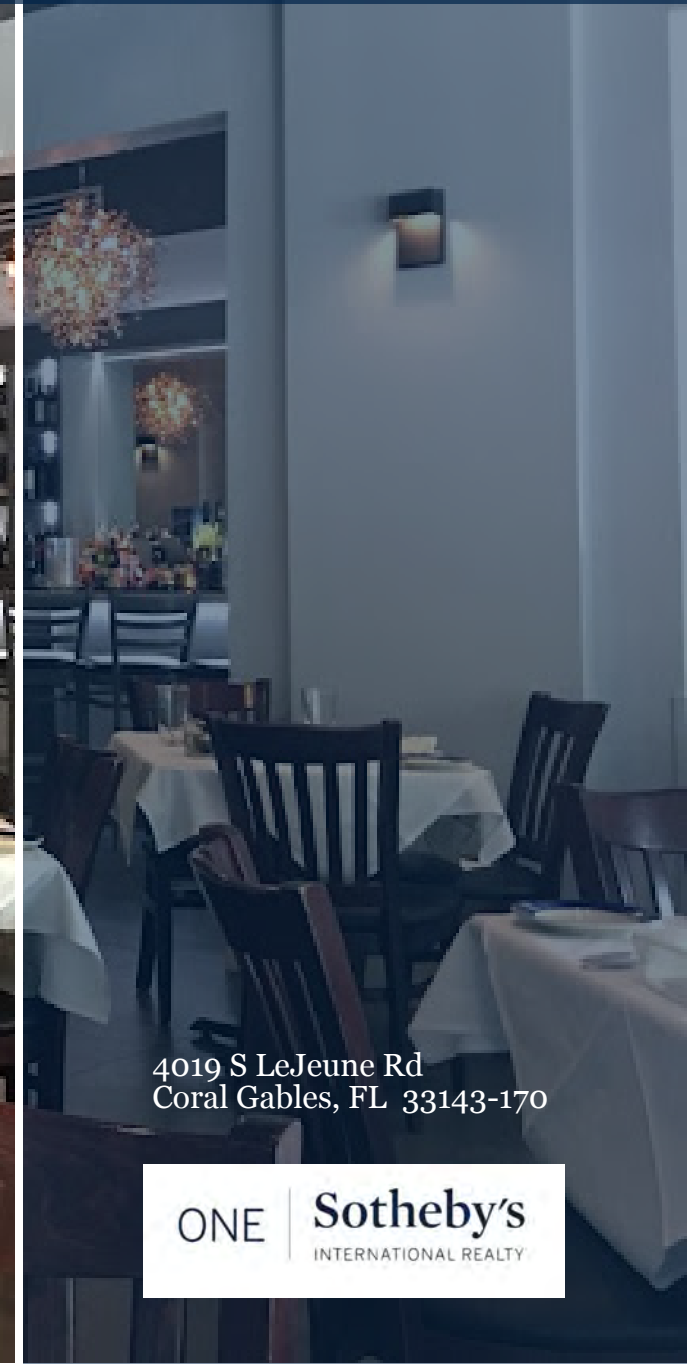


4019 S LeJeune Rd., Coral Gables, FL

OFFERING MEMORANDUM



Turn Key Coral Gables Restaurant For Lease

4019 S LeJeune Rd
Coral Gables, FL 33143-170

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4019 S LeJeune Rd.

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Exclusively Marketed by:

ONE

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01

Executive Summary

Investment Summary

Location Summary

4019 S LEJEUNE RD.

OFFERING SUMMARY

ADDRESS	4019 S LeJeune Rd. Coral Gables FL 33143-170
COUNTY	Miami-Dade
BUILDING SF	2,980 SF
LAND ACRES	0.11
LAND SF	4,850 SF
YEAR BUILT	1950
APN	03-4120-017-0310
OWNERSHIP TYPE	Lease

FINANCIAL SUMMARY

PRICE	\$25,000 Per month
<ul style="list-style-type: none"> 4COP (Beer, Wine, and Liquor Consumption on Premise) permit also available for sale/ lease under separate agreement. 	

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	22,061	187,895	463,709
2022 Median HH Income	\$80,539	\$74,096	\$59,897
2022 Average HH Income	\$129,892	\$125,750	\$104,823

- One Sotheby's International Realty is proud to present an exceptional restaurant space now available **for lease** at 4019 S LeJeune Rd., in the vibrant city of Coral Gables, FL. This prime 4,850 SF location offers 50 feet of prominent frontage on LeJeune Rd., providing excellent visibility in a high-traffic area. Ideal for restaurateurs looking to establish their presence in one of Coral Gables' most dynamic neighborhoods, this restaurant is move-in ready and perfectly suited for a thriving dining establishment. Don't miss the opportunity to lease in this sought-after location.

- Facing SW 42nd Ave., also known as LeJeune Rd., the property has an average of 26,000 vehicles per day (VPD). LeJeune Rd. is one of the city's main arterial corridors connecting various neighborhoods and provides access to many popular destinations within the city and the surrounding areas of Miami-Dade.

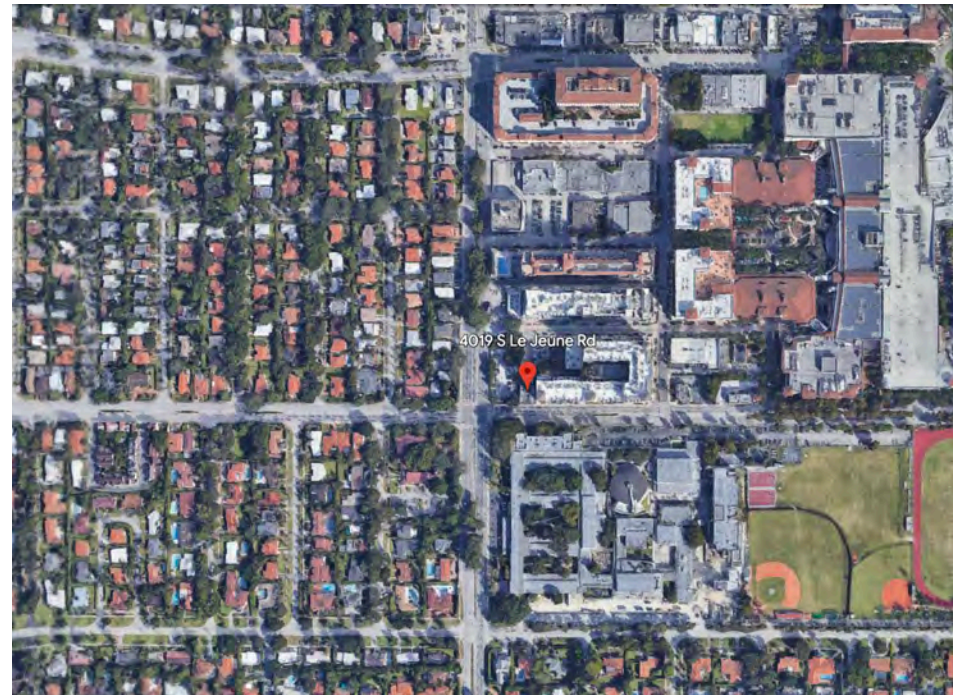


- Situated in Coral Gables, FL, the "City Beautiful," 4019 S LeJeune Road offers an exceptional restaurant space for lease, perfectly designed to attract a steady stream of patrons from the surrounding vibrant mix of residential, retail, and office buildings. This 4,850 SF space boasts 50 feet of prominent frontage on LeJeune Road, providing excellent visibility and accessibility for both drive-by and pedestrian traffic. Located just minutes from Merrick Manor, a premier luxury development featuring upscale residences and boutique shops, this property is ideally positioned to benefit from the area's affluent customer base, making it a prime location for a successful dining establishment.

The interior layout is ideal for a bustling dining establishment, featuring spacious dining areas, and ample kitchen space to accommodate a variety of culinary concepts. Located in a highly dense residential area with affluent neighborhoods just across Bird Road, the restaurant benefits from a built-in customer base eager for local dining options. This prime location presents an outstanding opportunity for restaurateurs to lease a property that combines strategic positioning, aesthetic appeal, and a strong foundation for growth in one of Coral Gables' most desirable commercial and residential districts.

- 4019 S LeJeune Road benefits from numerous public transportation systems running directly through and in close proximity to the property. The MetroBus system has two separate directional routes, North-South and East-West, both crossing in front of the property, as well as the Miami Dade Metrorail station just half a mile away.

- - 50' frontage on LeJeune Rd.
- - Very Walkable (85 Walk Score)
- - Multiple options for public transportation
- - Centered between commercial and residential areas
- - Property is centrally located near the Miami International Airport, Coconut Grove, Brickell, Downtown and Wynwood.





02

Property Description

Property Features

4019 S LEJEUNE RD.

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	2,980
LAND SF	4,850
LAND ACRES	0.11
YEAR BUILT	1950
# OF PARCELS	1
ZONING TYPE	MX-1/ Mixed Use
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20
PARKING RATIO	6.98/1000 SF
STREET FRONTAGE	50' feet on LeJeune
TRAFFIC COUNTS	26,000





Northward View



Southward View



Kendale Lakes

Tamiami

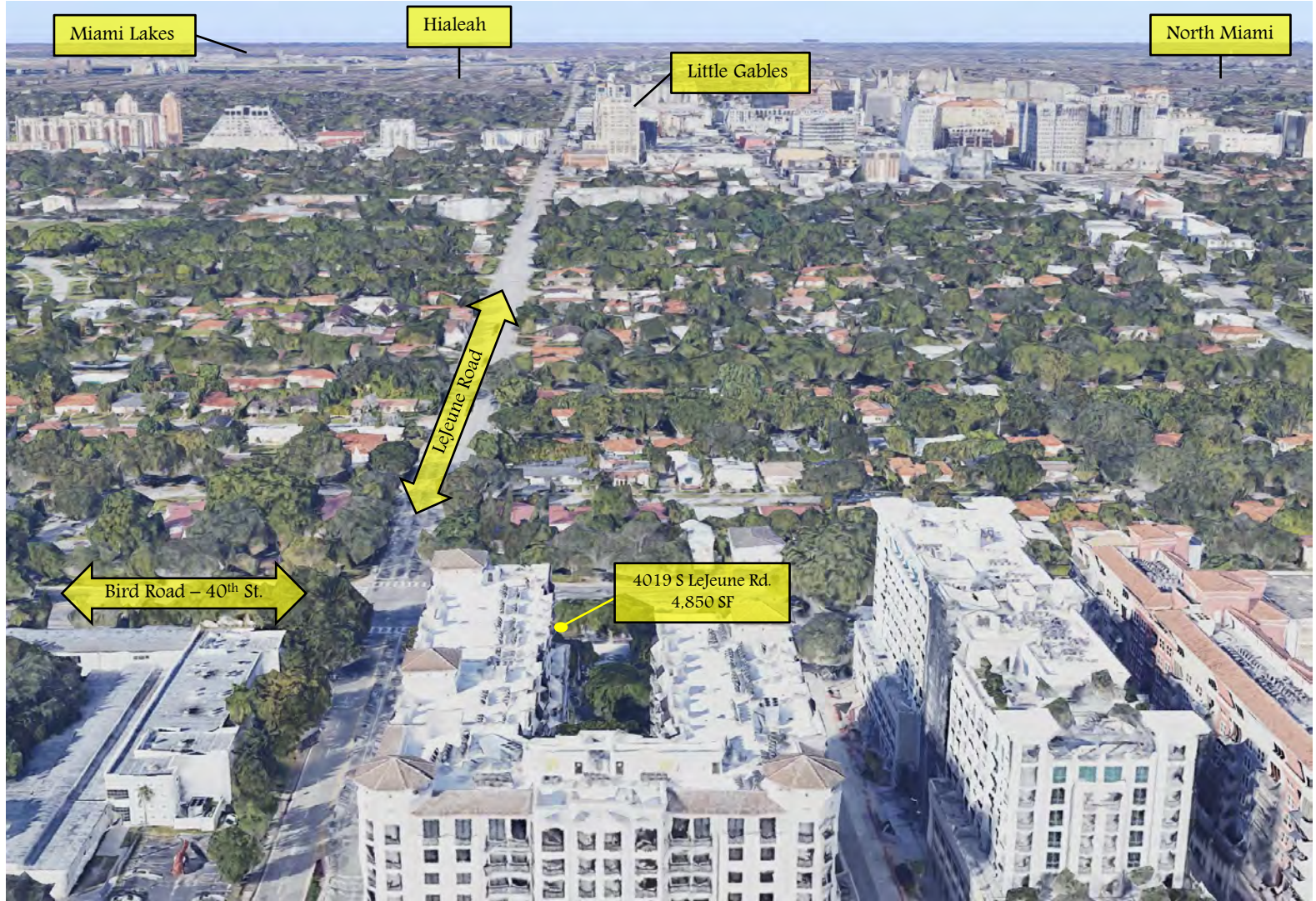
Westchester

LeJeune Road

4019 S LeJeune Rd.
4,850 SF

Bird Road — 40th St.

Eastward View



Southward View



04

Demographics

Demographics

Demographic Charts

4019 S LEJEUNE RD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,521	168,357	394,441
2010 Population	19,360	180,279	427,134
2022 Population	22,061	187,895	463,709
2027 Population	24,192	189,143	477,392
2022 African American	2,136	7,675	16,997
2022 American Indian	57	445	1,731
2022 Asian	411	3,411	8,520
2022 Hispanic	13,360	137,119	361,931
2022 Other Race	1,872	19,775	60,391
2022 White	8,475	68,072	154,660
2022 Multiracial	9,103	88,447	221,294
2022-2027: Population: Growth Rate	9.30 %	0.65 %	2.90 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,260	8,247	27,385
\$15,000-\$24,999	684	5,880	18,606
\$25,000-\$34,999	652	5,423	16,172
\$35,000-\$49,999	713	7,031	19,893
\$50,000-\$74,999	1,195	11,141	28,615
\$75,000-\$99,999	984	8,008	20,265
\$100,000-\$149,999	1,565	10,570	23,971
\$150,000-\$199,999	855	6,383	14,034
\$200,000 or greater	1,628	12,176	22,808
Median HH Income	\$80,539	\$74,096	\$59,897
Average HH Income	\$129,892	\$125,750	\$104,823

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,005	68,140	157,962
2010 Total Households	7,830	69,289	165,753
2022 Total Households	9,536	74,859	191,749
2027 Total Households	10,820	76,405	201,250
2022 Average Household Size	2.30	2.44	2.38
2000 Owner Occupied Housing	3,681	36,518	69,936
2000 Renter Occupied Housing	3,834	28,058	78,686
2022 Owner Occupied Housing	3,803	37,393	74,723
2022 Renter Occupied Housing	5,733	37,466	117,026
2022 Vacant Housing	2,001	8,476	20,547
2022 Total Housing	11,537	83,335	212,296
2027 Owner Occupied Housing	3,932	38,152	76,935
2027 Renter Occupied Housing	6,889	38,253	124,315
2027 Vacant Housing	1,759	8,994	20,894
2027 Total Housing	12,579	85,399	222,144
2022-2027: Households: Growth Rate	12.80 %	2.05 %	4.85 %



Source: esri

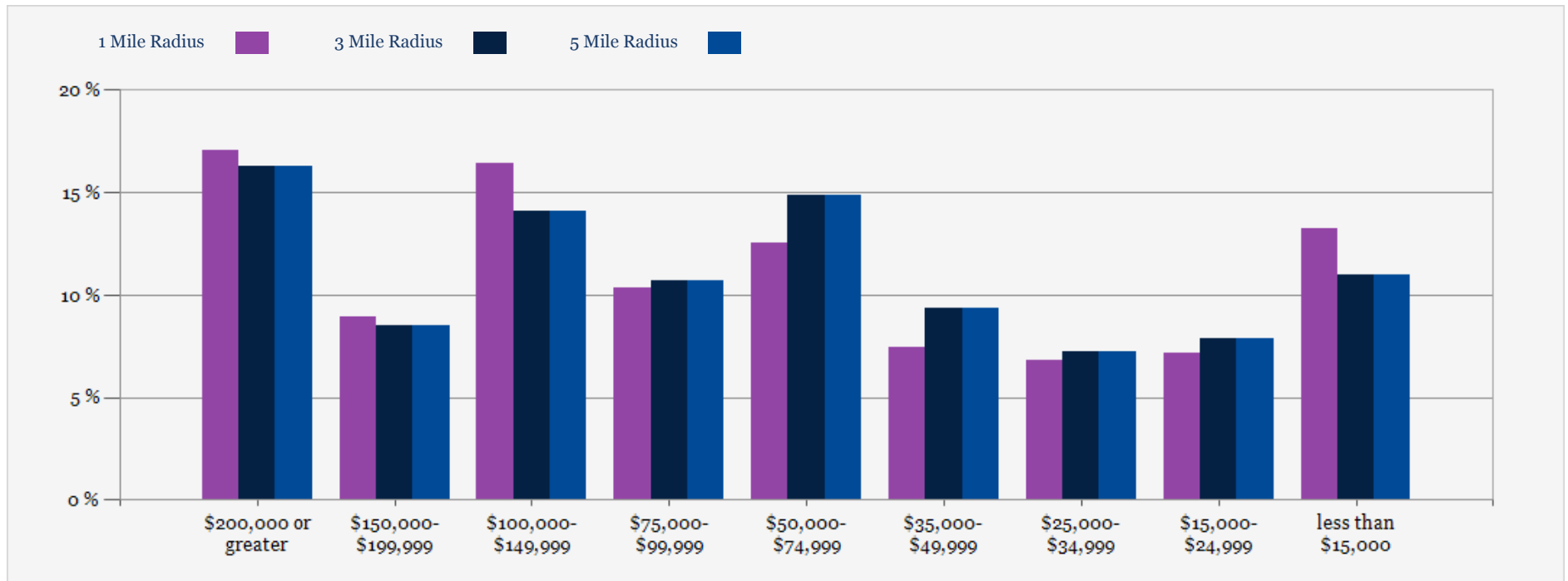
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,544	13,326	36,178
2022 Population Age 35-39	1,504	12,518	33,510
2022 Population Age 40-44	1,530	12,364	31,782
2022 Population Age 45-49	1,439	11,997	29,824
2022 Population Age 50-54	1,451	12,482	30,467
2022 Population Age 55-59	1,457	12,517	30,245
2022 Population Age 60-64	1,414	11,734	28,158
2022 Population Age 65-69	1,234	11,142	26,671
2022 Population Age 70-74	1,103	10,009	24,068
2022 Population Age 75-79	810	7,938	19,152
2022 Population Age 80-84	562	5,652	13,626
2022 Population Age 85+	562	5,494	12,856
2022 Population Age 18+	17,777	156,002	384,297
2022 Median Age	42	43	42

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,860	\$75,035	\$70,991
Average Household Income 25-34	\$111,212	\$111,204	\$104,361
Median Household Income 35-44	\$98,160	\$92,539	\$77,086
Average Household Income 35-44	\$149,087	\$147,536	\$124,859
Median Household Income 45-54	\$107,686	\$103,146	\$80,426
Average Household Income 45-54	\$165,312	\$157,446	\$130,063
Median Household Income 55-64	\$94,732	\$86,954	\$64,696
Average Household Income 55-64	\$151,943	\$146,261	\$117,016
Median Household Income 65-74	\$71,372	\$64,721	\$47,945
Average Household Income 65-74	\$117,417	\$116,184	\$90,789
Average Household Income 75+	\$85,684	\$78,467	\$62,786

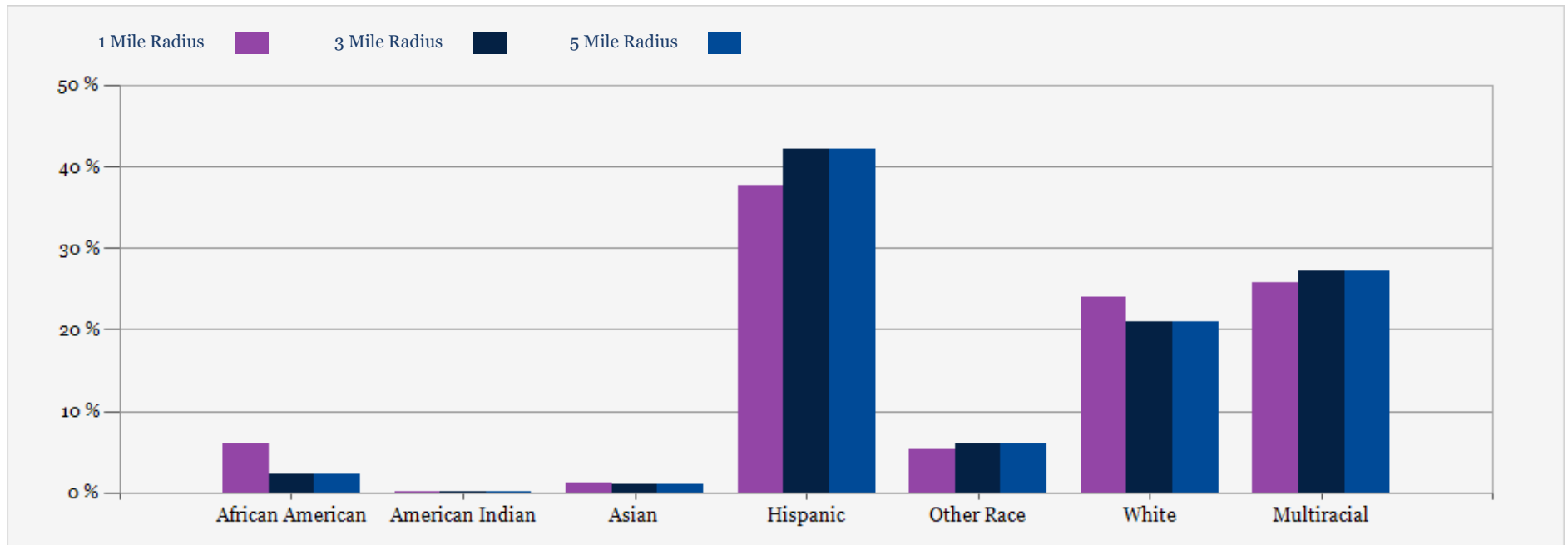
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,651	11,104	30,308
2027 Population Age 35-39	1,757	13,496	35,386
2027 Population Age 40-44	1,647	12,566	33,283
2027 Population Age 45-49	1,648	12,402	32,007
2027 Population Age 50-54	1,492	11,854	29,428
2027 Population Age 55-59	1,528	12,272	30,379
2027 Population Age 60-64	1,453	12,087	29,520
2027 Population Age 65-69	1,379	11,294	27,854
2027 Population Age 70-74	1,175	10,451	25,947
2027 Population Age 75-79	997	8,608	21,342
2027 Population Age 80-84	711	6,662	16,095
2027 Population Age 85+	670	6,396	15,368
2027 Population Age 18+	19,568	157,708	397,043
2027 Median Age	42	44	43

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,823	\$87,615	\$84,255
Average Household Income 25-34	\$128,661	\$131,053	\$123,543
Median Household Income 35-44	\$110,619	\$109,972	\$90,409
Average Household Income 35-44	\$168,009	\$169,073	\$143,735
Median Household Income 45-54	\$119,487	\$118,938	\$95,720
Average Household Income 45-54	\$181,724	\$178,731	\$148,764
Median Household Income 55-64	\$110,498	\$104,447	\$78,966
Average Household Income 55-64	\$171,957	\$163,796	\$132,648
Median Household Income 65-74	\$86,251	\$79,234	\$58,614
Average Household Income 65-74	\$136,712	\$136,488	\$107,402
Average Household Income 75+	\$103,690	\$99,486	\$78,317

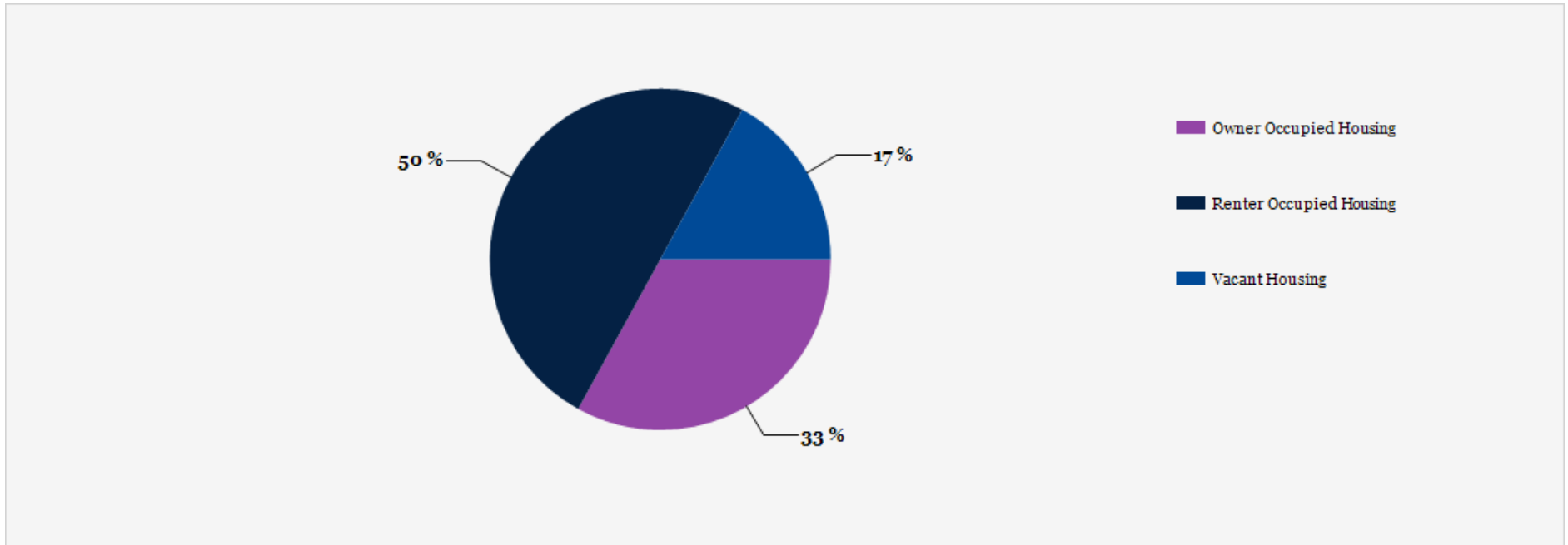
2022 Household Income



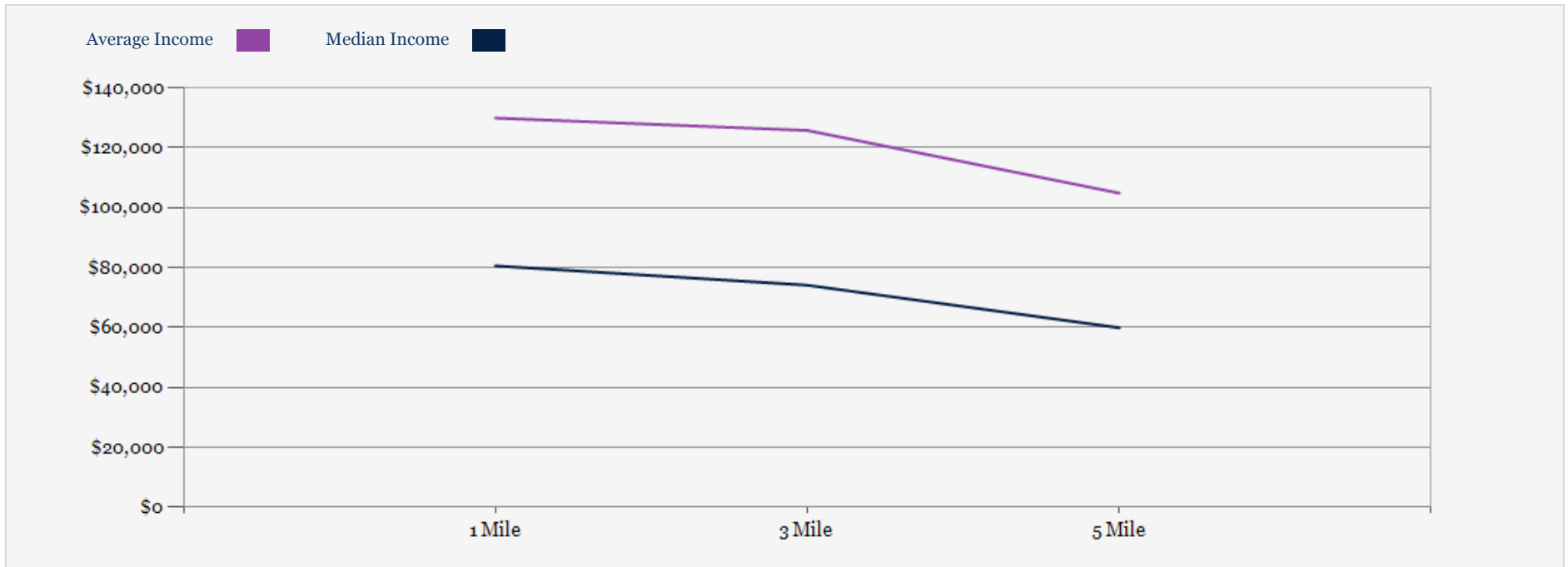
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median







Manny Chamizo III

Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 38 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. Enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has just been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverage's earned him the cover of Miami Business Review, as well as South Florida Business Journal.

4019 S LeJeune Rd



MANNYCHAMIZO, III
COMMERCIAL REAL ESTATE

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“Connect with the well connected.”

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