

3202 Coral Way

3202 Coral Way, Miami, FL 33145 | Miami-Dade County

For Leasing info:

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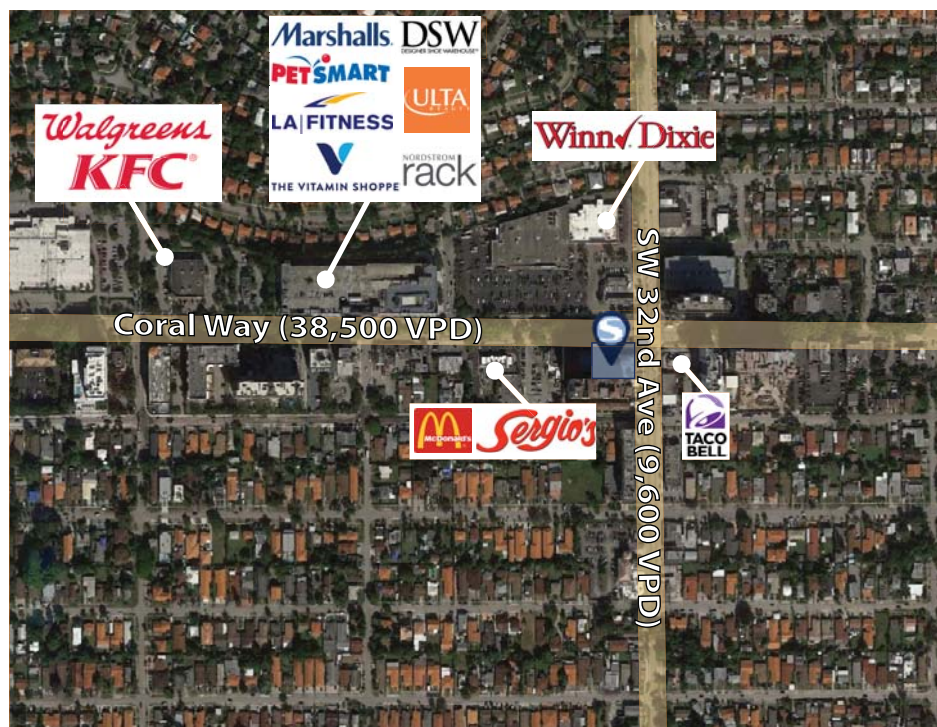
Unique Attributes

- Less than half a mile from Coral Gables Miracle Mile and a short 10 minutes to Brickell/Downtown Miami.
- Across the street from a top ranked Winn-Dixie.
- Excellent walking distance from other Co-Tenants: L.A. Fitness, Nordstrom Rack, Marshalls, Ulta Beauty, McDonald's, Sergio's.
- High daytime and household population.
- 24-hour density, due to surrounding residential and office towers (across the street from Madison Circle, the 12-story Terra Bank Tower).
- 38,500 VPD on Coral Way, 9,600 VPD on 32nd Ave.

2019 Demographics

	1 MILE	3 MILES	10 Min Drive
Est. Total Population	42,641	273,522	409,819
Est. Annual Growth (2019-2024)	0.7%	0.7%	0.7%
Avg. Household Income	\$73,605	\$76,628	\$74,747
Median Age	41.5	42.5	42.1
Number of Employees	39,824	126,957	248,919

Area Map



Size of Center 7,177 SF

Daily Traffic Count 48,100 Cars

Parking 20 (2.78/1,000 SF)



Winn-Dixie

Coral Way (38,500 VPD)

SW 32nd Ave (9,600 VPD)



	<p>NAP</p>
<p>Nutrition Center</p>	<p>AVAILABLE 1,223 SF</p>
	

