

CORAL GABLES PRIME RETAIL / RESTAURANT FOR LEASE AT

CASSIA

4011 SALZEDO ST | CORAL GABLES, FL 33146



3-MILE DEMOS

186,131

POPULATION

75,788

EST. HOUSEHOLDS

\$156,597

AVERAGE HHI

234,562

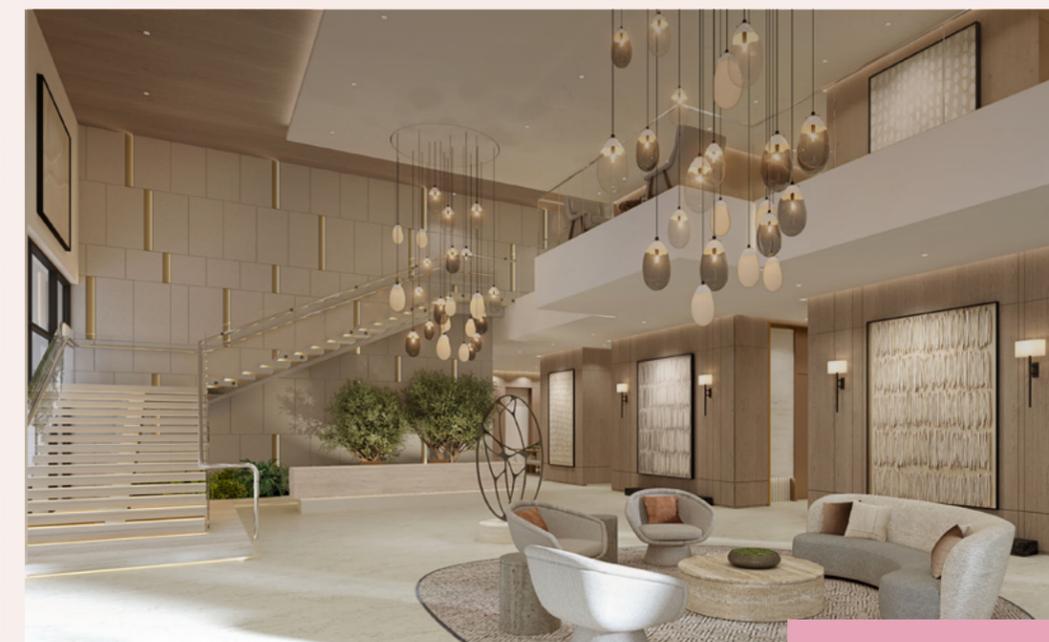
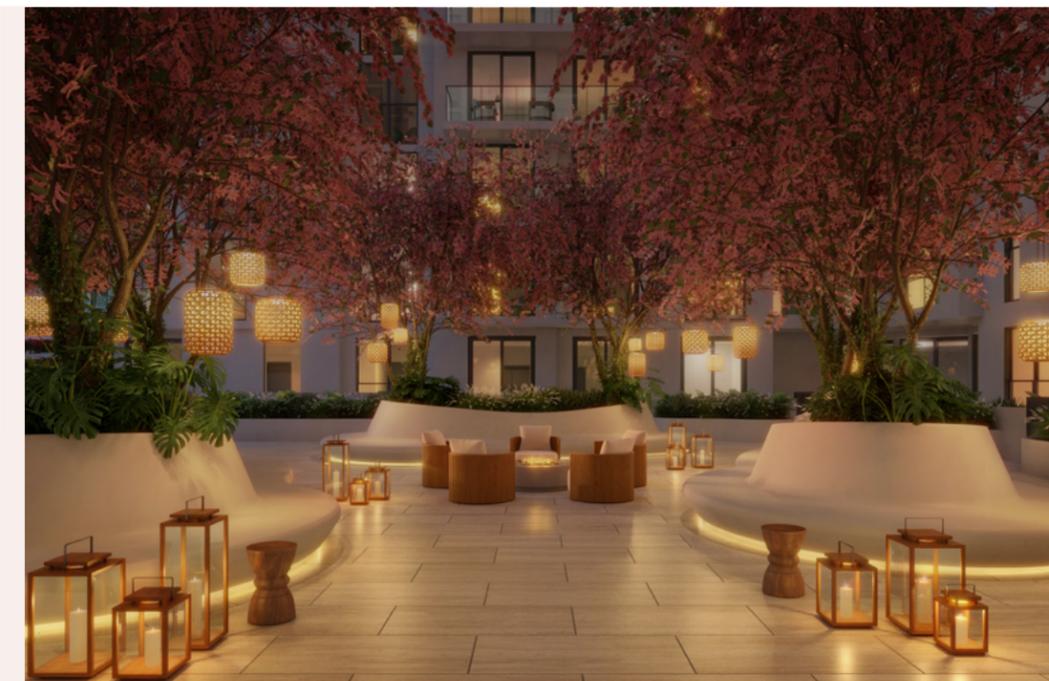
DAYTIME POPULATION

17,760

BUSINESSES



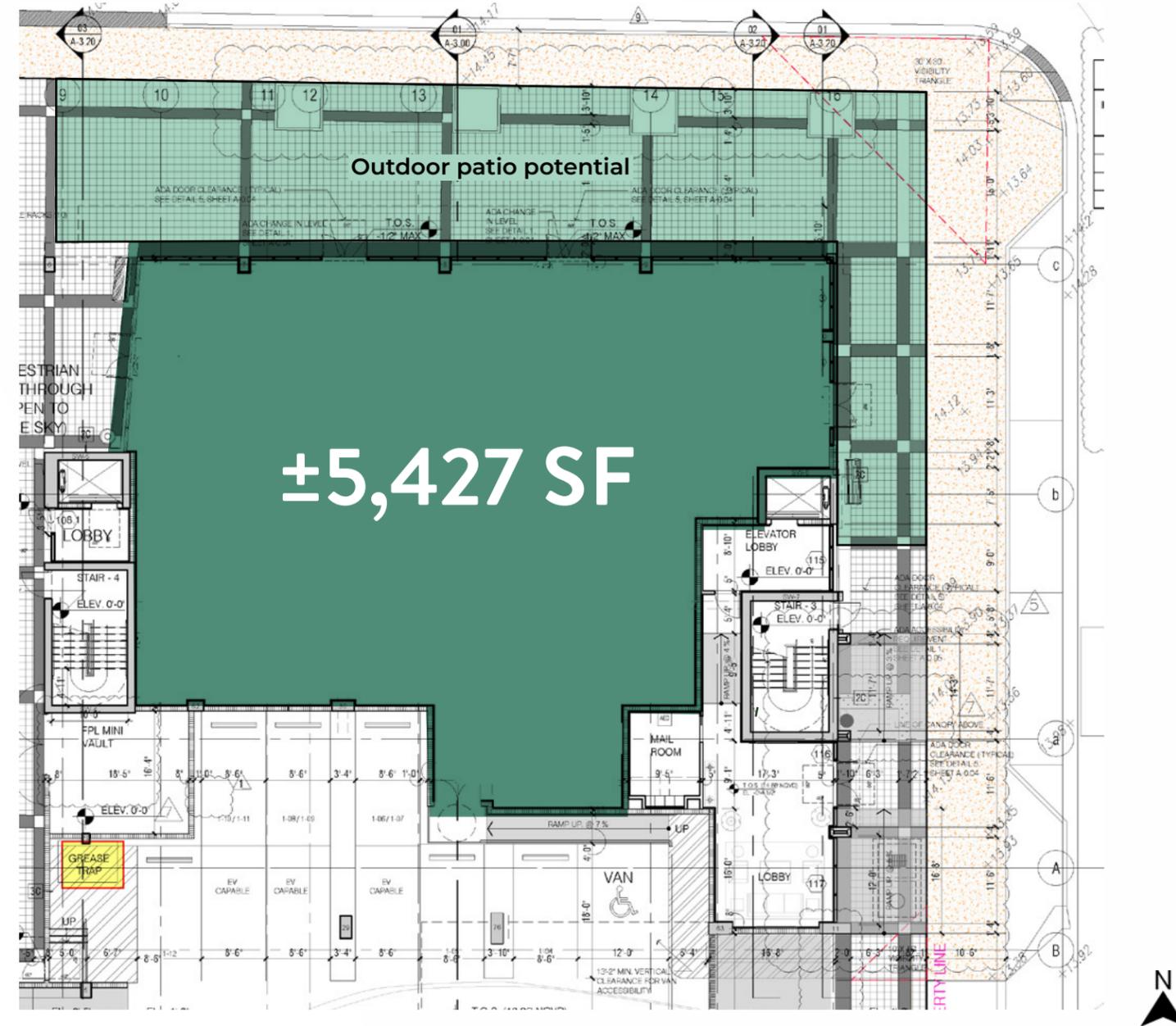
CASSIA
THE RESIDENCES AT
CORAL GABLES



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PROPERTY OVERVIEW & FLOOR PLAN

- 5,427 SF ground-floor retail/restaurant at Cassia Coral Gables — new mixed-use development with 174 residential units and clean storefront frontage in the center of Coral Gables
- Positioned steps from The Shops at Merrick Park and surrounded by established national and luxury retailers
- Adjacent to The Collection, a major luxury automotive destination that draws consistent high-income clientele
- Strong frontage and visibility along a primary Coral Gables corridor with steady pedestrian traffic
- Ideal for retail, restaurant, showroom, fitness, beauty, or service users seeking a high-profile Coral Gables location
- Grease trap and ventilation in place
- On-site parking garage



EQUINOX tina TRADER BISTRO CAFÉ
in the gables JOE'S

VILLAGGIO TIFFANY & Co. SEA GRILL

SEPHORA GUCCI lululemon alo



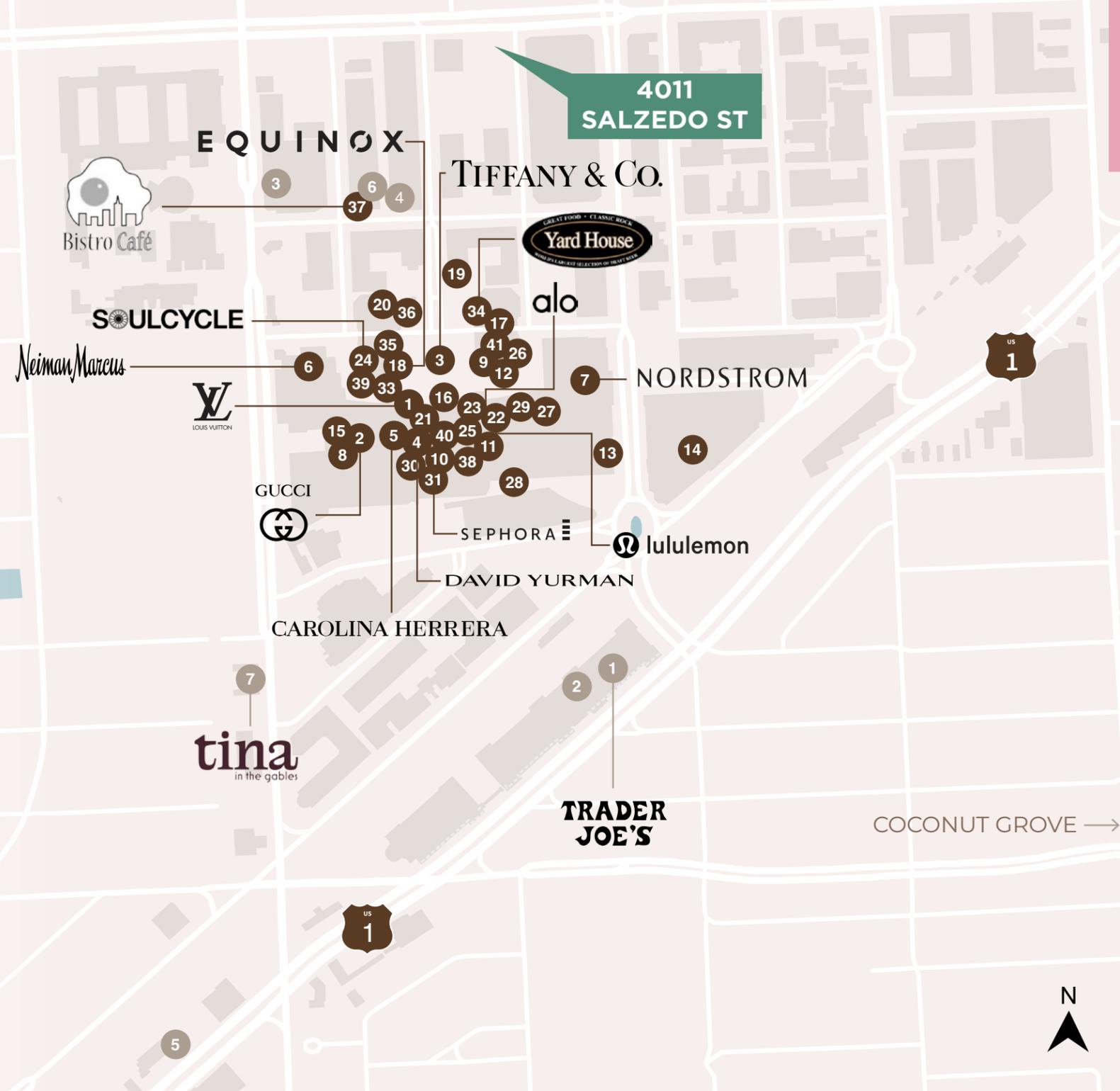
AREA RETAIL

Merrick Park

1. Louis Vuitton
2. Gucci
3. Tiffany & Co.
4. David Yurman
5. Carolina Herrera
6. Neiman Marcus
7. Nordstrom
8. Mayors
9. Jimmy Choo
10. Tory Burch
11. Boss
12. Vince
13. Arhaus
14. Crate & Barrel
15. Williams-Sonoma
16. Pottery Barn
17. Anthropologie
18. Equinox
19. Perry's Steakhouse
20. Sea Grill
21. The Landmark Movie Theater
22. Lululemon
23. Alo
24. SoulCycle
25. Vineyard Vines
26. Tommy Bahama
27. Banana Republic
28. J.Crew
29. Cole Haan
30. Athleta
31. Sephora
32. Victoria's Secret
33. Lovesac
34. Yard House
35. Sawa
36. Villagio
37. Bistro Café
38. LensCrafters
39. Blo Dry Bar
40. Sunglass Hut
41. Ann Taylor

Other Retailers

1. Trader Joe's
2. Erba Miami
3. Sweat440
4. Bagel Emporium
5. Starbucks
6. GROU Coffee
7. Tina in the Cables



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