

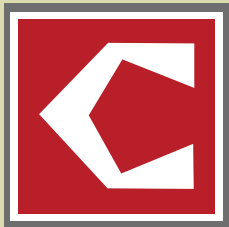
NEW RETAIL DEVELOPMENT FOR LEASE

# Coral Town Plaza

Miami (Naranja), Florida



NOW LEASING  
PRIME RETAIL  
OPPORTUNITIES



**COURTELIS  
COMPANY**

Courtelis Company  
703 Waterford Way  
Suite 800  
Miami, Fl. 33126  
Phone: 305-261-4330  
Fax: 305-261-4338  
Toll Free: 1-888-859-1100  
www.courtelis.com

<b>Location:</b>	Southeast corner of South Dixie Highway (US 1) and Southwest 264th Street, South Dade County		
<b>GLA:</b>	57,117 sq. ft. of commercial space, plus 426 multi-family residential units		
<b>Lot Size:</b>	7 acres commercial mixed use 24 acres total project		
<b>Traffic Counts:</b>	36,000 ADT		
<b>Zoning:</b>	Naranja Community Urban Center		
<b>Demographics:</b>	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
2014 Population	13,248	79,241	174,912
Average HH Income	\$46,022	\$59,318	\$58,437
Median Age	31.6	32.3	32.4

**Project Description:** Coral Town Plaza is a new mixed use retail/residential development located on U.S. 1 and S.W. 264th Street, just west of the Florida Turnpike, and a 1/2 mile north of the new 48 acre Larkin Community Hospital School of Medicine/Pharmacy and its proposed 142 bed hospital. Courtelis Company is developing the commercial component and the residential development has commenced at Coral Town Plaza with The Landings 162 units, The Heights 180 units and The Preserve 84 units are all in for development or open. All units are rental and three story walk ups.

FOR LEASING INFORMATION: CALL JUAN MARTINEZ/COURTELIS COMPANY • 305-261-4330

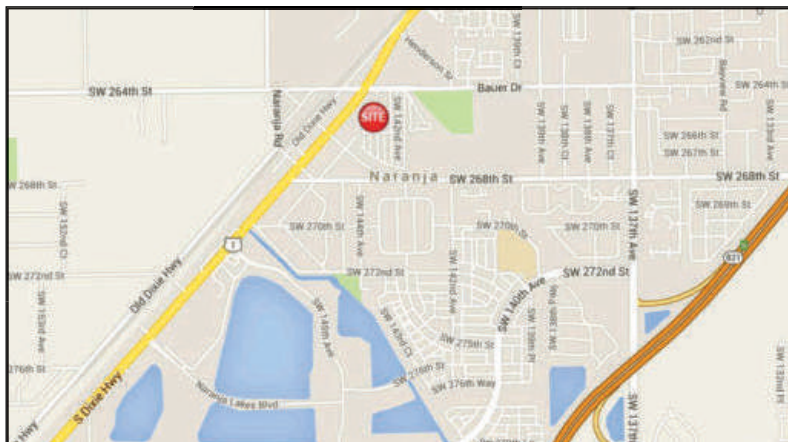
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