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GADINSKY REAL ESTATE, LLC

FOR LEASE | UNIQUE RETAIL, F&B, OFFICES
3444 MAIN HWY COCONUT GROVE, FL
AT THE CORNERS OF MAIN HWY, FULLER ST. & GRAND AVE.

SITE PLAN

F & B / RETAIL

±27,000 SF



- M1: 2,468 SF
- COURTYARD: 1,101 SF
- M2: 1,485 SF
- M3: 831 SF
- M4: 1,349 SF
- M5: 672 SF
- M6: 686 SF
- M7: 713 SF

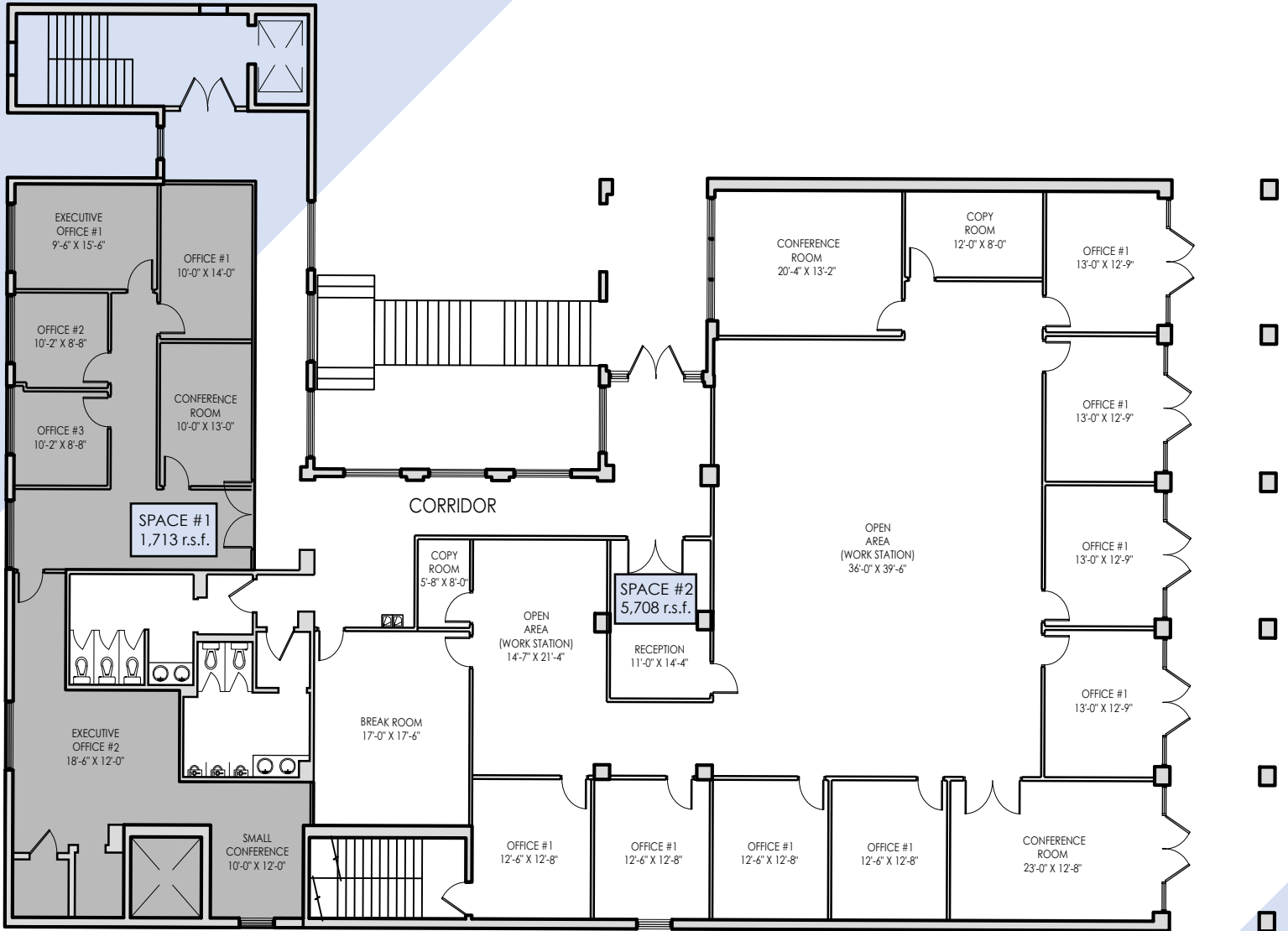
- F1: 669 SF
- F2: 652 SF
- F3: 713 SF
- F4: 1,067 SF
- F5: 529 SF

- I1: 784 SF
- I2: 1,347 SF
- I3: 586 SF
- I4: 675 SF
- I5: 531 SF
- I6: 554 SF

FLOOR PLAN

SECOND FLOOR OFFICE: OPTION 1

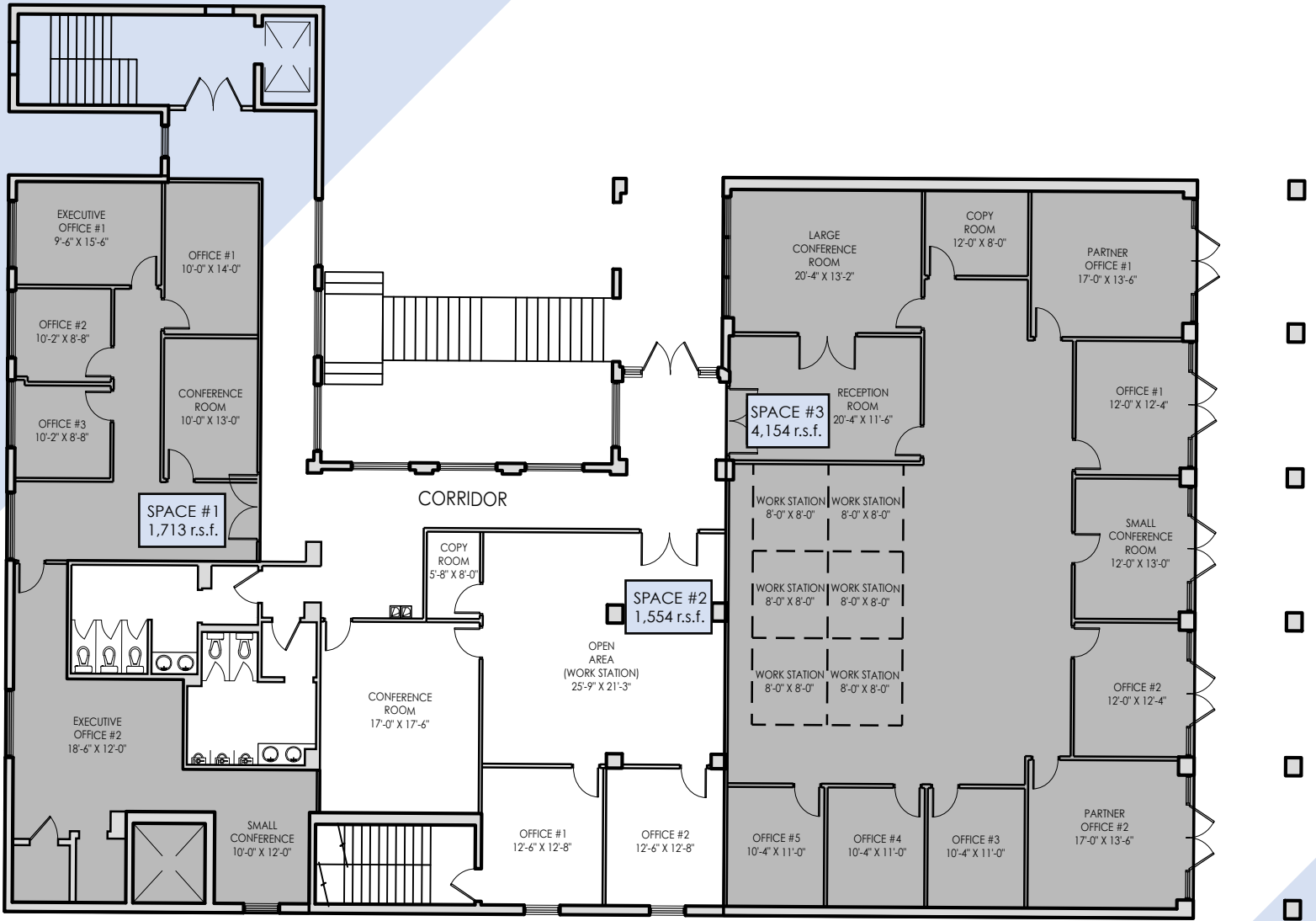
± 7,421 SF



FLOOR PLAN

SECOND FLOOR OFFICE: OPTION 2

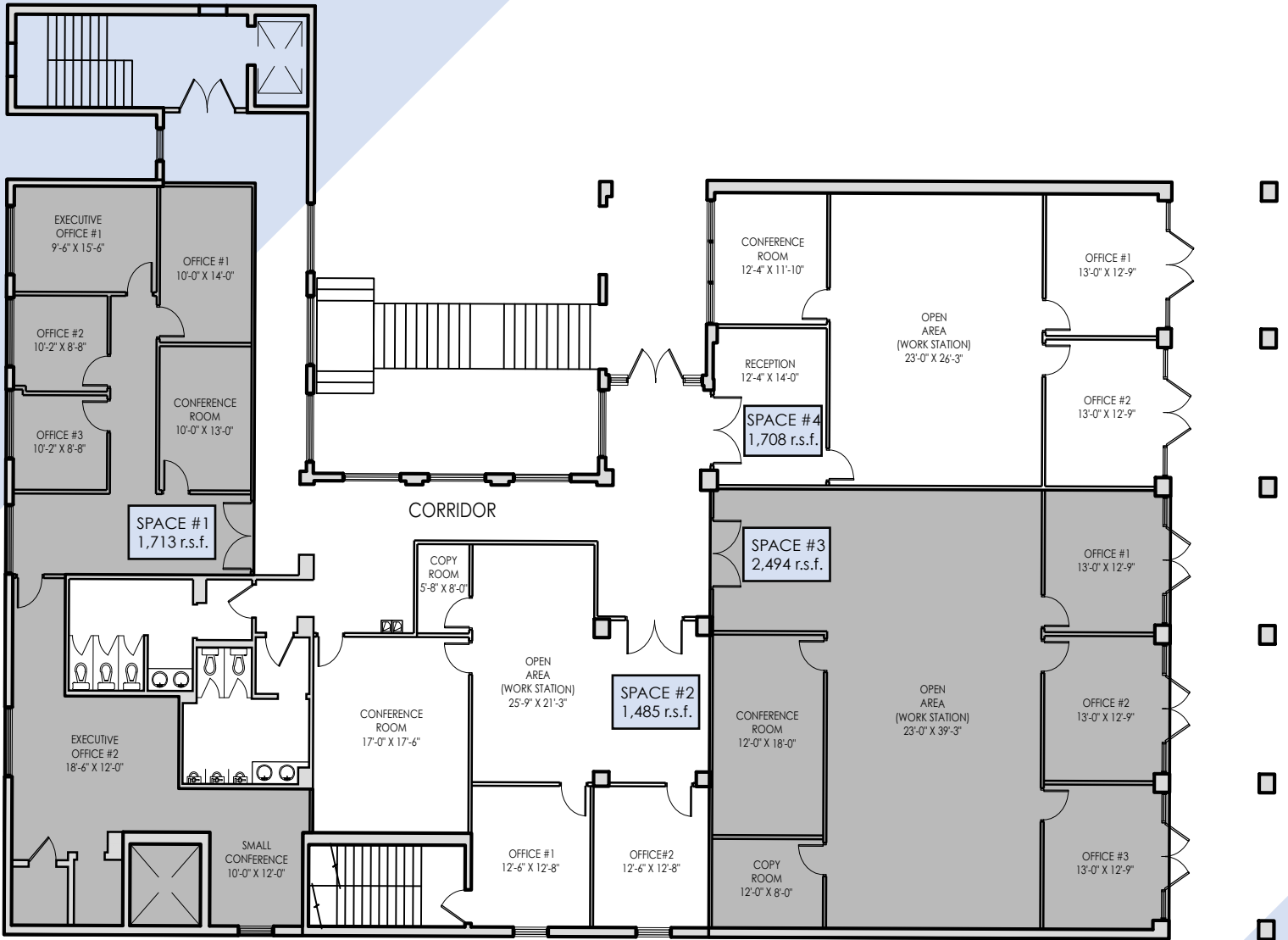
±7,421 SF



FLOOR PLAN

SECOND FLOOR OFFICE: OPTION 3

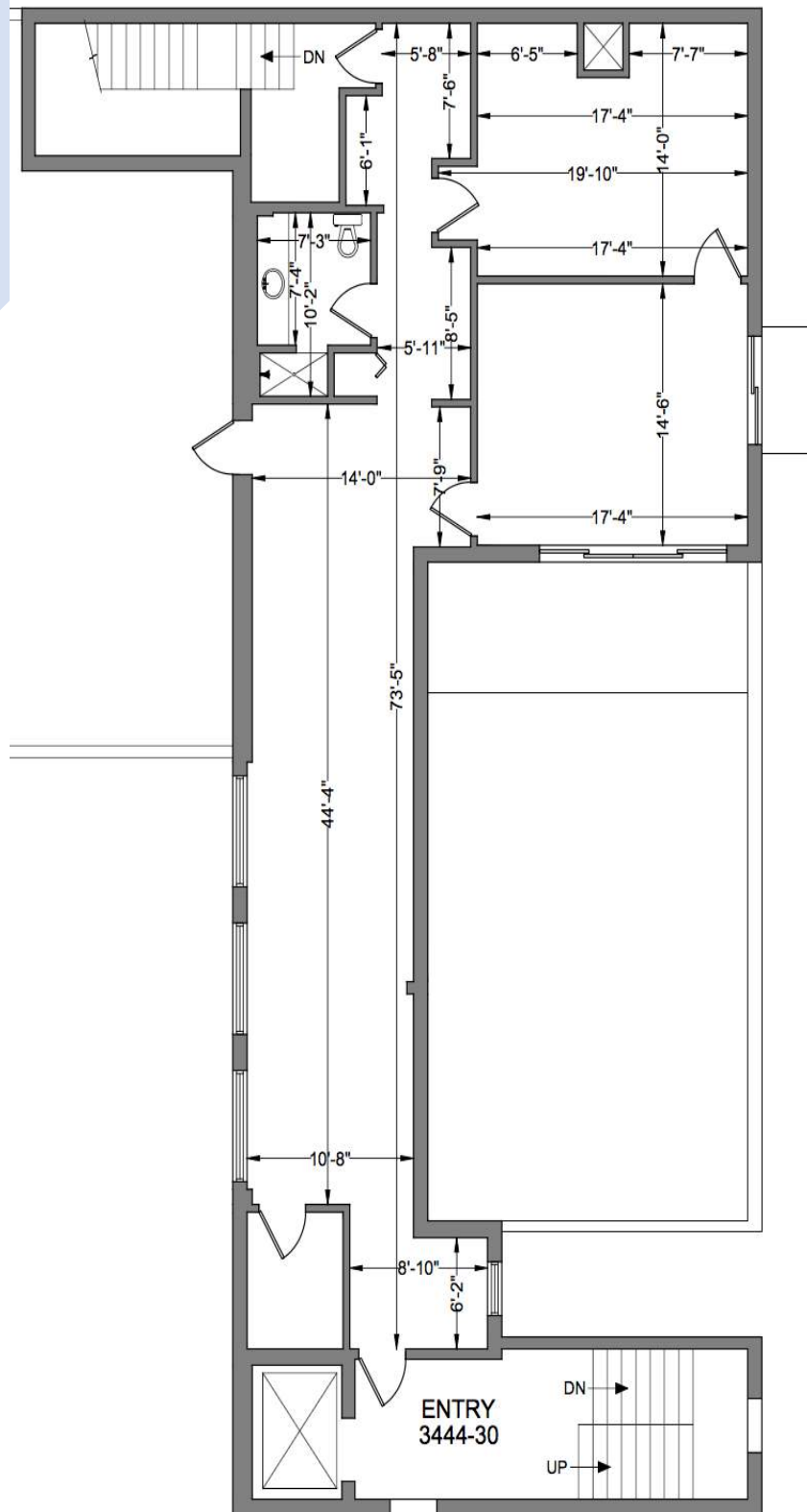
± 7,421 SF



FLOOR PLAN

THIRD FLOOR OFFICE AS-BUILTS

± 1,522 SF



EXISTING & PLANNED PROJECTS

COCONUT GROVE



COCONUT GROVE PROJECTS UNDERWAY



- 1 COCONUT GROVE STATION
180,000 SQ. FT. OFFICE SPACE, 40,000 SQ. FT. RETAIL SPACE, HOTEL, PARKING GARAGE, 250 HOUSING UNITS, ON 5-ACRE SITE
- 2 LINK AT DOUGLAS
7-ACRE MIXED-USE RETAIL/RESIDENTIAL: 1,000
- 3 PLATFORM 3750
20,000 SQ FT RETAIL; 28,000 SQ FT OFFICE SPACE; 160 TO 175 RESIDENTIAL UNITS.
- 4 PLAYHOUSE PARKING GARAGE
7-LEVEL GARAGE: 31-35 CONDO UNITS; 15,000 SQ. FT. RESTAURANT/RETAIL
- 5 OPTIMUM DEVELOPMENT OFFICE PROJECT
5 FLOORS, 44,000 SQ FT. NEW OFFICE SPACE
- 6 THE GROVE
+27,000 SF OF F&B AND RETAIL WITH +7,000 SF OF OFFICE
- 7 ENGLE BUILDING HOTEL
BOUTIQUE HOTEL 15 STORIES 60,000 SQ. FT.)
- 8 COCOWALK
150,000 SF OF RETAIL SPACE 78,000 SF OF NEW OFFICE SPACE
- 9 ARBOR RESIDENCES IN COCONUT GROVE
5-STORY LUXURY CONDOMINIUM BUILDING
- 10 ST. MARY'S STREET GARAGE
OFFICE, RETAIL & PARKING; 50,000 SF NEW OFFICE SPACE
- 11 TWO PARK GROVE & PARK GROVE CLUB RESIDENCES
TWO, 20-STORY LUXURY CONDO TOWERS (204 TOTAL UNITS)
- 12 ONE PARK GROVE
20-STORY TOWER (72 UNITS)
- 13 GLASSHAUS IN THE GROVE
5 STORIES, 23 UNITS, 62,000 SQ FT
- 14 27@LINCOLN
5 STORY (88,000 SQ. FT OFFICE SPACE, 5,000 SQ. FT. RETAIL)
- 15 GROVE AT GRAND BAY
2, 20-STORY TOWERS (98 TOTAL UNITS)
- 16 GROVE HARBOUR
THREE RESTAURANTS, RETAIL, BOAT STORAGE, ON 7-ACRE SITE
- 17 DINNER KEY PARKING GARAGE
3-LEVEL GARAGE 34,000 SQ. FT. RETAIL SPACE
- V VALET PARKING STANDS



N. E. FROM MAIN HWY

PROJECT RENDERINGS



COURTYARD ON MAIN HWY



REAR ENTRANCE ON GRAND



FULLER VIEW

PROJECT RENDERINGS



CORNER OF MAIN & FULLER



COURTYARD

AERIAL VIEW



DEMOGRAPHICS REPORT

GENERAL RETAIL



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	17,969		145,894		451,971	
2017 Estimate	17,219		140,022		430,948	
2010 Census	16,105		131,573		390,162	
Growth 2017 - 2022	4.36%		4.19%		4.88%	
Growth 2010 - 2017	6.92%		6.42%		10.45%	
2017 Population by Hispanic Origin	7,433		97,156		331,962	
2017 Population	17,219		140,022		430,948	
White	12,861	74.69%	127,664	91.17%	390,421	90.60%
Black	3,844	22.32%	7,972	5.69%	27,420	6.36%
Am. Indian & Alaskan	35	0.20%	252	0.18%	1,280	0.30%
Asian	253	1.47%	2,645	1.89%	7,183	1.67%
Hawaiian & Pacific Island	19	0.11%	74	0.05%	182	0.04%
Other	206	1.20%	1,416	1.01%	4,463	1.04%
U.S. Armed Forces	26		49		173	
Households						
2022 Projection	7,657		55,890		176,436	
2017 Estimate	7,417		53,878		168,644	
2010 Census	7,341		51,900		154,482	
Growth 2017 - 2022	3.24%		3.73%		4.62%	
Growth 2010 - 2017	1.04%		3.81%		9.17%	
Owner Occupied	3,474	46.84%	27,149	50.39%	68,105	40.38%
Renter Occupied	3,943	53.16%	26,728	49.61%	100,539	59.62%
2017 Households by HH Income						
Income: <\$25,000	1,898	25.59%	15,031	27.90%	58,177	34.50%
Income: \$25,000 - \$50,000	1,548	20.87%	11,118	20.64%	38,203	22.65%
Income: \$50,000 - \$75,000	983	13.25%	6,694	12.42%	21,176	12.56%
Income: \$75,000 - \$100,000	772	10.41%	4,899	9.09%	13,390	7.94%
Income: \$100,000 - \$125,000	552	7.44%	3,950	7.33%	10,670	6.33%
Income: \$125,000 - \$150,000	200	2.70%	2,256	4.19%	6,302	3.74%
Income: \$150,000 - \$200,000	515	6.94%	3,398	6.31%	7,490	4.44%
Income: \$200,000+	950	12.81%	6,531	12.12%	13,236	7.85%
2017 Avg Household Income	\$92,173		\$89,580		\$71,771	
2017 Med Household Income	\$56,337		\$52,590		\$41,049	



GADINSKY REAL ESTATE, LLC

LEASING CONTACT

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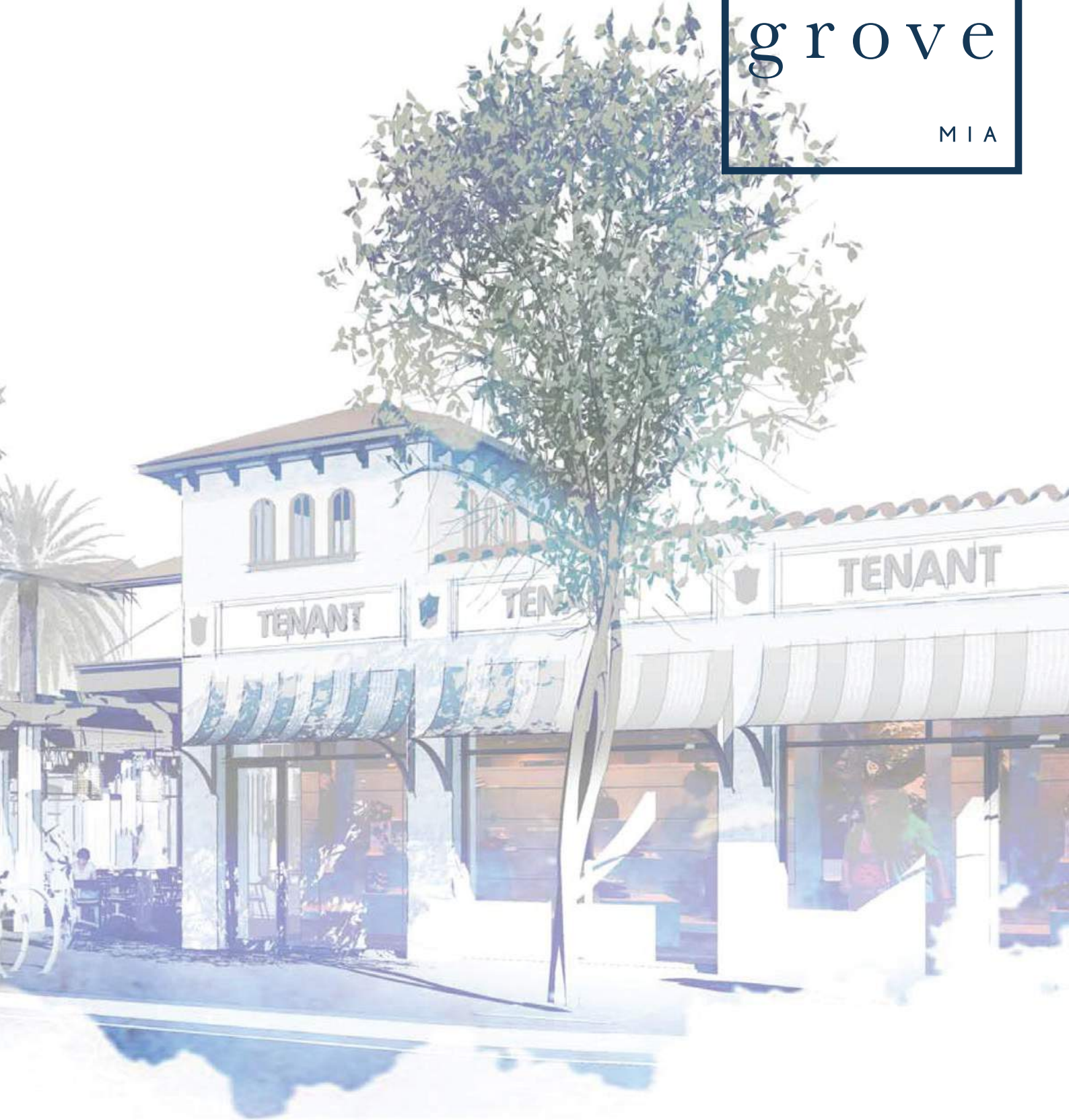
MIA

FOR LEASE | UP TO ±8,847 SFAVAILABLE

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WWW.THEGROVEMIA.COM

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