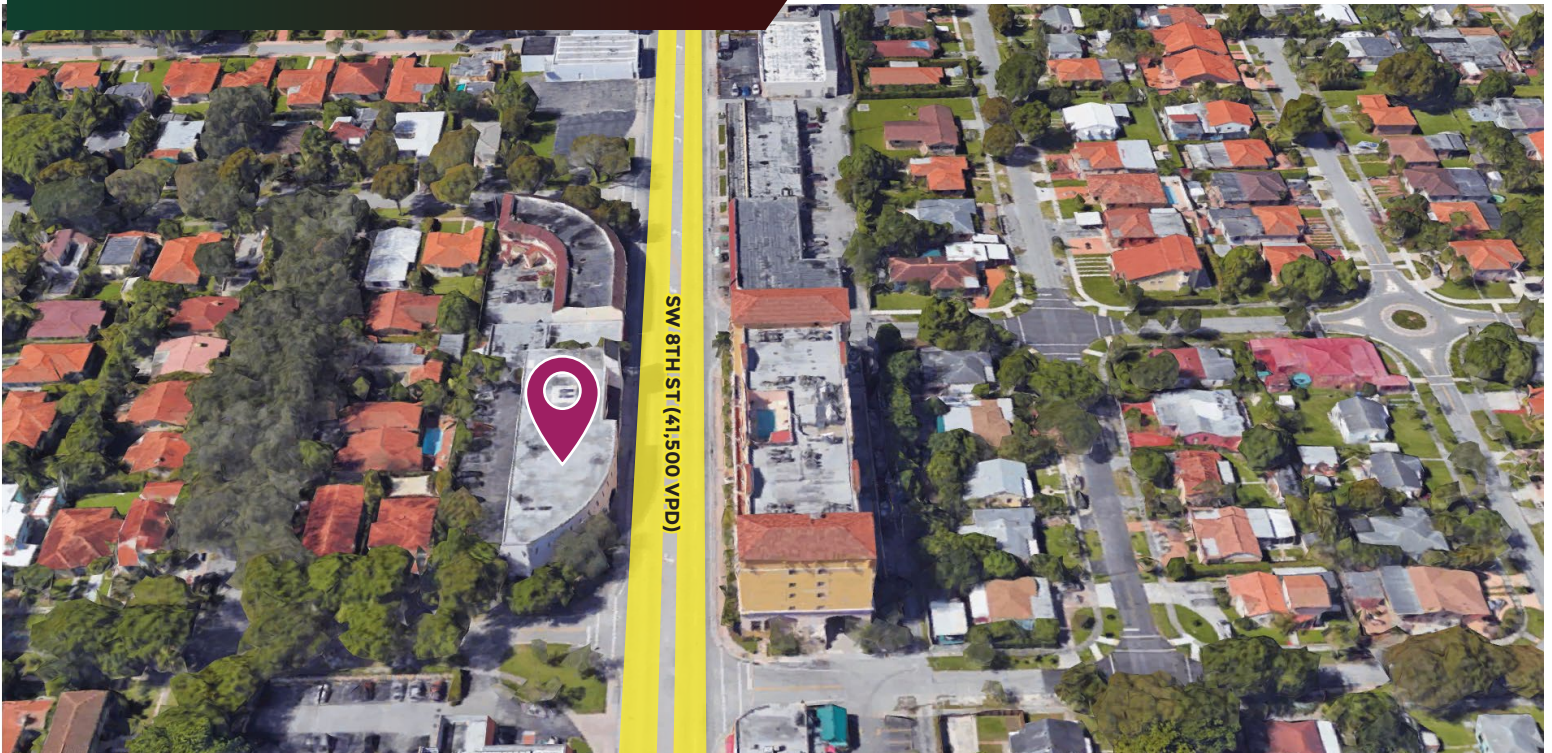
## 2ND FLOOR PLAN







## RETAIL AND LOCATOR MAP





# 2012 RENOVATED OFFICE BUILDING 5246 SW 8TH ST | CORAL GABLES, FL 33134

## SALE COMPARABLES

**S**



**Recently Renovated Coral Gables Office**

**5246 Southwest 8th Street**

**Coral Gables, FL 33134**

<b>SALE PRICE:</b>	<b>\$5,300,000</b>	<b>PRICE/SQFT:</b>	<b>\$300.28</b>
<b>TENANTS:</b>	<b>1</b>	<b>CAP RATE:</b>	<b>N/A</b>
<b>PRICE/TENANT:</b>	<b>\$5,300,000</b>	<b>YEAR BUILT:</b>	<b>1980</b>

**1**



**801 Monterey St**

**Coral Gables, FL 33134**

<b>SALE PRICE:</b>	<b>\$1,917,500</b>	<b>PRICE/SQFT:</b>	<b>\$287.01</b>
<b>TENANTS:</b>	<b>0</b>	<b>CAP RATE:</b>	<b>N/A</b>
<b>PRICE/TENANT:</b>	<b>N/A</b>	<b>YEAR BUILT:</b>	<b>1974</b>

### NOTES

Property was purchased by an owner user looking to occupy the majority of the space in the building.

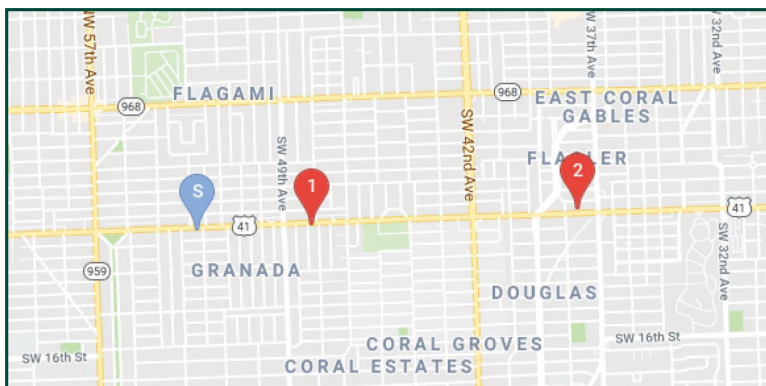
**2**



**3737 SW 8th St**

**Coral Gables, FL 33134**

<b>SALE PRICE:</b>	<b>\$8,000,000</b>	<b>PRICE/SQFT:</b>	<b>\$296.30</b>
<b>TENANTS:</b>	<b>0</b>	<b>CAP RATE:</b>	<b>N/A</b>
<b>PRICE/TENANT:</b>	<b>N/A</b>	<b>YEAR BUILT:</b>	<b>1971</b>



**S: 5246 Southwest 8th St  
Coral Gables, FL 33134**

**\$5,300,000**

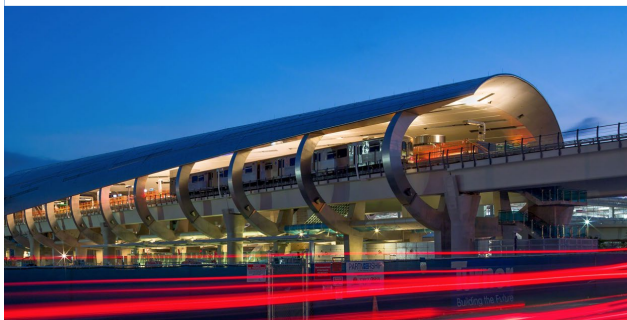
**1: 801 Monterey St  
Coral Gables, FL 33134**

**\$1,917,500**

**2: 3737 SW 8th St  
Coral Gables, FL 33134**

**\$8,000,000**

## AREA OVERVIEW



### CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 3.7 Miles From Miami International Airport
- 10 Miles From Portmiami
- 15 Minutes From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums



## AREA DEMOGRAPHICS

### KEY FACTS

**565,302**  
Population

**42.3**  
Median Age

**2.7**  
Average  
Household Size

**\$66,635**  
Average Household  
Income

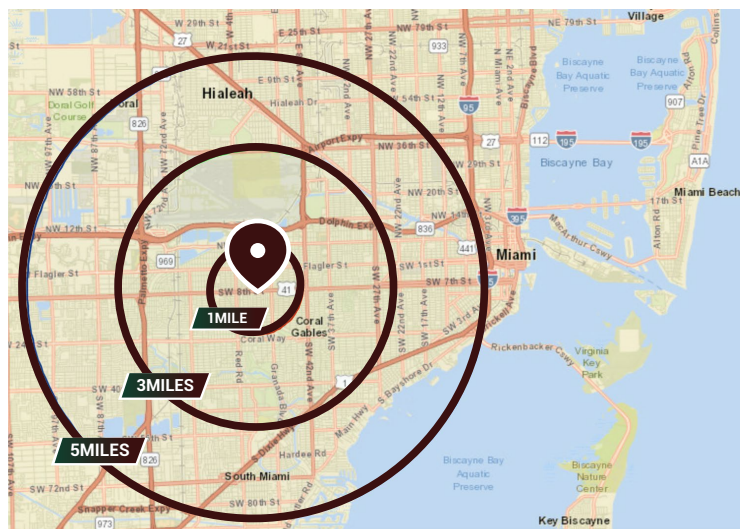
### STATISTICS RADIUS

**5 Miles**

### BUSINESS

**34,192**  
Total Businesses

**359,751**  
Total Employees



### 2018 Summary

	1 Mile	3 Miles	5 Miles
Population	33,237	209,172	565,302
Households	11,829	76,605	204,533
Families	8,291	51,292	133,772
Average Household Size	2.81	2.71	2.70
Owner Occupied Housing Units	5,248	30,724	76,166
Renter Occupied Housing Units	6,581	45,882	126,367
Median Age	46.5	44.4	42.3
Median Household Income	\$42,210	\$42,322	\$39,573
Average Household Income	\$74,632	\$68,307	\$66,635

### 2023 Summary

	1 Mile	3 Miles	5 Miles
Population	34,249	218,923	591,400
Households	12,113	79,895	213,281
Families	8,500	53,452	139,368
Average Household Size	2.82	2.72	2.72
Owner Occupied Housing Units	5,599	33,104	82,084
Renter Occupied Housing Units	6,514	46,792	131,197
Median Age	47.8	45.2	43.3
Median Household Income	\$49,656	\$50,641	\$46,354
Average Household Income	\$86,112	\$80,376	\$77,823