Odessa Square - 221 & 223 Miracle Mile



FOR LEASE

221 & 223 Miracle Mile
Coral Gables, FL 33134

ONE | Sotheby's INTERNATIONAL REALTY

THE SPACE

Location	221 - 223 Miracle Mile Coral Gables, FL 33134
Square Feet	2,000/4,000
Annual Rent PSF	$75.00 - $85.00
Lease Type	NNN

- ±4,000 square feet of in-line retail space -
  - Asking $75 P/SF
- ±2,000 square feet of in-line retail space
  - Asking $85 P/SF
- Located on Miracle Mile, Coral Gables' premier retail corridor
- Exceptional pedestrian visibility and storefront exposure
- Surrounded by established national and local retailers and restaurants
- Ideal for fashion, wellness, beauty, showroom, café, and specialty retail users
- Consistent evening and weekend traffic driven by dining and entertainment

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
34,597	248,590	541,016

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
$143,994	$126,066	$124,669

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
15,858	99,561	225,850

MIRACLE MILE

Suite	Space	Floor	Size	Lease Rate	Lease Type
221 Miracle Mile	In-line Retail Space	1	4,000 SF	$63.00 + $12.00 PSF (Yearly)	NNN
223 Miracle Mile	Retail Space	1	2,000 SF	$73.00+$12.00 PSF (Yearly)	NNN

PROPERTY FEATURES

TOTAL TENANTS	2
GLA (SF)	6,000
LAND SF	12,400
LAND ACRES	.29
YEAR BUILT	1955
YEAR RENOVATED	2023
ZONING TYPE	A
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	0

MECHANICAL

HVAC	4 Ton
FIRE SPRINKLERS	Up-To-Code
ELECTRICAL / POWER	200/220 AMP

TENANT INFORMATION

MAJOR TENANT/S	Sartori Amici
SHADOW ANCHOR	Arte Cuisine
LEASE TYPE	NNN

- ONE Sotheby's International Realty is proud to present a premier inline retail opportunity at Miracle Mile, offering two suites at 2,000 square feet & 4,000 square feet of prime frontage along one of South Florida's most recognizable and desirable retail corridors. Located in the heart of Coral Gables, this property sits on a vibrant stretch of Miracle Mile known for its consistent pedestrian traffic, strong daytime population, and destination-driven dining and shopping environment. Surrounded by a curated mix of national brands, boutique retailers, and renowned restaurants, the location provides exceptional brand visibility within a walkable, high-income market.

- The spaces are ideally suited for retailers and experiential concepts seeking a flagship presence in one of Miami-Dade County's most established commercial districts. Prospective tenants include fashion and lifestyle boutiques, jewelry and accessory brands, beauty and wellness concepts, café and specialty food users, showroom-style retailers, and service-oriented businesses that benefit from strong street presence and steady consumer traffic. With immediate proximity to Class A office buildings, luxury residential developments, hotels, and multiple public parking garages, 221 and 223 Miracle Mile offer an ideal environment for tenants seeking sustained visibility and long-term growth within Coral Gables' premier shopping destination.

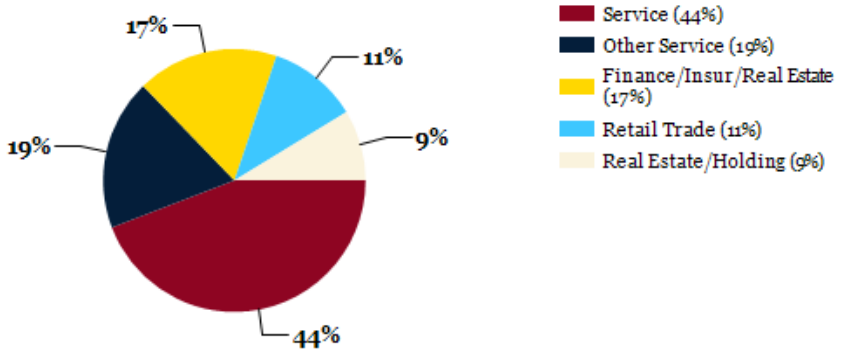
CORAL GABLES
THE CITY BEAUTIFUL

Location Summary

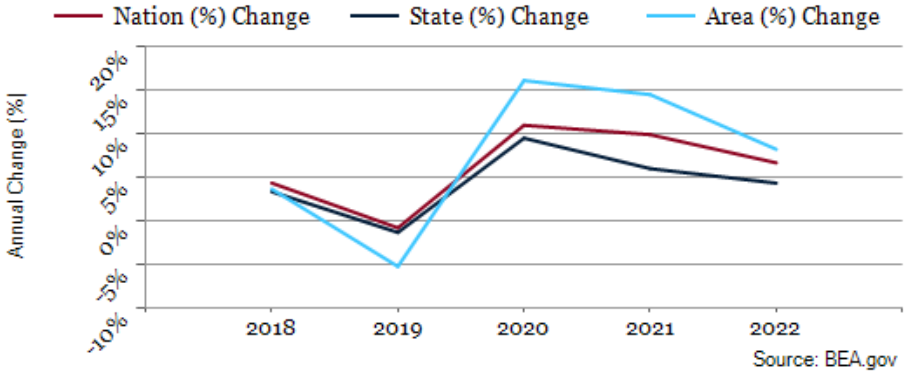
- Miracle Mile is located in the heart of Downtown Coral Gables, one of Miami-Dade County's most established and affluent commercial districts. Positioned along the city's premier retail and dining corridor, the properties benefit from a dense surrounding population, strong household incomes, and a steady flow of professionals, residents, and visitors drawn to the area's walkable urban environment. The location is surrounded by Class A office buildings, luxury residential developments, hotels, and a wide array of destination restaurants and boutique retailers that drive consistent daytime and evening activity. With immediate access to Ponce de Leon Boulevard, Le Jeune Road, and US-1, and just minutes from Coconut Grove, Brickell, and Miami International Airport, the property offers exceptional regional connectivity within one of South Florida's most sought-after retail submarkets.



Major Industries by Employee Count

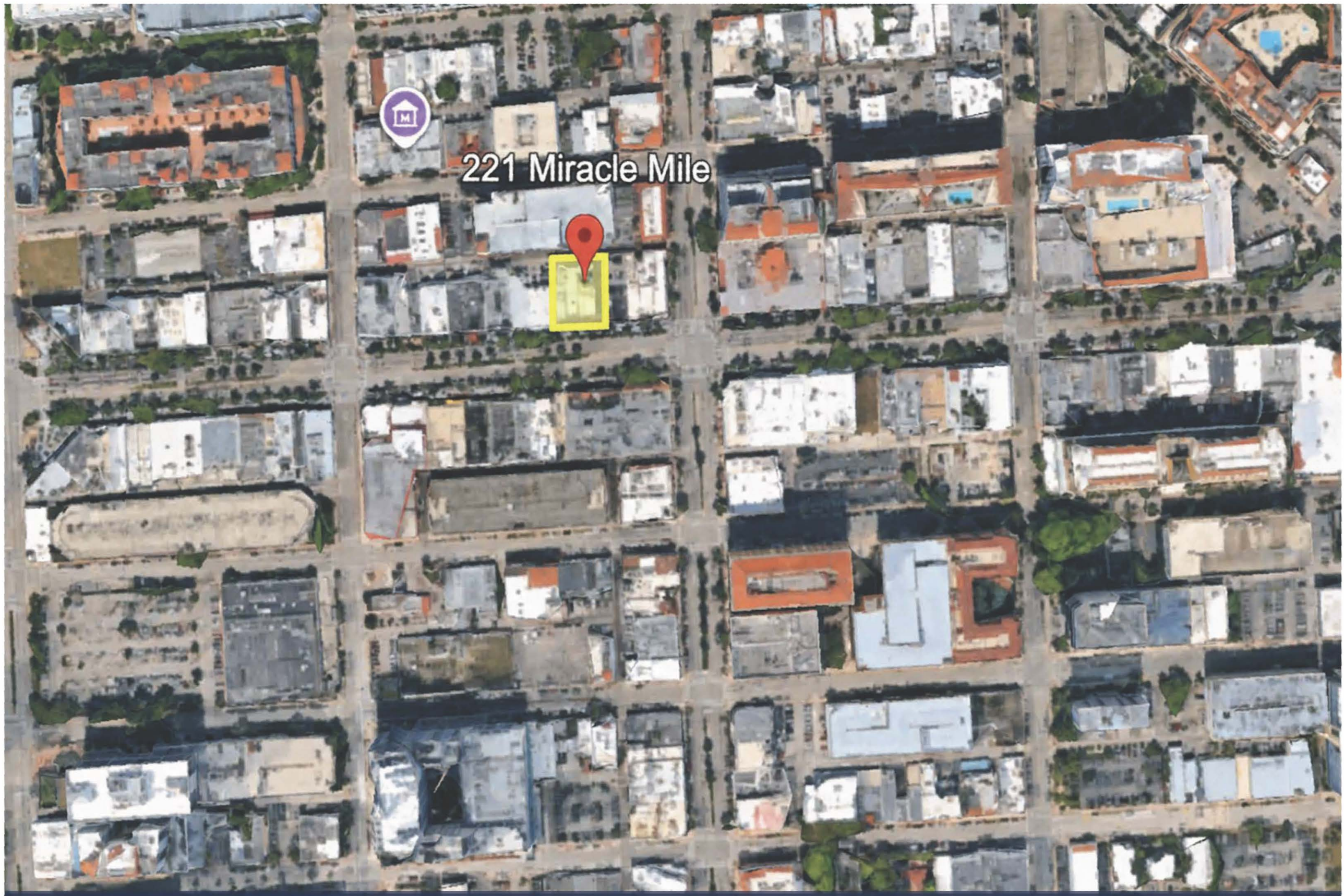


Miami-Dade County GDP Trend



Largest Employers

MasTec, Inc.	32,000
Baptist Health South Florida	23,000
University of Miami	20,000
City of Coral Gables	836
Bayview Asset Management	684
The Biltmore Hotel	570
Bacardi USA	300
Fresh Del Monte Produce	275



Aerial



221 Miracle Mile

- Property Images



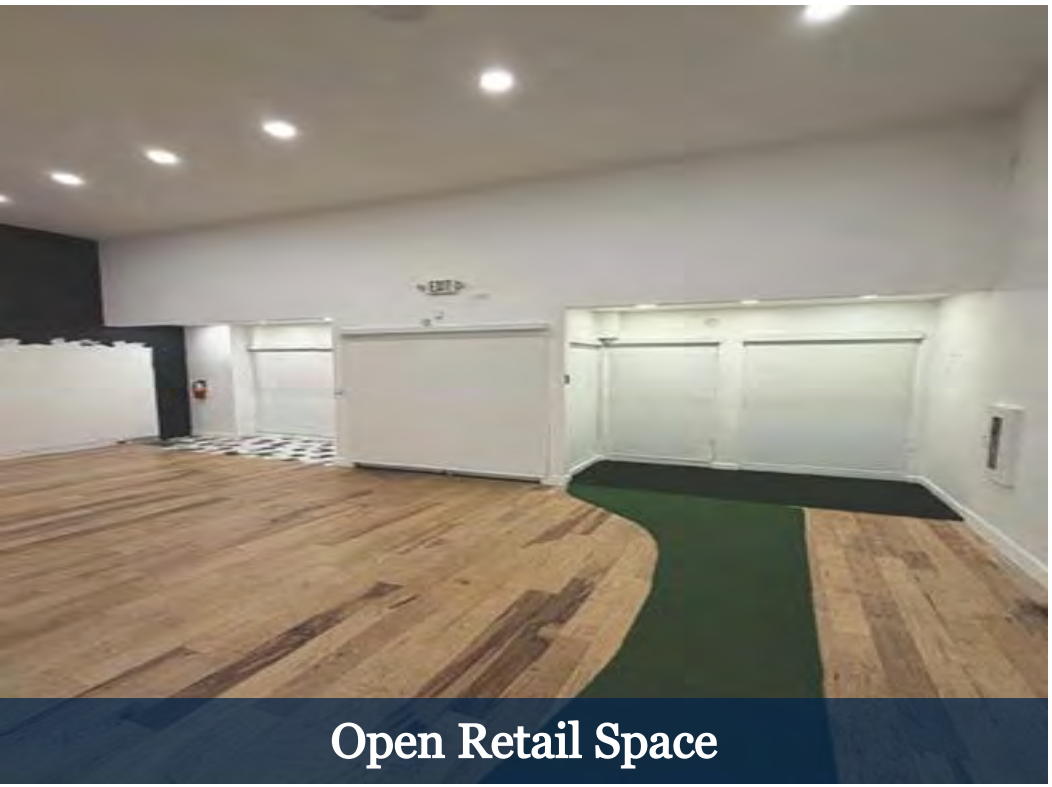
Illuminated Signage Oppurtunity



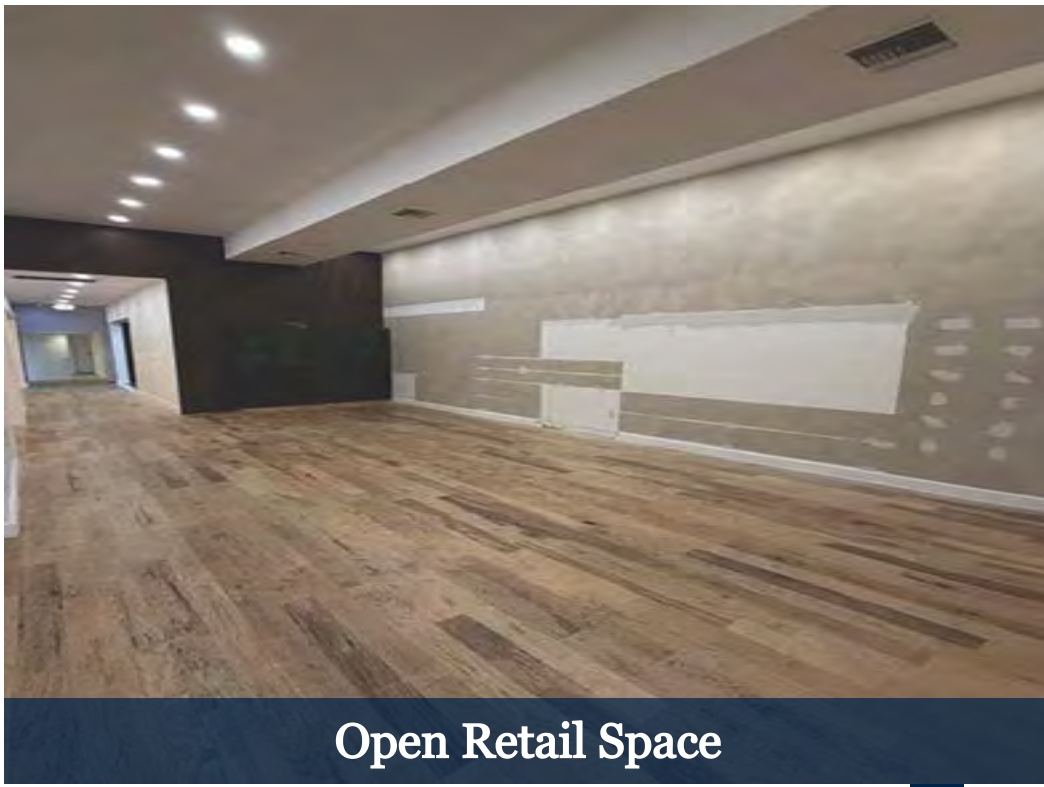
Exterior Frontage



Open Retail Space



Open Retail Space



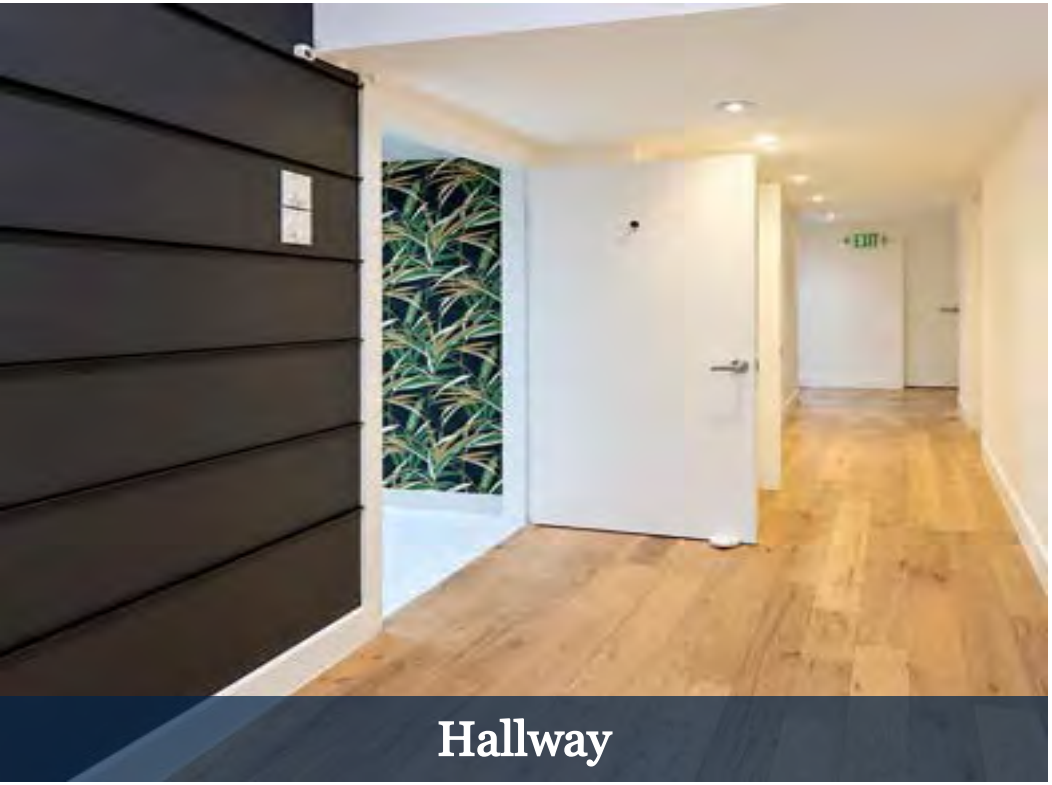
Open Retail Space



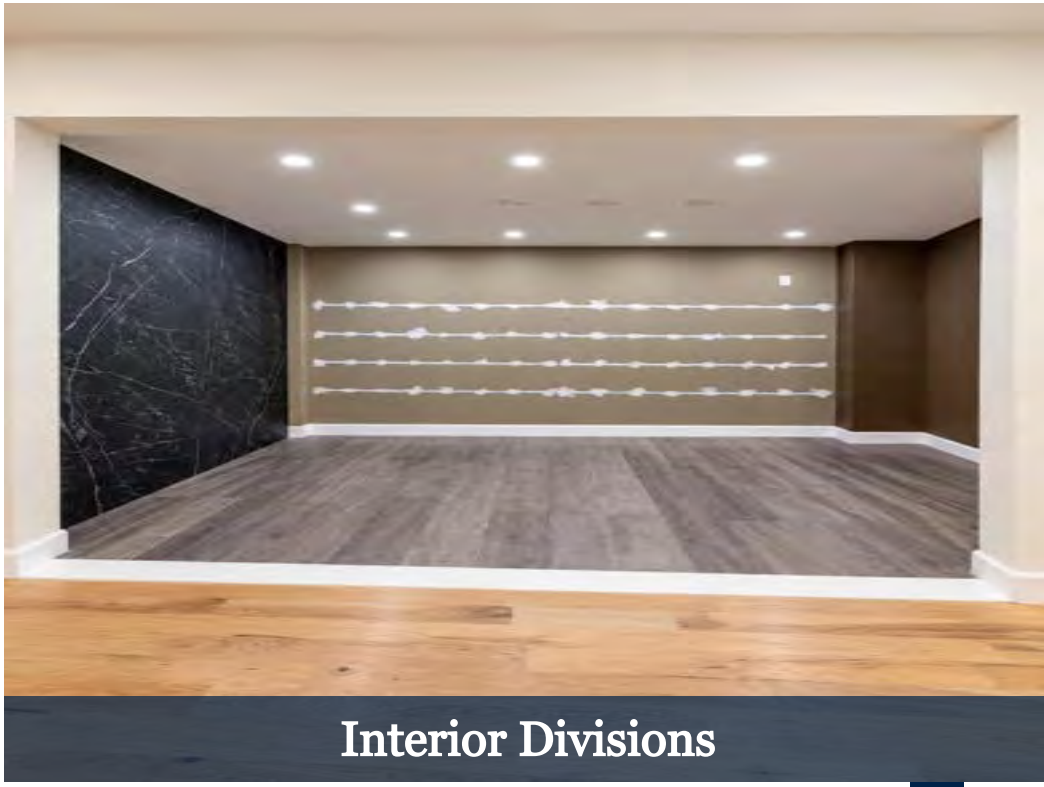
Interior Divisions



Hallway



Hallway



Interior Divisions



Interior Divisions



Interior Divisions



Second Floor Office



Bathroom



223 Miracle Mile

Property Images



Retail Space



Retail Space



Front Retail Space



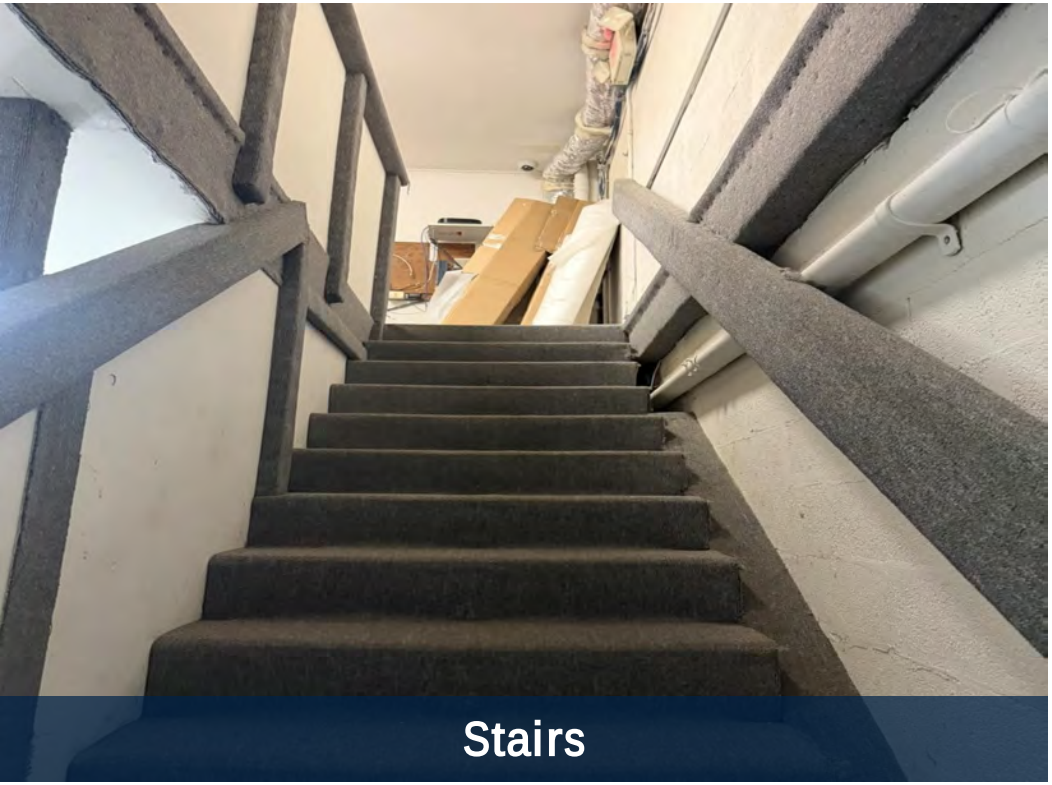
Back Door



Second Floor Space



Second Floor Space



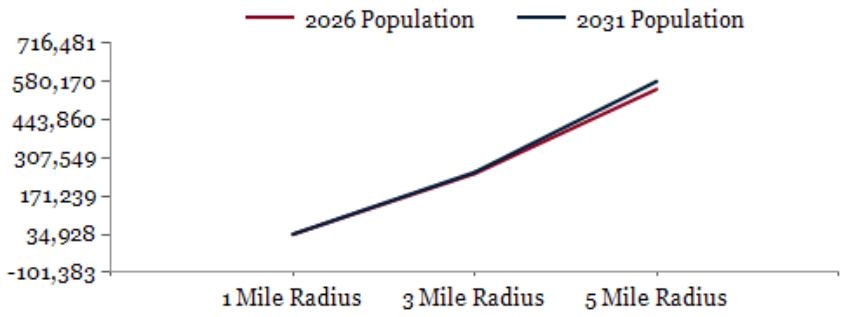
Stairs



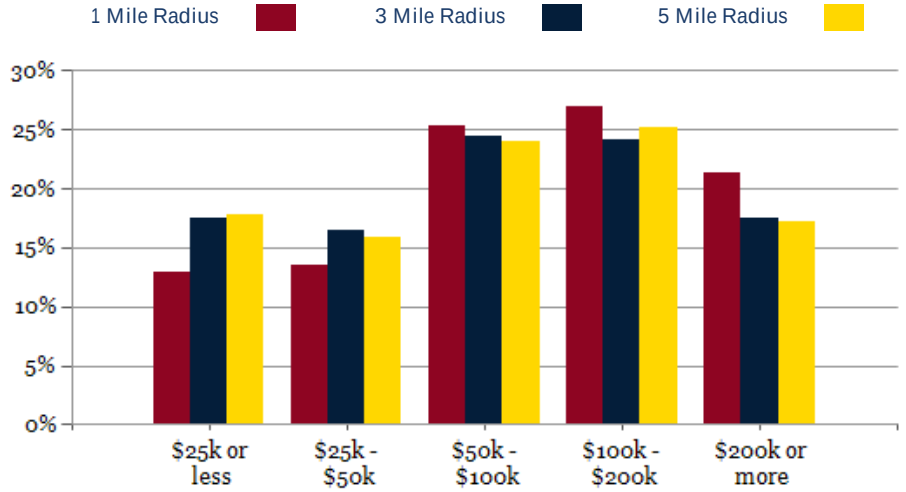
Back of House Space

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,566	224,759	441,124
2010 Population	31,851	238,733	481,960
2026 Population	34,928	251,658	552,075
2031 Population	35,916	256,506	580,170
2026 African American	409	6,891	28,664
2026 American Indian	91	785	2,250
2026 Asian	683	3,399	9,666
2026 Hispanic	26,671	202,677	423,038
2026 Other Race	3,629	31,799	72,564
2026 White	12,292	81,545	179,726
2026 Multiracial	17,817	127,163	259,060
2026-2031: Population: Growth Rate	2.80%	1.90%	5.00%

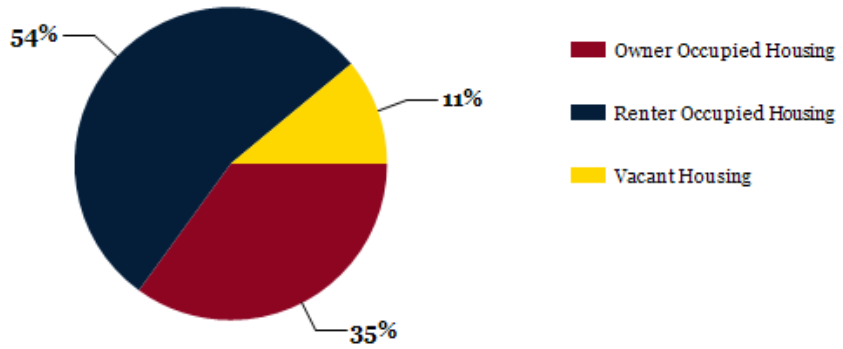
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	1,184	10,939	26,712
$15,000-$24,999	901	6,876	14,770
$25,000-$34,999	848	7,335	15,512
$35,000-$49,999	1,330	9,397	21,221
$50,000-$74,999	2,359	14,213	32,056
$75,000-$99,999	1,731	10,611	23,848
$100,000-$149,999	2,507	15,113	36,623
$150,000-$199,999	1,847	9,371	21,766
$200,000 or greater	3,439	17,763	39,919
Median HH Income	$95,046	$78,906	$80,121
Average HH Income	$154,902	$133,403	$131,759



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

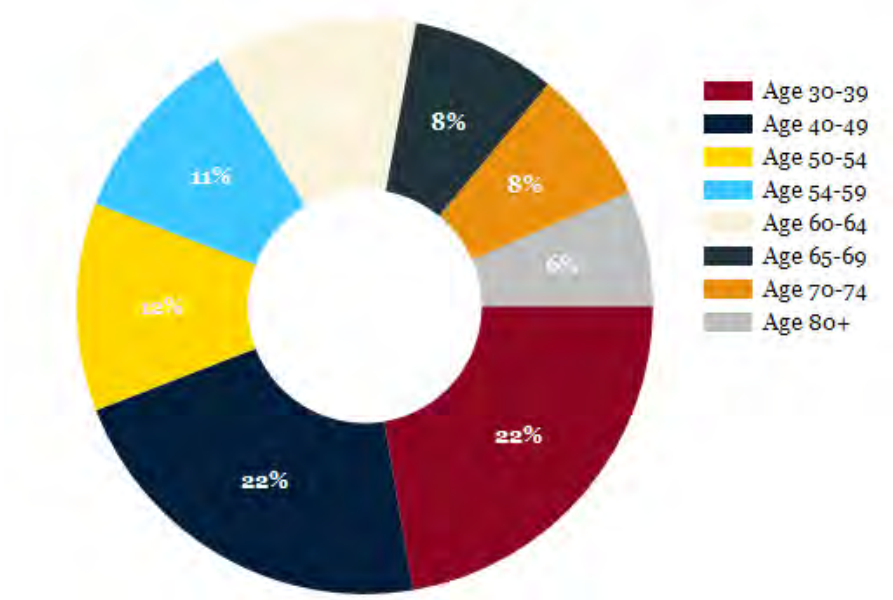


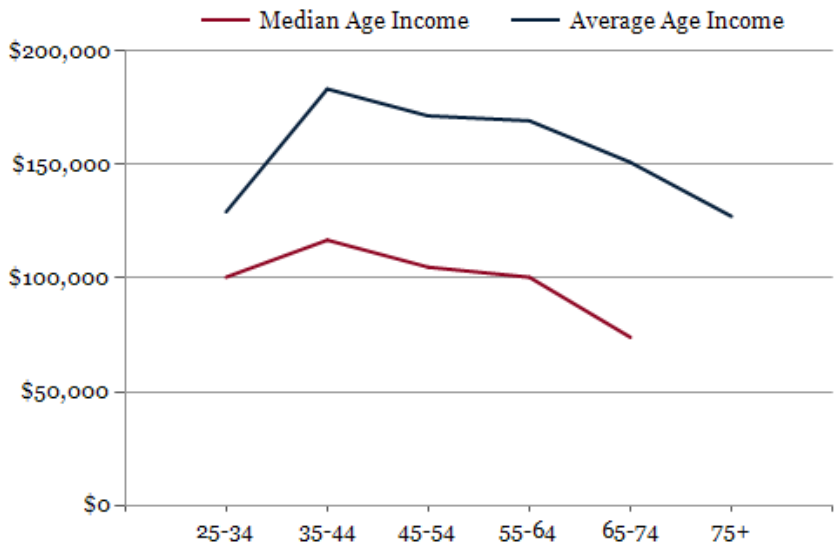
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,296	16,268	43,955
2026 Population Age 35-39	2,810	17,884	42,406
2026 Population Age 40-44	2,581	17,077	38,643
2026 Population Age 45-49	2,400	16,490	35,604
2026 Population Age 50-54	2,676	17,978	37,035
2026 Population Age 55-59	2,435	17,471	35,829
2026 Population Age 60-64	2,607	17,907	35,910
2026 Population Age 65-69	1,861	13,917	29,324
2026 Population Age 70-74	1,716	12,423	25,633
2026 Population Age 75-79	1,485	10,324	20,877
2026 Population Age 80-84	975	7,402	14,766
2026 Population Age 85+	1,179	8,545	15,822
2026 Population Age 18+	29,612	211,354	464,029
2026 Median Age	45	44	42
2031 Median Age	46	45	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$100,452	$95,982	$101,838
Average Household Income 25-34	$129,206	$132,410	$139,188
Median Household Income 35-44	$116,748	$93,691	$93,318
Average Household Income 35-44	$183,322	$165,273	$160,109
Median Household Income 45-54	$104,827	$96,030	$101,413
Average Household Income 45-54	$171,476	$152,278	$152,754
Median Household Income 55-64	$100,418	$85,495	$86,349
Average Household Income 55-64	$169,311	$139,064	$135,864
Median Household Income 65-74	$73,937	$67,275	$59,634
Average Household Income 65-74	$151,025	$127,817	$119,785
Average Household Income 75+	$127,227	$88,061	$80,449

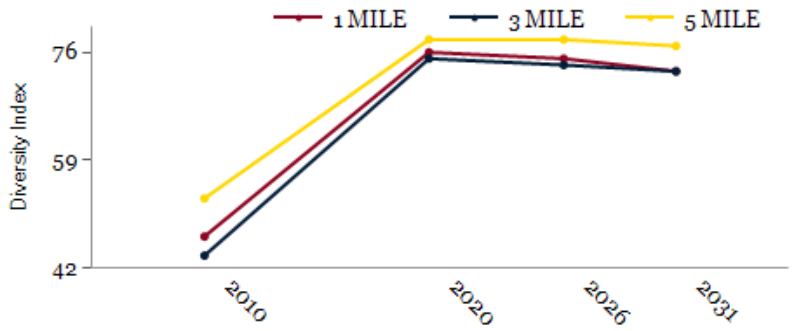
Population By Age



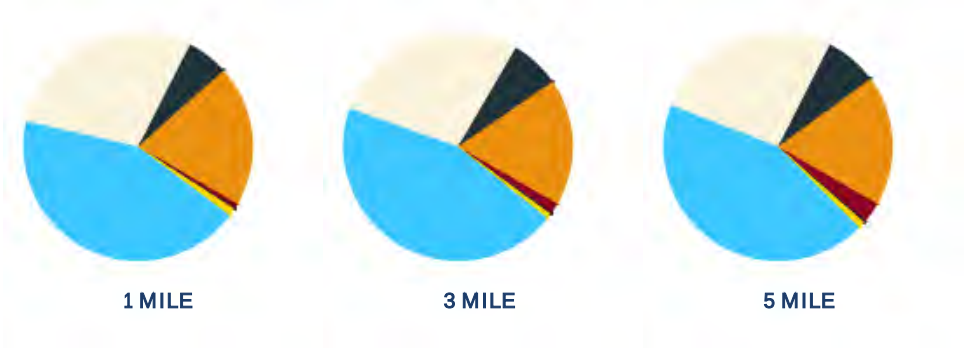


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	73	73	77
Diversity Index (current year)	75	74	78
Diversity Index (2020)	76	75	78
Diversity Index (2010)	47	44	53

POPULATION DIVERSITY



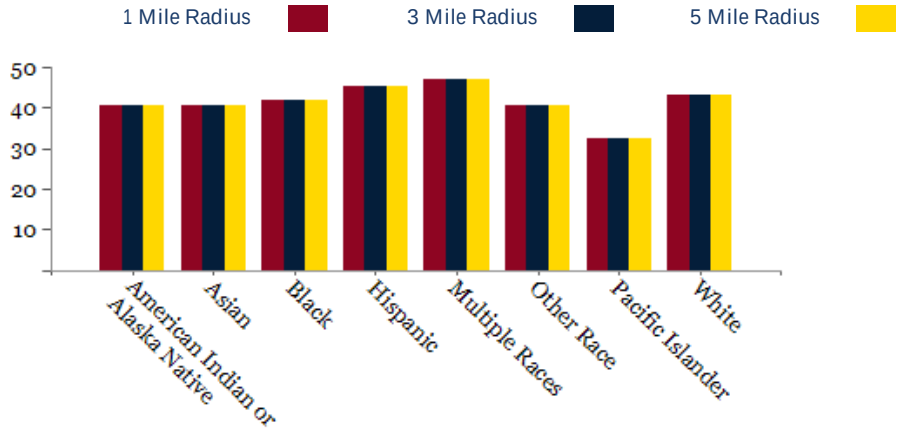
POPULATION BY RACE



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	40	37
Median Asian Age	41	37	35
Median Black Age	42	31	35
Median Hispanic Age	45	45	44
Median Multiple Races Age	47	47	45
Median Other Race Age	41	39	39
Median Pacific Islander Age	33	28	31
Median White Age	43	42	39

	2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
	African American	1%	2%	3%
	American Indian	0%	0%	0%
	Asian	1%	1%	1%
	Hispanic	43%	45%	43%
	Multiracial	29%	28%	27%
	Other Race	6%	7%	7%
	White	20%	18%	18%

2026 MEDIAN AGE BY RACE





Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Prime Retail Oppurtunity on Miracle Mile

MANNYCHAMIZO, III
COMMERCIAL REAL ESTATE

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INTERNATIONAL REALTY

"Connect with the well connected."

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