



## RETAIL FOR LEASE | CORAL GABLES SUBMARKET

### PROPERTY DESCRIPTION

Retail space for lease. Existing building is 1,896 sf on a 6,103 sf site. The property is in Coral Gables along SW 8 ST, centrally located with a traffic count of approximately 39,000 daily.



**LAND AREA**  
6,103 SF



**TENANCY**  
Single



**ZONING**  
CB



**BUILDING TYPE**  
Retail- Storefront



**AVAILABLE SF**  
1,896 SF



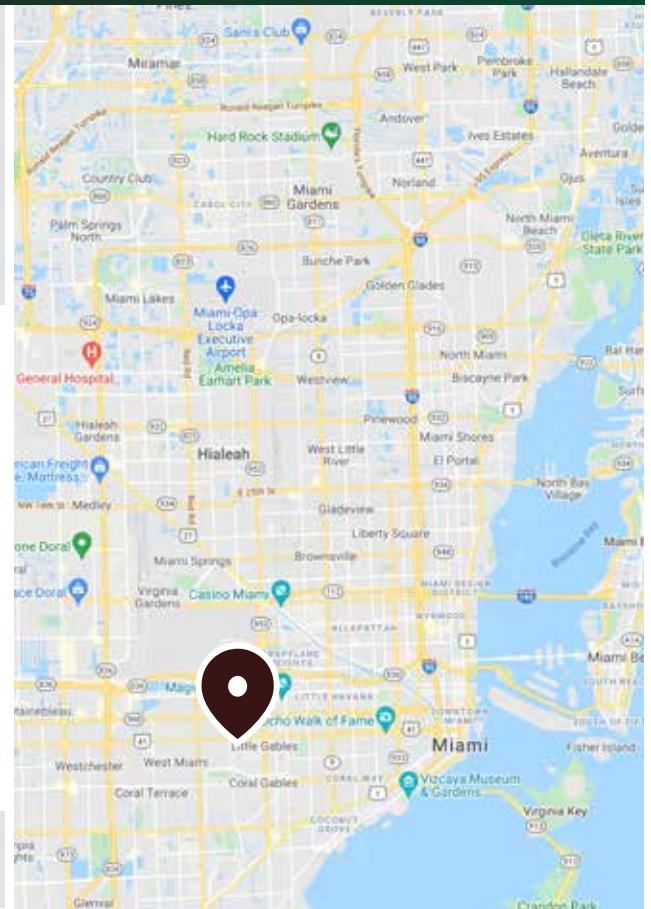
**TERM**  
3-10 YRS



**PARKING SPACES**  
6



**ASKING PRICE**  
\$32.00 NNN



**EXCLUSIVELY LISTED BY**

Real Capital Partners | Real Estate Services

| 305.477.9748

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## RETAIL FOR LEASE

4850 SW 8TH ST, CORAL GABLES, FL 33134

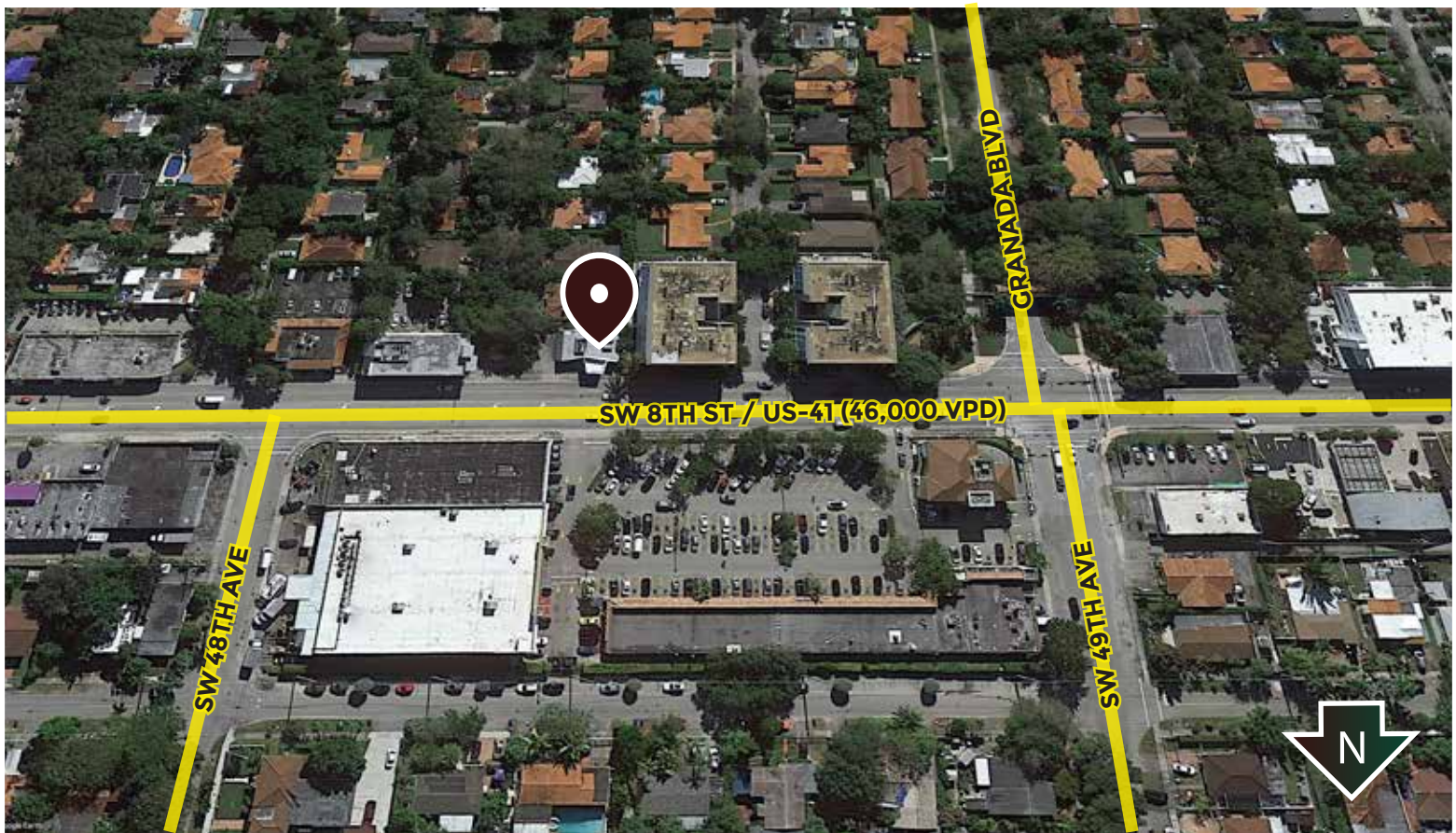
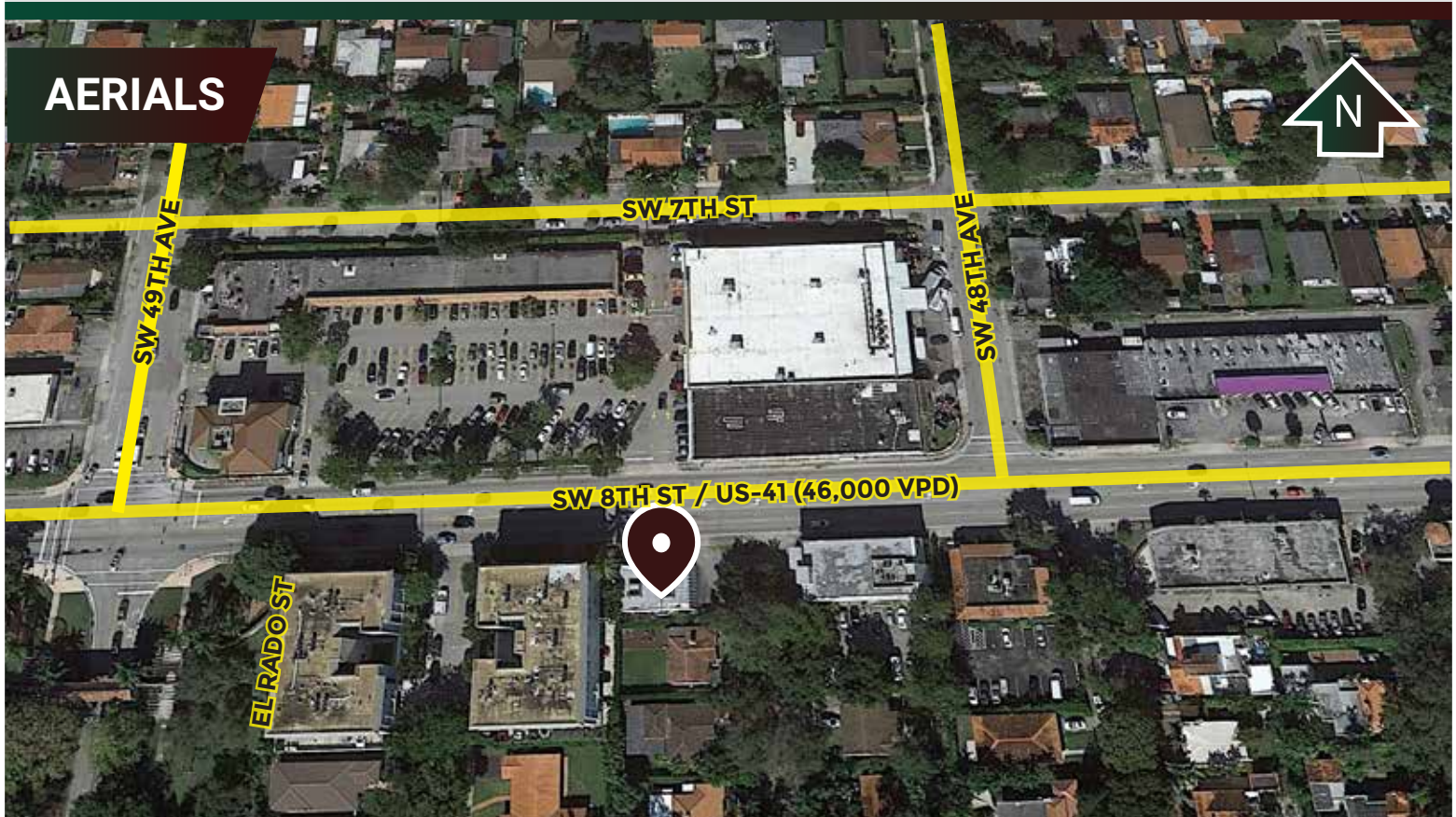




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### AERIALS

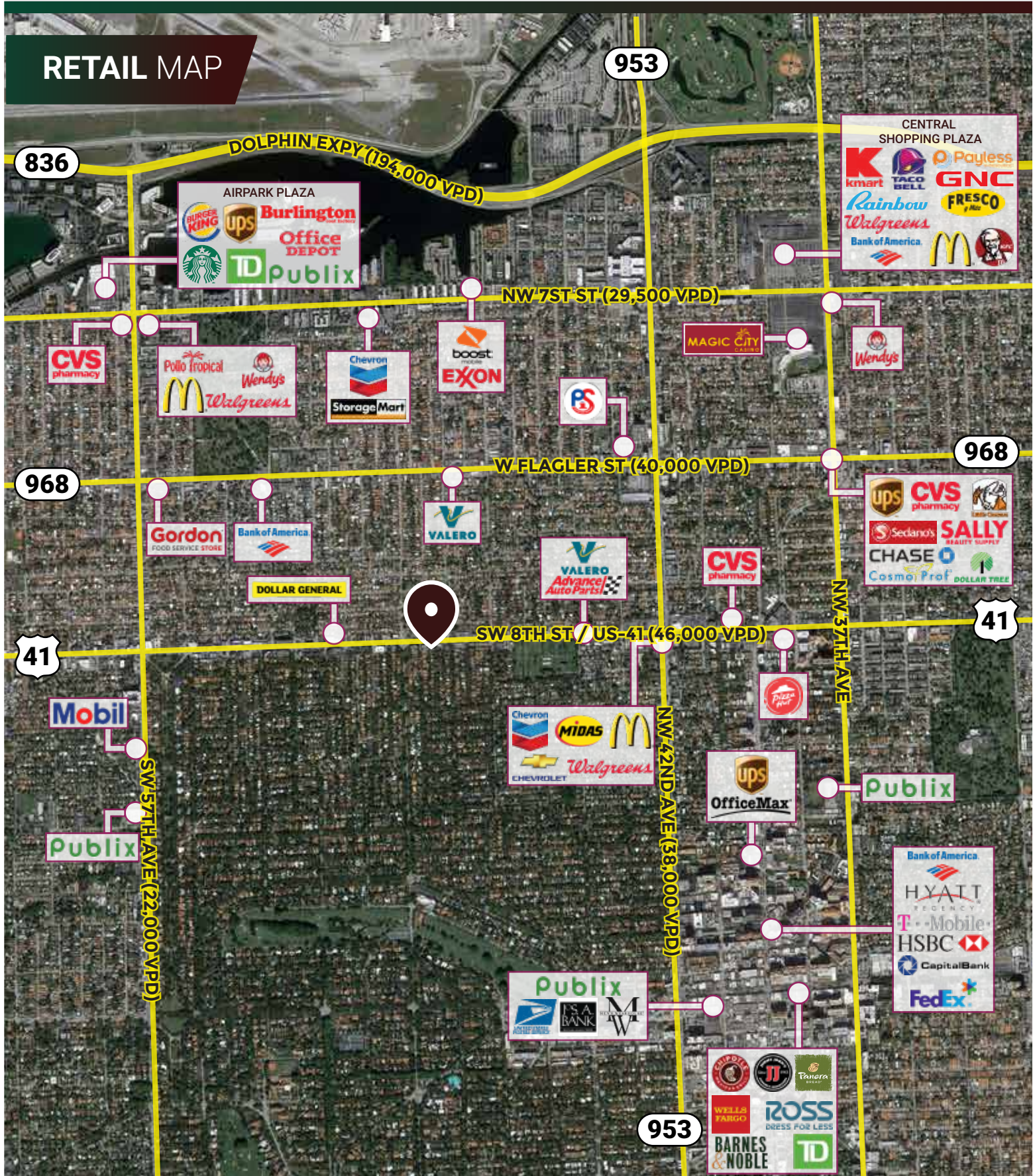




## RETAIL FOR LEASE

4850 SW 8TH ST, CORAL GABLES, FL 33134

### RETAIL MAP





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## AREA OVERVIEW



### CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 3.1 Miles From Miami International Airport
- 5.6 Miles From Downtown Miami
- 12.2 Miles From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums



## AREA DEMOGRAPHICS

### KEY FACTS

**577,666**

Population

**42.3**

Median Age



Average  
Household Size



**\$75,481**

Average Household  
Income

### STATISTICS RADIUS

**5 Miles**

### BUSINESS



**49,361**

Total Businesses



**392,601**

Total Employees



#### 2021 Summary

	1 Mile	3 Miles	5 Miles
Population	31,599	225,082	577,666
Households	11,514	83,277	213,423
Families	7,745	54,760	135,500
Average Household Size	2.73	2.68	2.65
Owner Occupied Housing Units	4,879	30,889	77,347
Renter Occupied Housing Units	6,635	52,388	136,076
Median Age	45.9	44.3	42.3
Median Household Income	\$54,422	\$49,238	\$46,124
Average Household Income	\$88,425	\$76,998	\$75,481

#### 2026 Summary

	1 Mile	3 Miles	5 Miles
Population	32,032	238,239	609,204
Households	11,605	87,751	224,884
Families	7,828	57,795	142,478
Average Household Size	2.75	2.69	2.65
Owner Occupied Housing Units	5,058	32,020	80,867
Renter Occupied Housing Units	6,547	55,731	144,017
Median Age	46.9	45.0	43.2
Median Household Income	\$62,363	\$55,527	\$53,101
Average Household Income	\$100,400	\$88,390	\$86,244