

# THE CORNER AT THE GROVE

COCONUT GROVE | MIAMI



CONCEPTUAL RENDERING

ICONIC CORNER. **ICONIC OPPORTUNITY.**



Conceptual Elevations

## TURNING THE CORNER

**The Corner at the Grove** is an array of vibrant experiences. An outdoor oasis for shopping and dining, this redeveloped corner will be the go-to destination! Positioned in the utmost of locations, **The Corner at the Grove** sits at the southeast corner of Grand Avenue and McFarlane Street offering unmatched opportunities ranging from 780 SF to 24,589 SF with outdoor seating available.

Take advantage of Coconut Grove's natural streetscape, laid-back culture, high standard of living and the neighborhood amenities. Also known as The Grove – this bay front community has recently reinvented itself due to the steady increase in highly-curated, upscale residential opportunities, growing availability of shared office space, artisanal restaurants and millennial driven retail.

# ATTENTION FROM EVERY ANGLE

## SPACE 1A

GROUND FLOOR 1,205 SF  
FRONTAGE 41 FT on McFarlane Road, 72 FT on Grand Avenue

## SPACE 1B

GROUND FLOOR 1,769 SF  
FRONTAGE 30 FT on McFarlane Road, 72 FT on Grand Avenue

## SPACE 2

GROUND FLOOR 2,147 SF  
FRONTAGE 27 FT on McFarlane Road, 24 FT on Grand Avenue

## SPACE 3

GROUND FLOOR 1,345 SF  
FRONTAGE 21 FT on Grand Avenue

## SPACE 4

GROUND FLOOR 1,708 SF  
FRONTAGE 27 FT on Grand Avenue

## SPACE 5

GROUND FLOOR 6,556 SF  
FRONTAGE 40 FT on Grand Avenue

## SPACE 6

GROUND FLOOR 792 SF  
FRONTAGE 20 FT on McFarlane Road

## SPACE 7

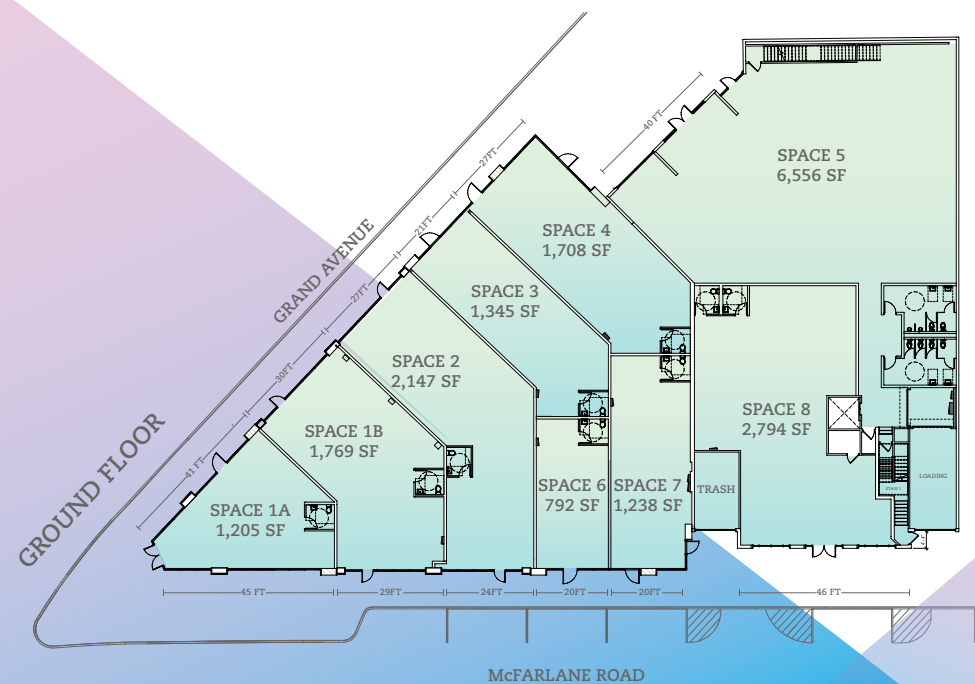
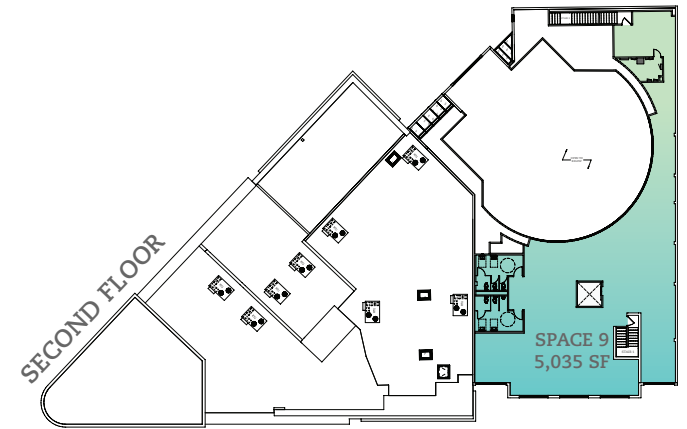
GROUND FLOOR 1,238 SF  
FRONTAGE 20 FT on McFarlane Road

## SPACE 8

GROUND FLOOR 2,794 SF  
FRONTAGE 46 FT on McFarlane Road

## SPACE 9

SECOND FLOOR 5,035 SF



An aerial photograph of a city street, likely in Miami, showing various buildings, streets, and greenery. Several areas are highlighted with semi-transparent colored overlays (pink, green, purple) and labeled with callout boxes. The labels include 'SHOPPES AT MAYFAIR IN THE GROVE', 'COCOWALK', 'THE CORNER AT THE GROVE', 'SONESTA HOTEL', and 'ENGLE BUILDING'. The 'THE CORNER AT THE GROVE' area is highlighted in pink and shows a large, multi-story building. The 'SONESTA HOTEL' is a large, modern building on the right side of the street. The 'ENGLE BUILDING' is a large, multi-story building on the left side of the street. The 'COCOWALK' area is a street on the left side of the image. The 'SHOPPES AT MAYFAIR IN THE GROVE' area is a street on the right side of the image. The 'THE CORNER AT THE GROVE' area is a street on the right side of the image.

SHOPPES AT  
MAYFAIR IN  
THE GROVE

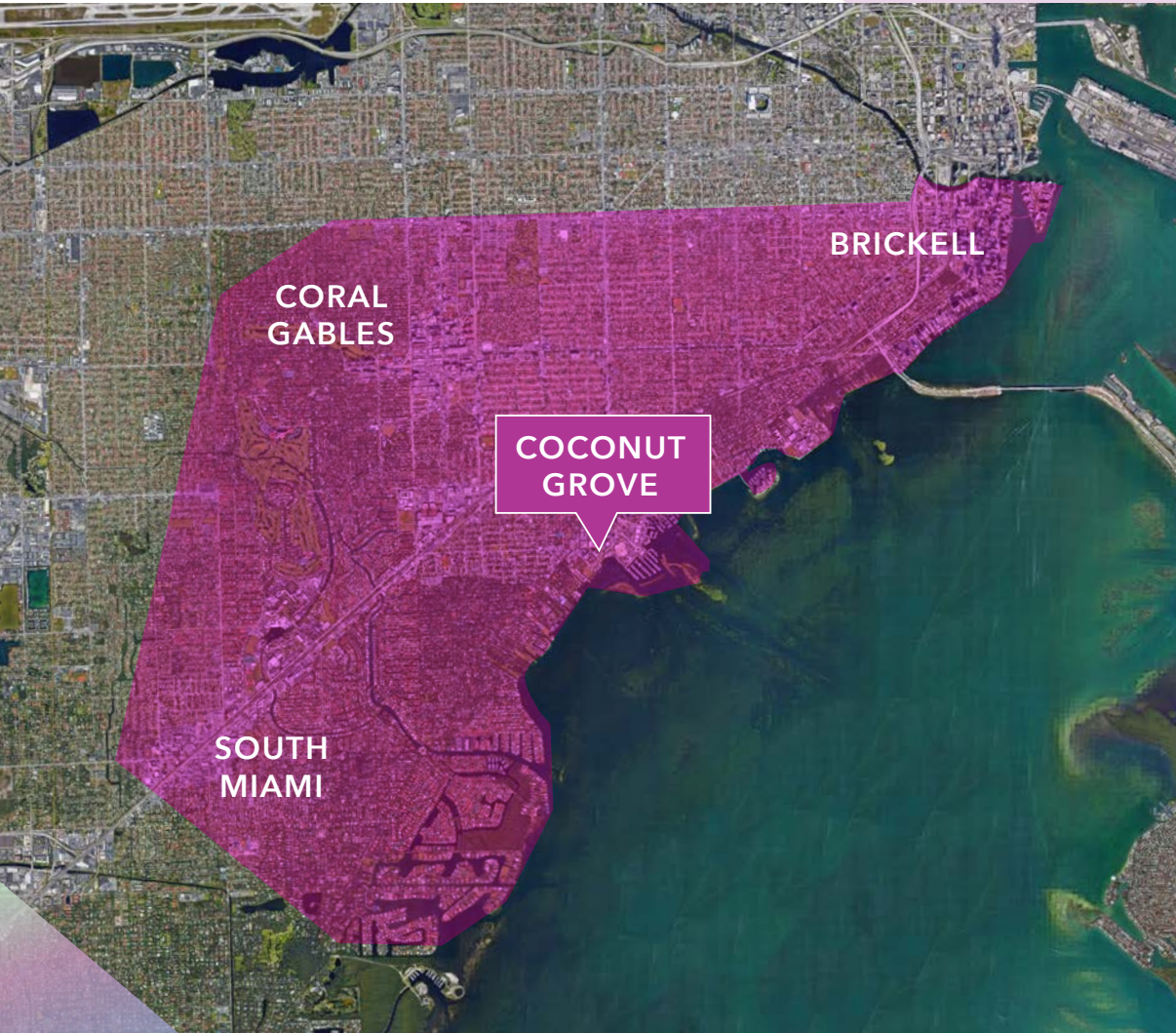
COCOWALK

THE CORNER  
AT THE  
GROVE

SONESTA  
HOTEL

ENGLE  
BUILDING

# REMARKABLE ACCESSIBILITY



## BY THE NUMBERS

**192,926**

Trade area population

**\$95,516**

Average HHI

**232,423**

Estimate daytime population

**\$1,568.34**

USD spent per Miami Tourist

**6,000**

Number of K-12 students in the area with over half attending private schools.

**70,000**

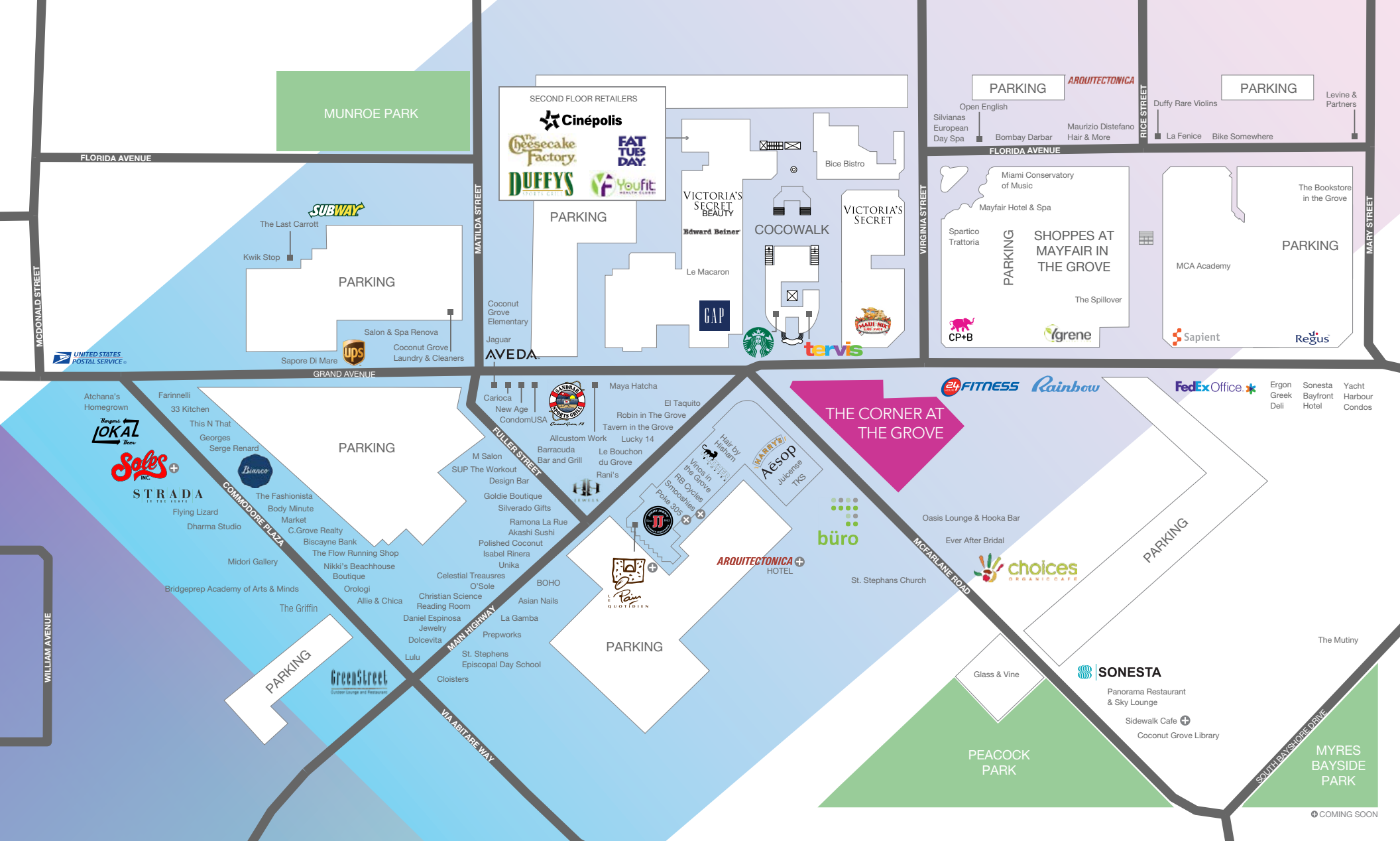
Foot traffic to Grove Corner per month.

Coconut Grove is one of Miami's most pedestrian-friendly areas with locals spending a lot of time outdoors.

# PERFECTLY POSITIONED

The **Corner at the Grove's** idyllic location puts your brand at the epicenter of Coconut Grove surrounded by tenants such as 24 Hour Fitness, Aesop, Cinepolis, Edward Beiner, Gap, Glass & Vine, Harry's Pizzeria, Panther Coffee, Starbucks, Strada, The Fresh Market, Youfit Health Clubs, Victoria's Secret and more.





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