

# 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 1,308 SF to 14,446 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 1

GROUND FLOOR 4,328 SF  
FRONTAGE 98 FT on McFarlane Road  
74 FT on Grand Avenue

## SPACE 4

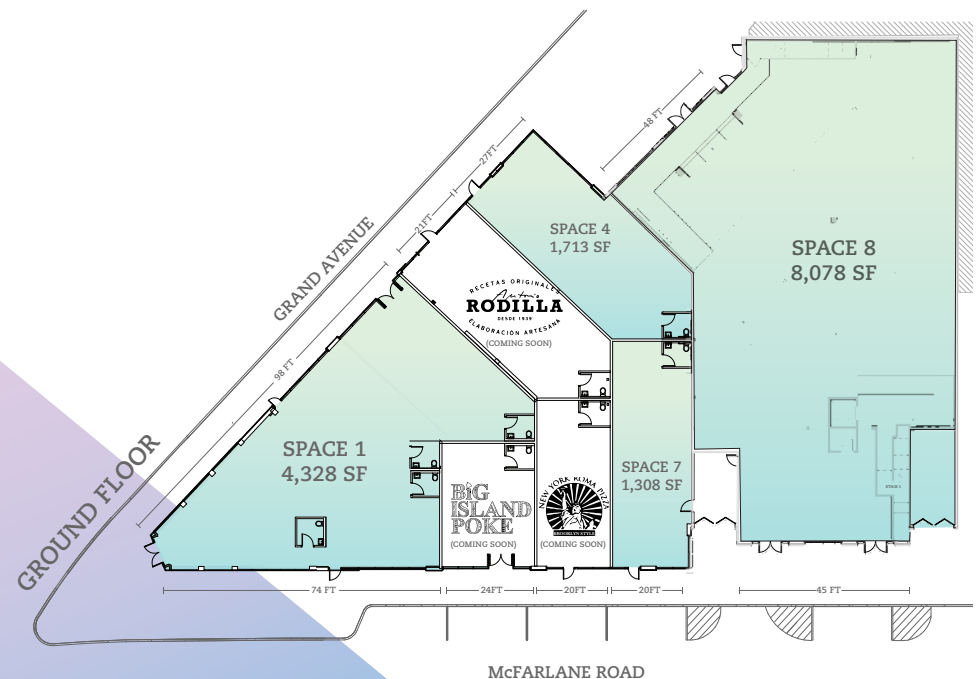
GROUND FLOOR 1,713 SF  
FRONTAGE 27 FT on Grand Avenue

## SPACE 7

GROUND FLOOR 1,308 SF  
FRONTAGE 20 FT on McFarlane Road

## SPACE 8

GROUND FLOOR 8,078 SF  
SECOND FLOOR 6,368 SF  
TOTAL 14,446  
FRONTAGE 45 FT on McFarlane Road  
48 FT on Grand Avenue







SHOPPES AT  
MAYFAIR IN  
THE GROVE

COCOWALK

THE CORNER  
AT THE  
GROVE

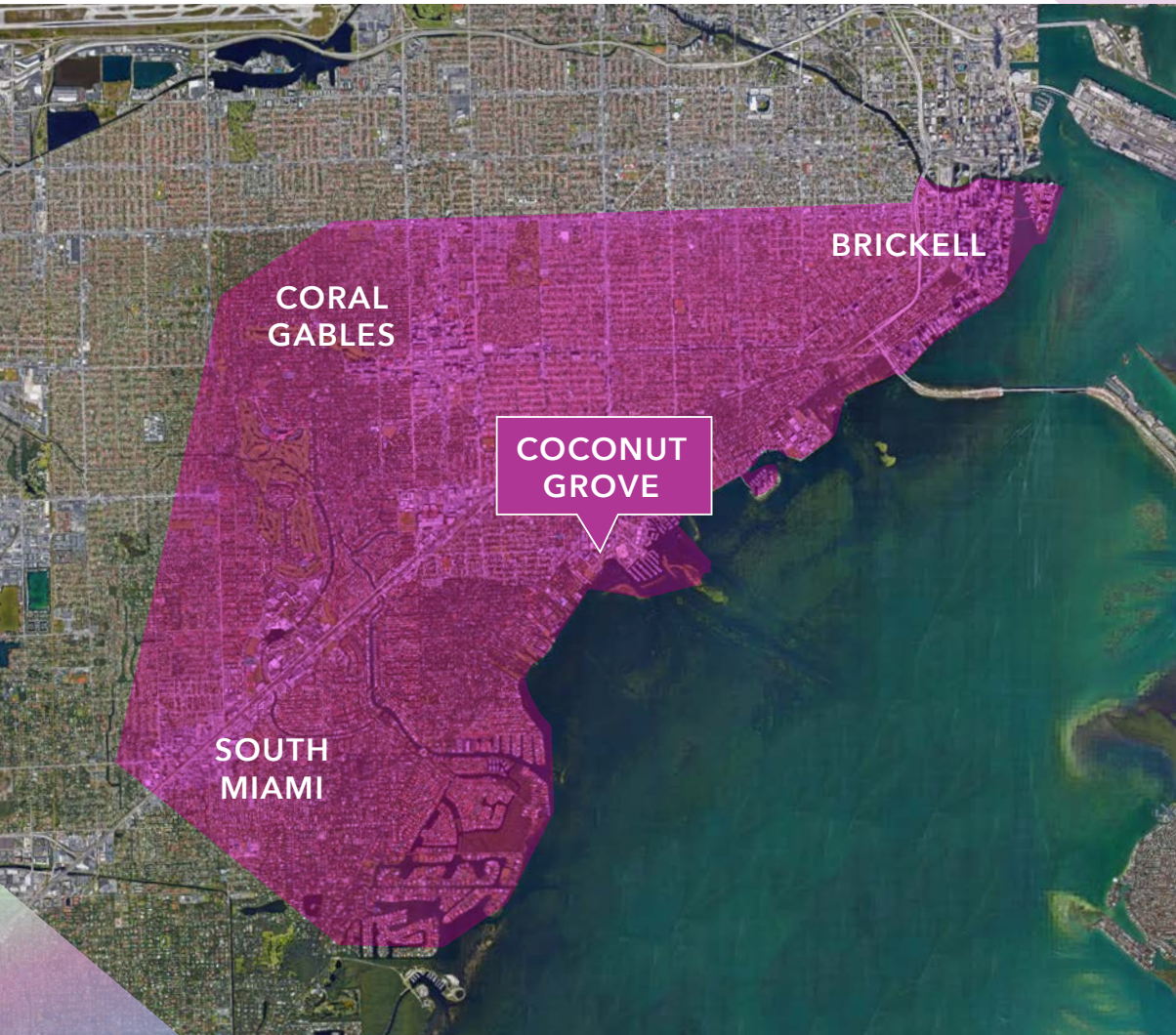
SONESTA  
HOTEL

MR. C'S  
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**

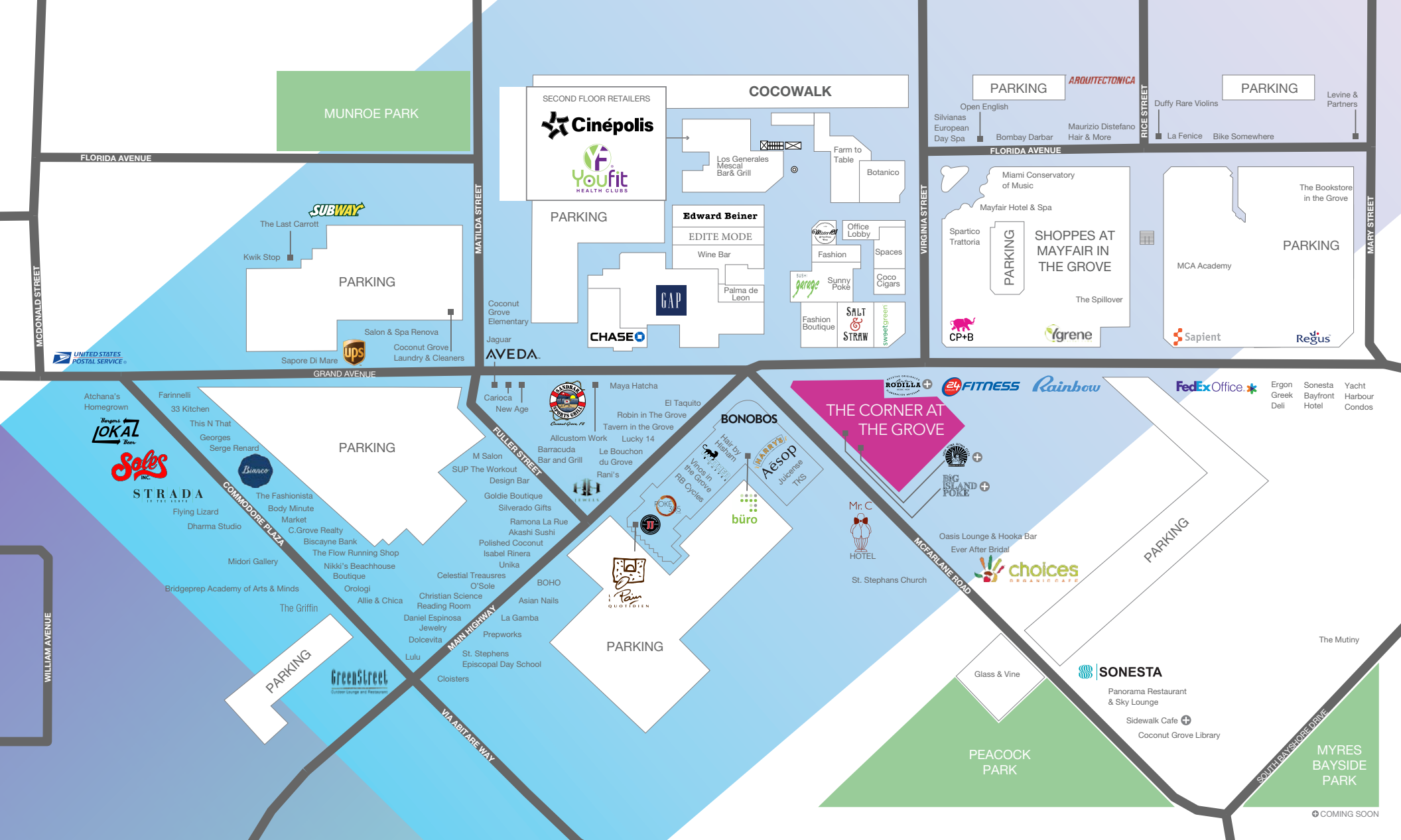
Foot traffic to Grove Corner per month, reinforcing that Coconut Grove is one of Miami's most pedestrian-friendly areas with locals spending a lot of time outdoors



## PERFECTLY POSITIONED

**The Corner at the Grove's** idyllic location puts your brands at the epicenter of Coconut Grove, surrounded by neighbors that include 24 Hour Fitness, Aesop, Bonobos, Cinapolis, 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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