

FORSALE

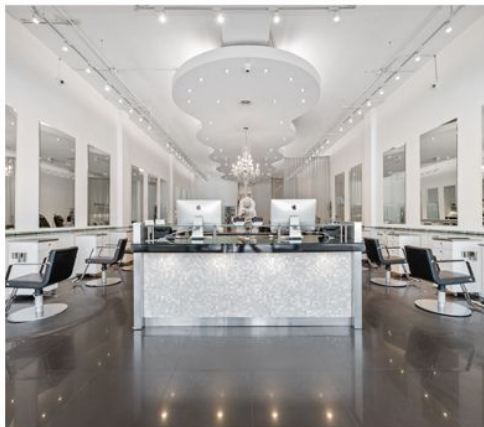
PORTFOLIO SALON

281 MIRACLE MILE, CORAL GABLES, FL 33134

STLYE

DISTINCTION

DEDICATION



www.281miraclemile.com

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Sale Price: \$4,200,000.00 Business Price: \$550,000.00 | Price PSF: \$1,113.46
Building Size: 3,772 SF | Lot Size: 2,775 SF | Frontage: 25 Feet |
Ceiling Height Ground: 14' | Ceiling Height 2nd Floor: 9' | Renovated: 2011
Market: South Florida | Submarket: Coral Gables
Zoning: MX-2 Mixed Use



Portfolio Salon has been servicing South Florida for over 30 years. Not only is the building an opportunity to acquire valuable real estate in one of South Florida's most prominent business and residential communities. It's an opportunity to own one of Miami's most successful salons. "Miracle Mile" a.k.a "The Mile" is the downtown Central Business District is known for fine and casual dining, boutique shopping, and popular meeting venues & more. 2018's "Streetscape" revitalized the "Mile" with a pedestrian promenade, public space, dining al fresco, landscaping, and art. Available for a variety of commercial uses. It is currently a fully operating high-end salon with a loyal clientele base that could have you booked for weeks at a time. The 2nd floor features 1,150 SF fully improved "loft" space with a private entrance that can be used for office, studio, creative space, personal care services, etc. The second floor is currently leased. The City recently passed an amendment to the MX-2 zoning ordinance allowing development to four-story building height with no requirement for on-site parking for properties facing Miracle Mile. It intends to expand and support the formation of a more vibrant business district and residential downtown.

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+/- 2,622 sqft
14' Ceiling Height
Submarine Grey Tile Flooring
Recessed / Track Lighting
X2 Restrooms | Kitchen | Breakroom
X2 Private care rooms
Rear exit to "Museum District" Garage



Customer Waiting Area
Reception
Modern Hair stations
Nail Stations
Wash & Shampoo Area
Color Laboratory area
& More



25 Linear Frontage ft
Heart of the Mile
View of Theatre
Clear View of Interior Displays
Street Parking
& More

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The stairway is accessible via the Miracle Mile entrance and a ground floor vestibule, & dedicated private entrance equipped with an Audio/Video security system. It is accented with natural wood stairs, red brick and chandelier.



2nd Floor leased to La Roche Beauty an eyelash/extensions boutique
1,150 sqft
Private Office
Kitchen
Full Bath with Shower
Remodeled
Custom Ceilings & Wood Flooring



Roof top deck with a panorama skyline view of Coral Gables. Large pane windows, double doors, and the loft space can be enlarged and extended on the rooftop deck per zoning.

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- Cafe Abbraci
- Ichimi
- Doc B's
- Seasons 52
- Daisay Tarsi Couture
- Belmont Spanish Restaurant
- Paris Claire Salon
- Veneta Cuisine
- Mint Wellness Center
- Belleza Integral
- Pepi Bertini
- La Jamoteca
- Rosa Clara Boutique
- Bellissima Bridals

- Space Coast
- Coral Gables Art Cinema
- Museum Garage (600 Spaces)
- Sushi Maki
- BankUnited
- Jose Roca Jewelry
- Jossie's Couture

- Portfolio Salon*
- John Martin's
- Edible Arrangements
- Jaes Jewelry
- AT&T
- Hillstone

- Westin Hotel
- Morton's
- Kettal
- Panera Bread
- Jimmy John's
- Salumeria 104
- Chicken Kitchen
- Mia Cucina



- Protein Studio
- Gustave
- Men's Warehouse
- Gabriella Arango Couture
- J Del Olmo Bridal
- Lotus Garden
- Bolado Clothiers

- Starbucks Coffee
- Miracle Theater
- Creative Weddings
- Snow Jewelers
- The Vinya (Pop-Up)
- Metro PCS
- Massage Envy
- Benihanna
- Sushi Sake

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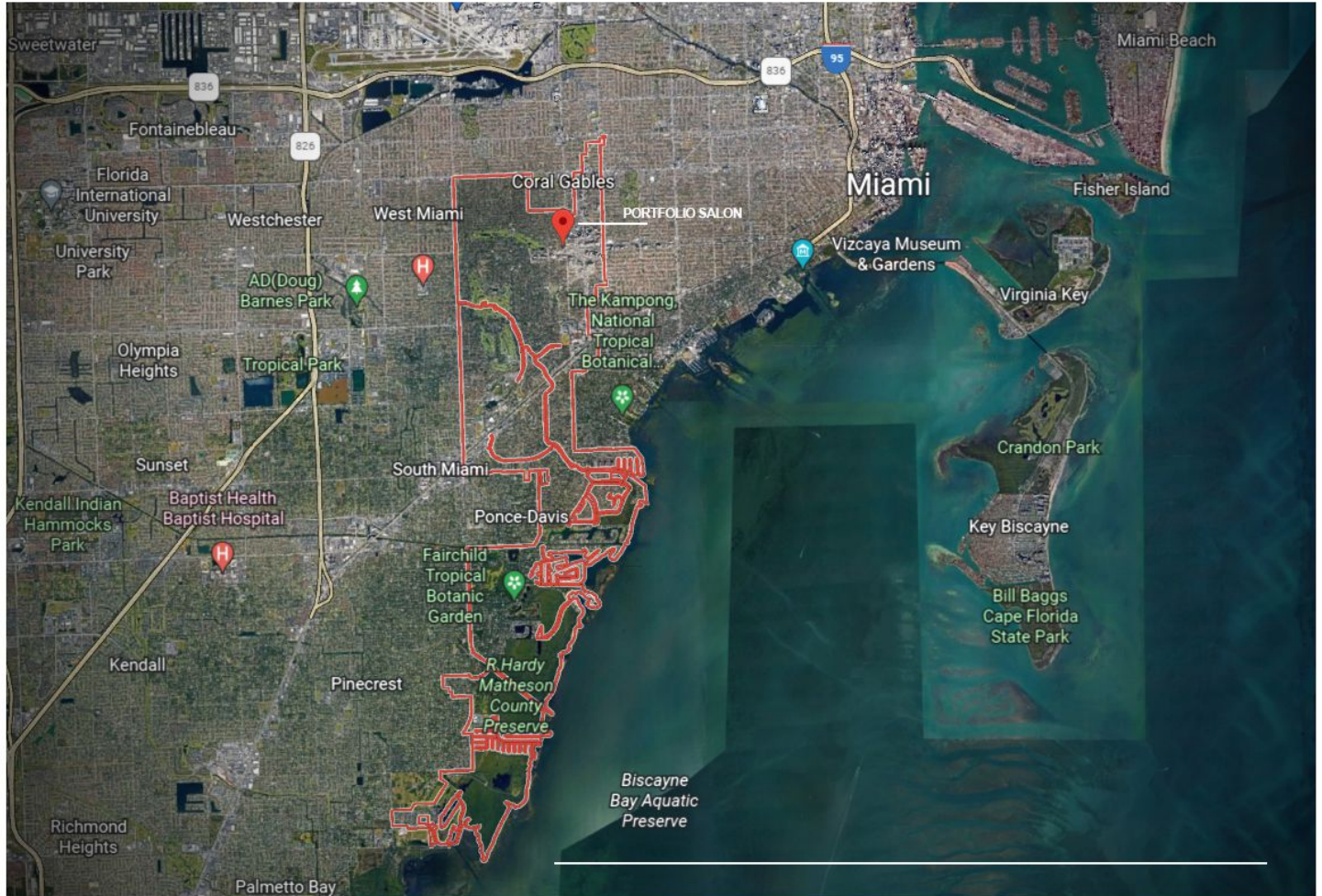
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Portfolio Coral Gables' "Miracle Mile" is the four block long primary retail District in the Downtown Coral Gables Central Business District set between primary arteries LeJeune Rd., Ponce de Leon Blvd., and Douglas Rd. The \$21.6 million streetscape project was completed in 2018. The project transformed the City's main commercial streets, and enhanced the vitality of Coral Gables. The improvements provide garden areas, outdoor dining, improved lighting, wayfinding, public art, and more. The Coral Gables "CBD" contains 5 Million Sq. Ft. of Office space and 2 Million Sq. Ft. of retail space. It is 15 minutes to the Miami International Airport and centrally located to the Miami, Coconut Grove, Key Biscayne, South Miami, and Pinecrest corridor of affluent communities.

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Hillstone
Season's 52
Doc B's Restaurant
The Gramercy American Brasserie & Bar
Fratellino Ristorante
Amore Restaurant & Bar
Forte by Chef Adrienne (New)
Bellmont Spanish Restaurant
Copper 29 Bar
Calle 23 Miami Restaurant & Music
Benihana
Seasy Mediterranean
Salumeria 104 Trattoria
Malakor Thai Isaan
Kao Sushi & Grill
Lotus Garden
Amigo Grills & Co
Gustave
Rodillo Artisanal Sandwich & Salads
Lotus Garden
L'artisan Bakers
Panera Bread
Denny's
Jimmy John's
Carrot Express
P Pole Pizza
Morelias Paletas
Crema Gourmet Espresso Bar
Kriss Gelato
Haagen-Dazs
Starbucks
John Martin's 2.0/Reboot (coming soon)
Dickies BBQ (coming soon)
Well-Fed Culinary Experience

Actor's Playhouse at the Miracle Theatre
Barnes & Noble Bookstore
Alegria's Bridal
Atelier D'Ocon
Bellissima Bridal Designs
Merlili Bridal Boutique
J Del Olmo Bridal Gallery
Leggenda Bridal
Jaqueline's Bridal / Yoly Munoz Couture
Daisy Tarsi Bridal & Couture
Gabriella Arango Haute Couture
Creative Weddings
The Rose Tree Cottage
Kettal Outdoor Furniture Store
Violetas Home Design
Pilates Strong Studio
9 Round Fitness Boutique Gym
Mia Cucina
Veneta Cuisine
Gables Gems
Jose Roca Fine Jewelry Designs
Jae's Jewelers
Snow's Jewelers
Regent Jewelers
Moray's Jewelers
I & A Formal Wear
Pepe Bertini Men's
Ross Dress For Less
Wolfe's Wine Shoppe
Curves N' Waves
Comfort Shoes
Edible Arrangements
Luca Store Miami
Coral Gables Eyewear

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RECENTLY SIGNED LEASES (DURING COVID)

- Aria Rose (retail)
- Nandog Pet Store (retail)
- Red Herring Ceramics Pop Up (retail)
- Ninoska Huerta Gallery Pop Up (retail)
- Seasy Mediterranean (restaurant)
- Gramercy (restaurant)
- Rukus Cycle Gym
- Sweetgreen (restaurant) Giralda Plaza
- Bloom Boutique (retail)
- Blue Serenity (retail)
- Vinya Pop Up (restaurant) "Mile"
- Gustave (restaurant)
- Bank United (retail)
- Freddo (restaurant)
- Art Design Pop Up (retail)
- Thesis Hotel (South Gables)
- Mamey by Chef Niven Patel (South Gables) (restaurant)
- Red Fish by Chef Adrianne (South Gables) (restaurant)
- Luca Osteria by Chef Giorgio Rapicavoli (restaurant)
- Bay 13 Brewery (restaurant)
- MKT Kitchen (restaurant) La Sandwicherie (restaurant)
- Zoey Reva (retail)
- The Showroom Miami (South Gables) (retail)
- Public Square (South Gables) (restaurant)
- Bliss Boutique (retail)
- Porto Sole (restaurant)
- Miami Alkaline Water (retail)
- L'artisane Bakery (restaurant)
- Prana Yoga (Giralda Plaza) Retail
- Forte by Chef Adrianne (restaurant)

COMING SOON

- John Martin's 2.0/Reboot (restaurant)
- Dickie's BBQ (restaurant)
- Sushi Sake (restaurant)
- Dolores But You can Call me Lolita (restaurant)
- Janus et Cie (Retail)
- Orno by Chef Niven Patel (restaurant)
- Cebada by Chef Jorge Ramos (restaurant)
- Fogo de Chao (Plaza Project) (restaurant)
- Pinstripes (Plaza Project) (restaurant/entertainment)
- Greek Restaurant at former my ceviche
- Luca Osteria (Giralda Plaza) Restaurant



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MX-2 Zoning

FOLIO: 0341080063800

ADDRESS: 281 CORAL WAY

ZIP: 33134

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**For more information
or to schedule a showing.
Please contact us.**

(FOR FINANCIALS PLEASE SEND NDNC)



THELAB
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