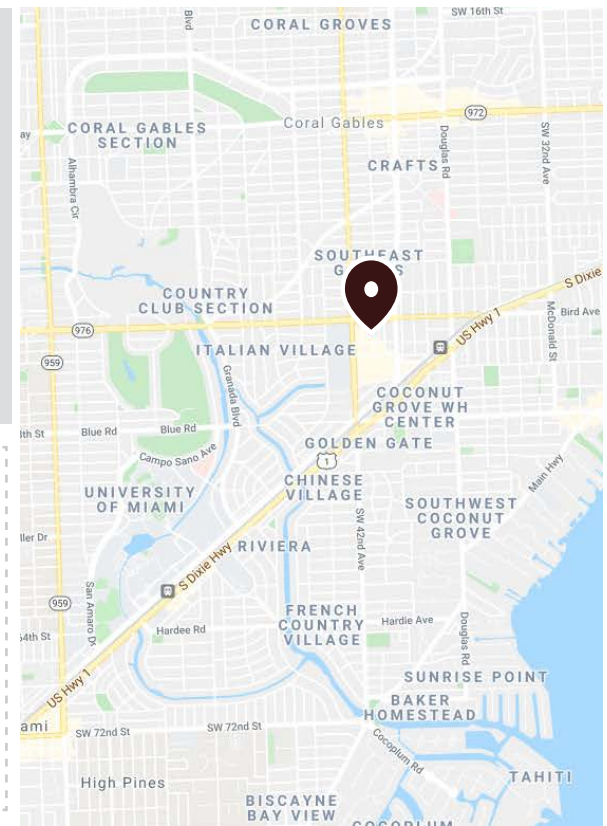




## RETAIL/OFFICE SPACE | **FOR LEASE**

### PROPERTY HIGHLIGHTS

First floor retail/office space in the Merrick Park area of Coral Gables. Located on Salzedo with great walkability to nearby restaurants and shops. High end build out with glass partitions throughout the space. Excellent lighting. Space includes private restroom with glass shower enclosure and comes with 2 assigned parking spaces. Visitor and street parking available as well.



**Asking Office Rent**  
\$50.00 MG



**SF GLA**  
39 SF - 3,289 SF



**Available SF**  
1,080 SF

#### Space Features:

- Accent Lighting
- Air Conditioning
- Conference Rooms
- High Ceilings
- Partitioned Offices
- Shower Facilities

#### EXCLUSIVELY LISTED BY

Real Capital Partners | Real Estate Services  
Otto Travieso, CCIM  
www.rcpfl.com

#### Otto Travieso, CCIM

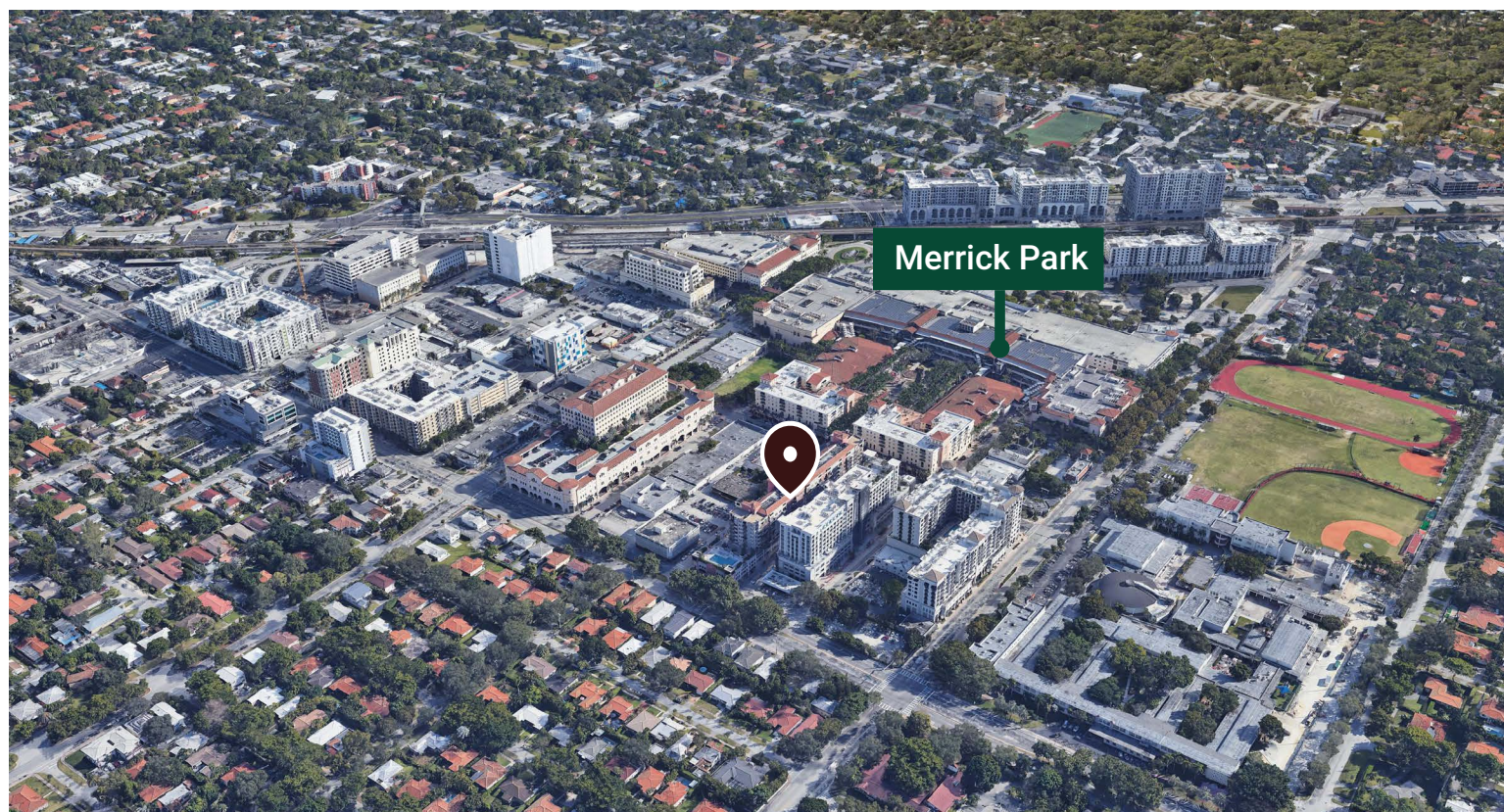
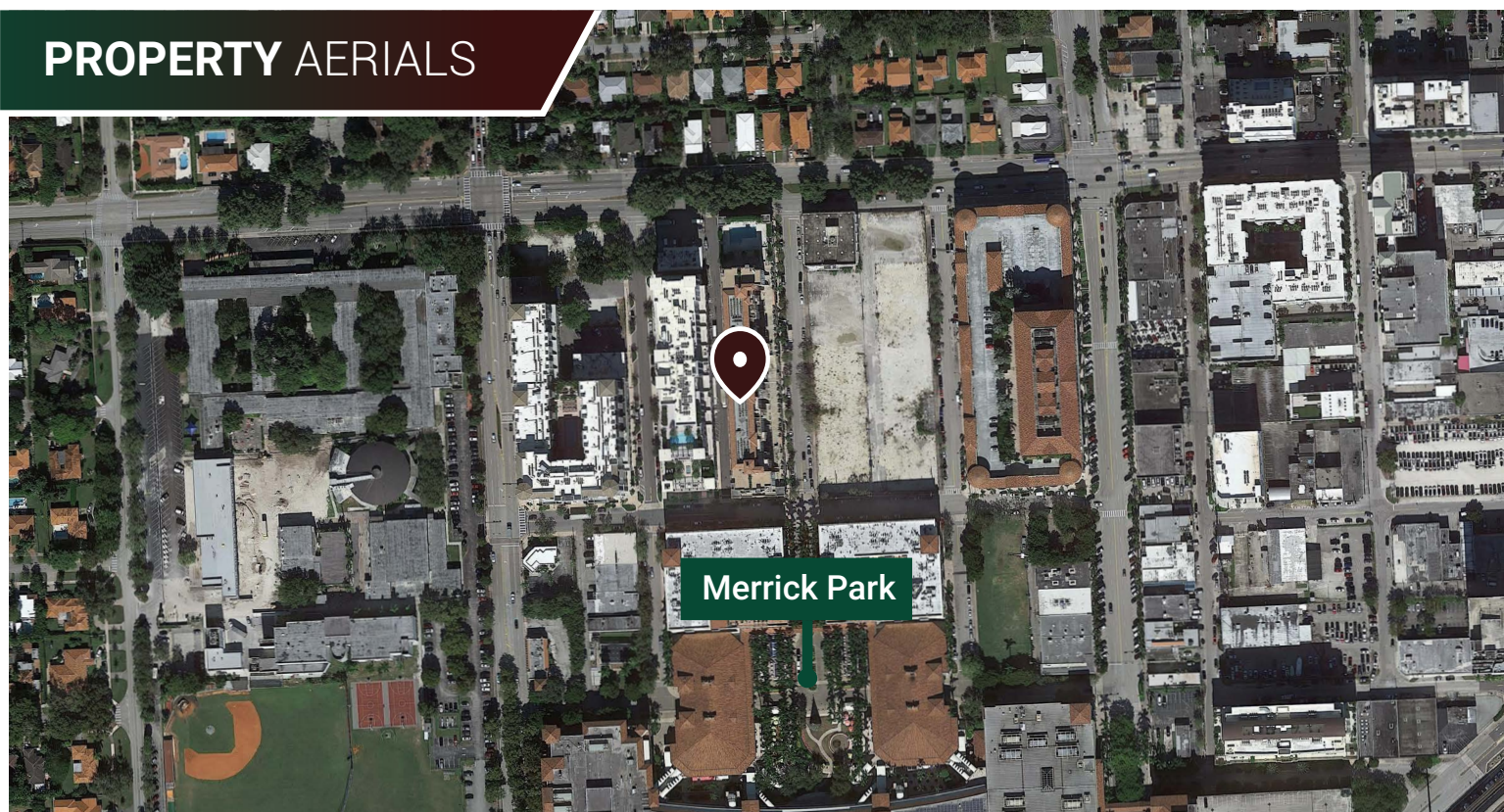
📞 | 305.477.9748

📞 | 305.785.7325

✉ | otto@rcpfl.com



## PROPERTY AERIALS





**PROPERTY PHOTOS**



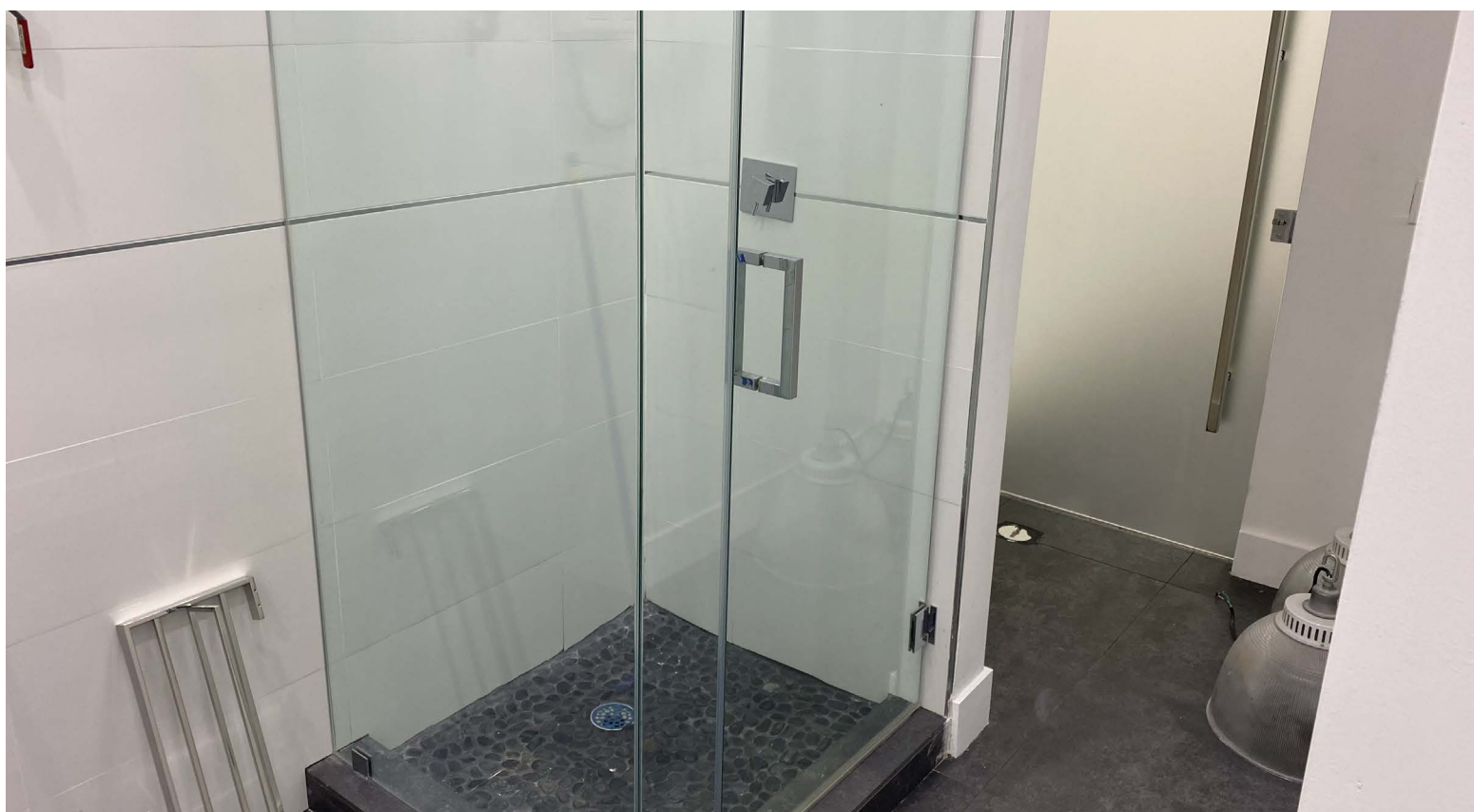


## PROPERTY PHOTOS





## PROPERTY PHOTOS





## PROPERTY PHOTOS





## AMENITIES MAP





## AREA OVERVIEW



### Near Major Attractions, Markets And Museum:

- 5.4 Miles From Miami International Airport
- 1.3 Miles From Downtown Coral Gables
- 22 Minutes From Downtown Miami Beach



## AREA DEMOGRAPHICS

### KEY FACTS

**462,190**  
Population

**42.1**  
Median Age

**2.5**  
Average Household Size

**\$86,948**  
Average Household Income

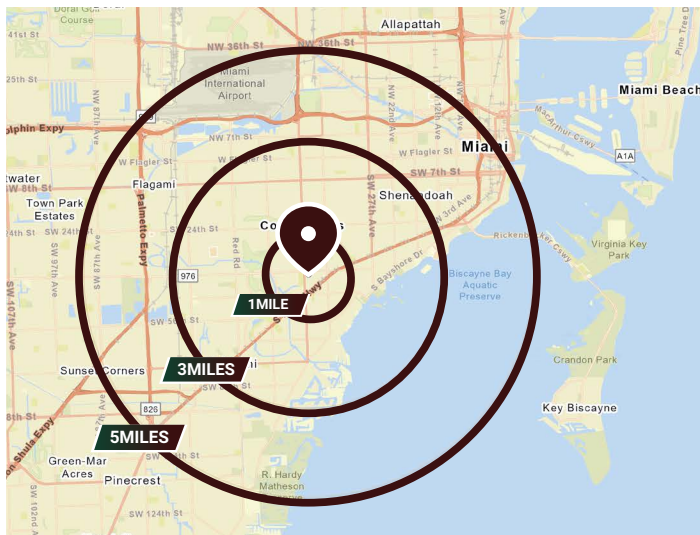
### STATISTICS RADIUS

**5 Miles**

### BUSINESS

**41,508**  
Total Businesses

**315,712**  
Total Employees



### 2021 Summary

	1 Mile	3 Miles	5 Miles
Population	24,487	192,708	462,190
Households	9,658	73,486	180,451
Families	5,994	45,874	108,226
Average Household Size	2.53	2.55	2.51
Owner Occupied Housing Units	3,680	32,385	68,279
Renter Occupied Housing Units	5,978	41,101	112,172
Median Age	40.5	42.6	42.1
Median Household Income	\$69,862	\$64,398	\$52,205
Average Household Income	\$110,334	\$106,857	\$86,948

### 2026 Summary

	1 Mile	3 Miles	5 Miles
Population	30,188	205,145	491,798
Households	11,654	77,736	192,236
Families	7,331	48,673	114,789
Average Household Size	2.58	2.57	2.51
Owner Occupied Housing Units	3,774	33,585	71,565
Renter Occupied Housing Units	7,880	44,151	120,671
Median Age	40.0	43.2	43.0
Median Household Income	\$79,939	\$75,268	\$59,467
Average Household Income	\$122,565	\$120,534	\$99,059