

M

MERRICK MANOR



LIVE | WORK | PLAY

PRIME GROUND FLOOR RETAIL SPACE AVAILABLE

WELCOME TO MERRICK MANOR YOU BELONG HERE . . .

Merrick Manor is redefining luxury residential living in Coral Gables. Located just steps away from the world-class Shops at Merrick Park, the 10-story building offers a collection of 227 elegant and modern residences. Merrick Manor residents enjoy an unparalleled lifestyle, with shopping, dining and entertainment all within walking distance.

Building amenities include 24-hour valet parking, 24-hour front desk concierge service, dog washing station, Parcel Pending lockers, a business center with computer-ready desks and multimedia screens for presentations, a club lounge and news café on the fourth floor, state-of-the-art fitness center and heated resort-style saline pool with barbecue gathering areas.



Merrick Manor developer The Astor Companies partnered with award-winning designer Interiors by Steven G. to curate the interior design and furnishing of the building's lobby, common areas and model residences. Astor's extraordinary attention to detail and high-quality finishes are on display in all of the one-to-four-bedroom residences.

Further enhancing the amenity-rich and convenient lifestyle Merrick Manor provides is the nearly 20,000 square feet of Class A retail and restaurants located on the ground floor of the building. Living at Merrick Manor means having easy access to everything you need to enjoy life in the "City Beautiful."





MERRICK MANOR RETAIL MIXED-USE DEVELOPMENT IN THE HEART OF CORAL GABLES.

ONE Sotheby's International / Commercial is proud to present Merrick Manor Retail, conveniently located at 301 Altara Avenue, Coral Gables, FL 33146. We have 19,750 sq ft of prime retail space; which may be divided into 4 large spaces or a maximum of six spaces. These prime retail spaces are ideally suited for restaurants, cafes, spas, professional offices and other high-end retail uses. Located just steps from the Shops of Merrick Park, this luxury project makes a perfect addition to an already highly desirable location.

- 301 Altara Ave, Coral Gables, Florida
- 19,750 sq ft of prime retail space **(units ranging from 420-4,488 sq ft available)**
- Available for SALE or LEASE (new construction incentives)
- Asking Price - Lease \$55 - \$65/sq. ft. NNN & sale \$800/sq ft.
- Traffic Count 35,000 cars daily on Le Jeune and 39,000 on Bird Road Rd
- Parking - 75 valet spaces, street parking, and city garage
- Delivery - raw shell or vanilla, based on terms.
- 1 restaurant space will come equipped with grease trap, exhaust, ventilation and outdoor seating.
Total 4,488 sq ft under A/C
1,836 sq ft outdoor seating area.
Can be divided.

**FOR MORE INFORMATION
PLEASE CONTACT:**

MANNY CHAMIZO III | GLOBAL COMMERCIAL DIRECTOR
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CORAL GABLES STATS & DEMOGRAPHIC

GENERAL CORAL GABLES

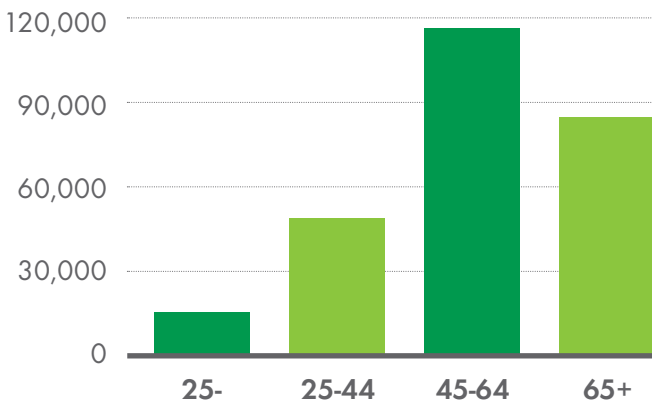
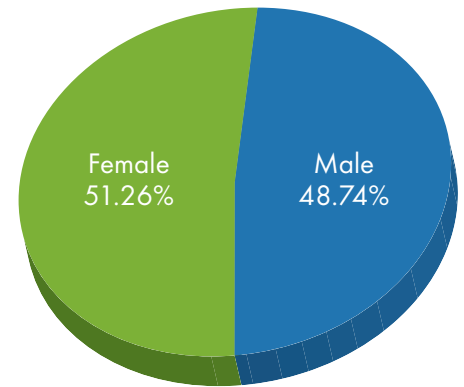
- Average Household Income: \$120,672
- Unemployment Rate: 3%
- Median Home Value: 784,000
- Bachelor's Degree: 60%

DEVELOPMENT PIPELINE: FOCUS ON BUSINESS DISTRICT

- 57 Commercial & Residential Projects
- 2,619 Residential Units
- 1.7 Million SF Commercial
- 646 Hotel Rooms

CORAL GABLES' POPULATION DEMOGRAPHICS

Total Population	50,909
Male Population	24,814
Female Population	26,095
Percent Change Since 2000	16.3%
Percent Change Since 2010	3.2%
Median Age	40



HOUSEHOLD INCOME AND AVERAGE INCOME IN ZIP: 33146

Median Income Under 25	\$22,375
Median Income 25-44	\$53,462
Median Income 45-64	\$118,235
Median Income Over 65	\$86,986

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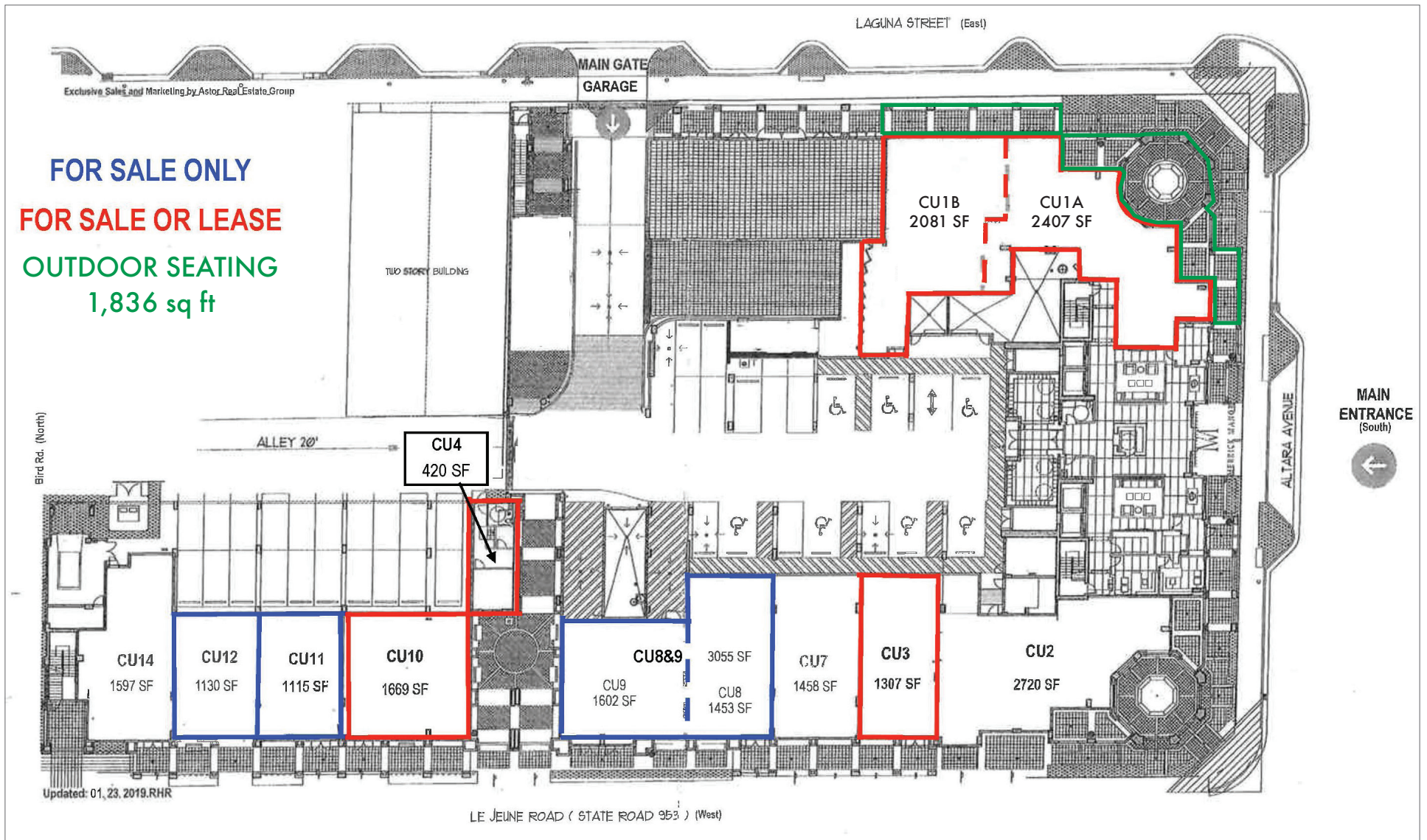
SURROUNDING LANDMARK DESTINATIONS



1. Gucci | 2. Mayors | 3. Yard House | 4. Tesla | 5. Lululemon | 6. Jimmy Choo | 7. Landmark Theatres | 8. The Collection | 9. Perry's Steakhouse

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Developed by  ASTOR

ONE | Sotheby's
INTERNATIONAL REALTY

PRIME RETAIL LOCATION

Coral Gables High School - 30 Sec. away
 Shops of Merrick Park - 30 Sec. away
 Riviera Golf Course - 4 Min. away
 Biltmore Hotel & Golf Course - 5 Min. away

University of Miami - 5 Min. away
 Miracle Mile - 6 Min. away
 Coconut Grove - 7 Min. away
 Granada Golf Course - 8 Min. away
 Miami International Airport - 15 Min. away

TRAFFIC FLOW

- Le Jeune Road 29,000+ cars daily
- Bird Road 39,000+ cars daily
- Commercial/Retail space has great exposure off Le Jeune Road.
- Foot Traffic from Merrick Park Shops & Tenants in nearby Condos.

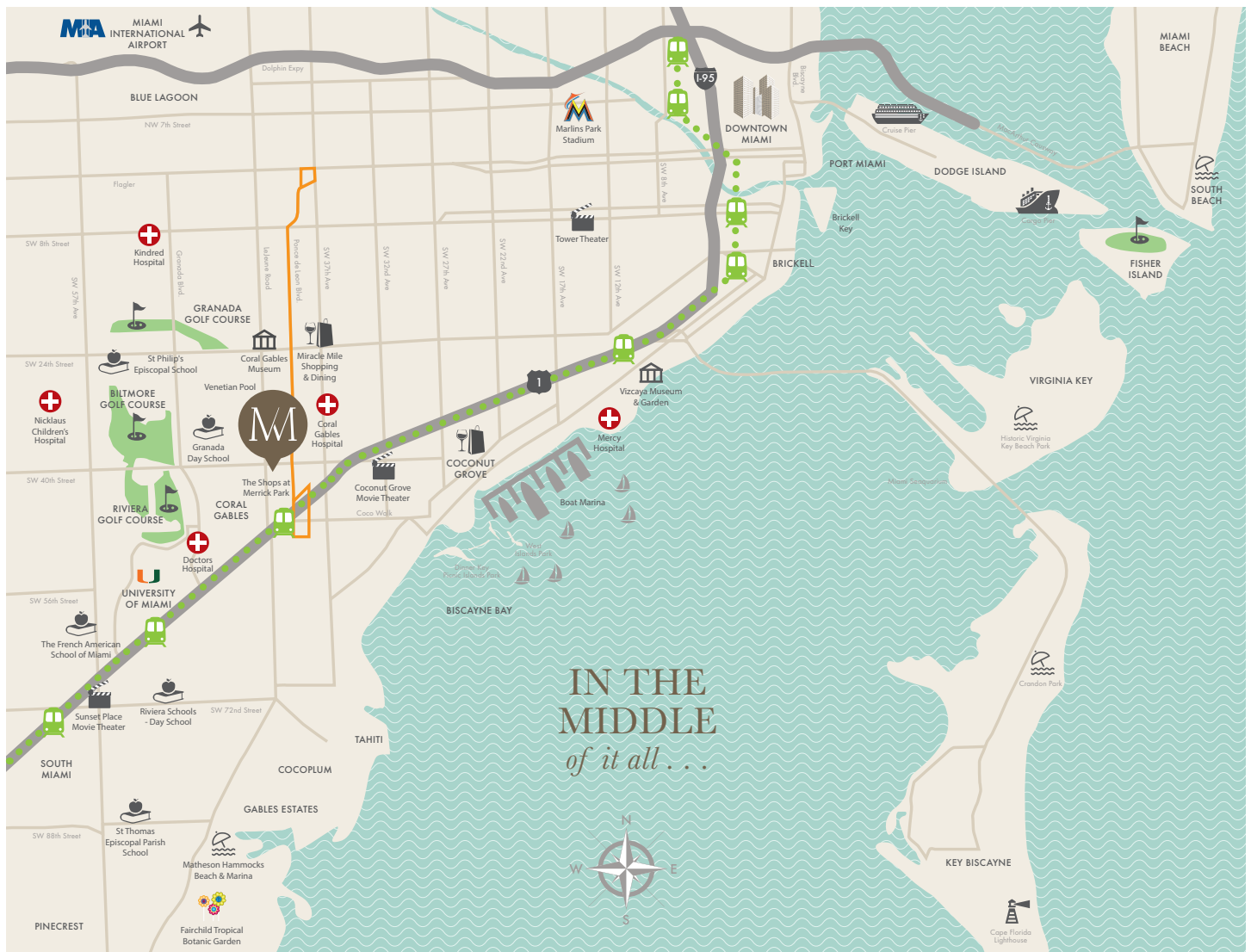
TRANSPORTATION



Metrorail - 2 Min. away



Coral Gables Trolley - 1 Min. away



IN THE
 MIDDLE
 of it all . . .

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