SQUARE

GROVE

PRIME RESTAURANT SPACE FOR LEASE

123 PROPERTY AVE

COCONUT GROVE, FL

Hidden Gem! Available 4264 SF 2nd Gen Restaurant Space

PROPERTY HIGHLIGHTS

Total Population (3 mi.)
153,374

Median Age
41.9

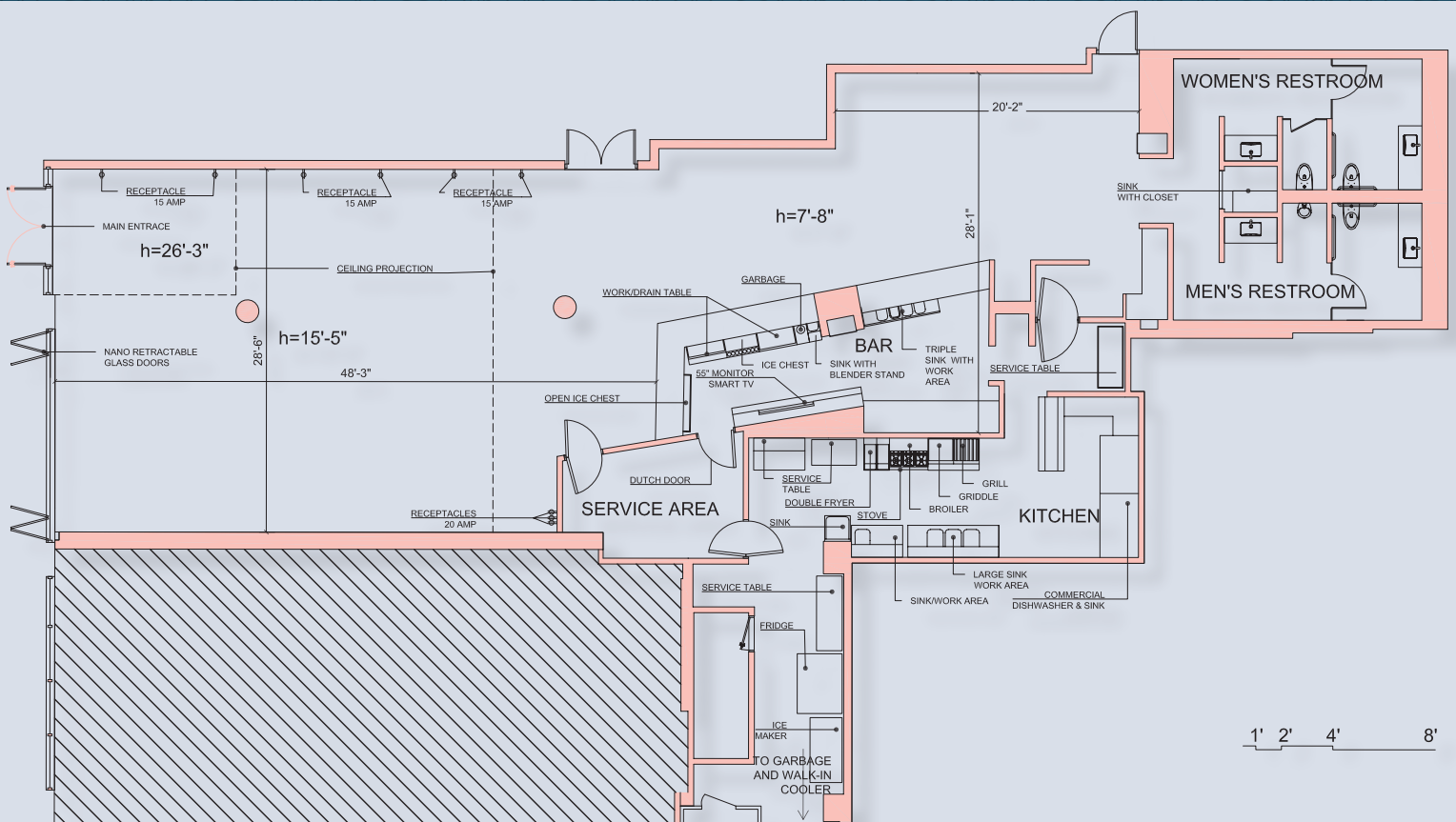**18** Shopping Centers (3 mi.)

60,308 Households (3mi.)

Average HH Income
$99,473

+ ±4,264 SF Retail Space
Beautifully built-out restaurant

+ Located on 2801 Florida Ave - between Mary Street and Rice Street

+ 153,374 residents / 63,342 households within a 3-mile radius.

+ Located street-level of GroveSquare Condo Building. Next to Mayfair offices, shops & hotel. ½ block from CocoWalk. Within a 5 minute drive time of the Ritz-Carlton, Grove Towers Condominiums & The Mutiny Hotel

FLOOR PLAN

WOMEN'S RESTROOM

20'-2"

h=7'-8"

SINK WITH CLOSET

28'-1"

MEN'S RESTROOM

RECEPTACLE 15 AMP

RECEPTACLE 15 AMP

RECEPTACLE 15 AMP

MAIN ENTRACE

h=26'-3"

CEILING PROJECTION

WORK/DRAIN TABLE

GARBAGE

h=15'-5"

28'-6"

NANO RETRACTABLE GLASS DOORS

48'-3"

55" MONITOR SMART TV

ICE CHEST

BAR

SINK WITH BLENDER STAND

TRIPLE SINK WITH WORK AREA

SERVICE TABLE

OPEN ICE CHEST

DUTCH DOOR

SERVICE AREA

SERVICE TABLE

DOUBLE FRYER

GRILL

GRIDDLE

BROILER

KITCHEN

RECEPTACLES 20 AMP

SINK

STOVE

SERVICE TABLE

LARGE SINK WORK AREA

SINK/WORK AREA

COMMERCIAL DISHWASHER & SINK

FRIDGE

ICE MAKER

TO GARBAGE AND WALK-IN COOLER

1' 2' 4' 8'

● Condos

1. 2889 Mcfarlane Rd
2. 2901 S Bayshore Dr
3. 2843 S Bayshore Dr
4. Park Grove
5. 2821 S Bayshore Dr
6. The Executives Residences
7. The Tower Residences
8. 2669 S Bayshore Dr
9. Grove Hill Tower
10. 2627 S Bayshore Dr

● Hotels

1. Commodore Inn
2. Mayfair Hotel
3. Best Western
4. The Mutiny Hotel
5. Residence Inn
6. The Ritz-Carlton
7. Double Tree

● Shopping Centers

1. Grove Gate Center
2. Grove Center
3. 3129-3131 Grand Ave
4. Coco Walk
5. 3435 Main Hwy

● Restaurants

1. LoKal
2. Lulu in the Grove
3. Sapore di Mare
4. Glass & Vine
5. Peacock Garden Bistro
6. The Spillover
7. Bombay Darbar
8. Tigertail + Mary
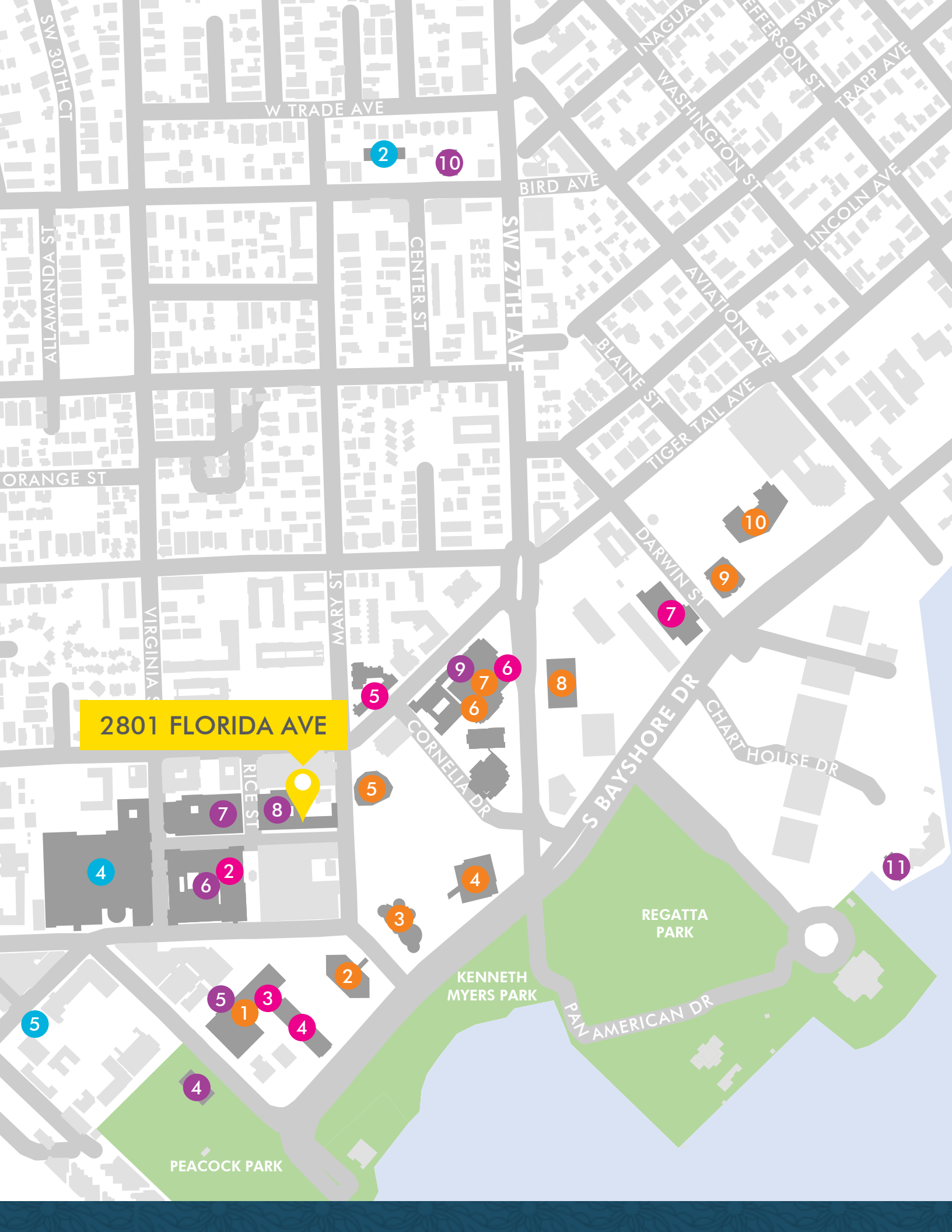9. Lightkeepers
10. Flanigan's
11. Grove Bay Grill

Coconut Grove

2801 FLORIDA AVE

W TRADE AVE

2
10

BIRD AVE

SW 30TH CT

ALLAMANDA ST

CENTER ST

SW 27TH AVE

BLAINE ST

INAGUA AVE

WASHINGTON ST

AVIATION AVE

JEFFERSON ST

SWAN

TRAPP AVE

LINCOLN AVE

ORANGE ST

TIGER TAIL AVE

DARWIN ST

10

9

7

VIRGINIA S

MARY ST

9 6
7
6

8

7

S BAYSHORE DR

CHART HOUSE DR

5

CORNELIA DR

5

RICE ST

7 8

4

2
6

3

4

11

REGATTA PARK

2

5 3
1
4

KENNETH MYERS PARK

PAN AMERICAN DR

5

4

PEACOCK PARK

Coconut Grove is experiencing a renaissance. Over the past few years, new restaurants have established themselves within the area and new residential towers like One Park Grove and Bay Colony have broken ground, further establishing the grove as an ideal option with luxury and executive residential offerings.

By night, the Grove becomes a center of nightlife frequented by locals, young professionals, students from the-nearby University of Miami and Florida International University, and tourists.

Shopping is abundant in the Grove, with two open-air malls, CocoWalk, the Streets of Mayfair, and many other street shops and boutiques.

NOTABLE DEVELOPMENTS

COCOWALK

Delivery: Fall 2019 // Grand Opening Spring 2020
A redeveloped Cocowalk will entail approx. 150,000 square feet of retail, restaurants/cafés, cinemas, over 850 parking spaces on site. Also
Coconut Grove's first new Class A office building with approx. 85,000 square feet

MR. C HOTEL

5-Story 98-room boutique hotel on McFarlane Rd

FOR LEASE

123 PROPERTY AVE
COCONUT GROVE, FL

Property contains a fully built - out kitchen including deep fryers, commercial oven, freezer & more!