

# Coral Gables

520 Biltmore Way  
Coral Gables, Florida 33134

## FOR LEASE

### FULL-SERVICE SALON FOR LEASE







## A unique leasing opportunity

**Chariff Realty Group** is proud to present a rare full-service salon opportunity at **520 Biltmore Way** in the heart of **Coral Gables**—one of the most affluent and brand-conscious markets in the country. This **2,125 SF building** sits on **3,000 SF of land**, providing the added benefit of parking for **three cars**—a coveted commodity in this high-demand area.

Currently home to Olazabal Hair & Skin, a cornerstone of Coral Gables since 1982, this fully built-out, second-generation salon eliminates the need for costly new construction and long delays. We are not only looking for a tenant but a company that understands the importance of maintaining the exceptional quality and customer service that Olazabal Hair & Skin has provided for over 40 years, servicing the most affluent clientele in Coral Gables.

### Property Highlights

- **Situated in Coral Gables**, the most affluent city in Miami-Dade, known for beauty, luxury, and high-end wellness services
- Premium visibility just steps from Miracle Mile with elegant finishes and direct access to a high-income, beauty-conscious clientele
- **Ideal for high-end hair stylists, estheticians, nail techs, and medical spas**
- **Coral Gables** stands as not only the most desirable retail city in Miami-Dade but also one of the hottest markets in America for luxury services and lifestyle brands
- The flexible layout is ready to support a variety of beauty and wellness concepts from day one



# EXECUTIVE SUMMARY

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AVAILABLE SPACE: **2,125 SF ±**



ASKING RATE: **\$65/SF NNN**



POSSESSION: **Immediate**



PARKING: **3 Assigned + Street**



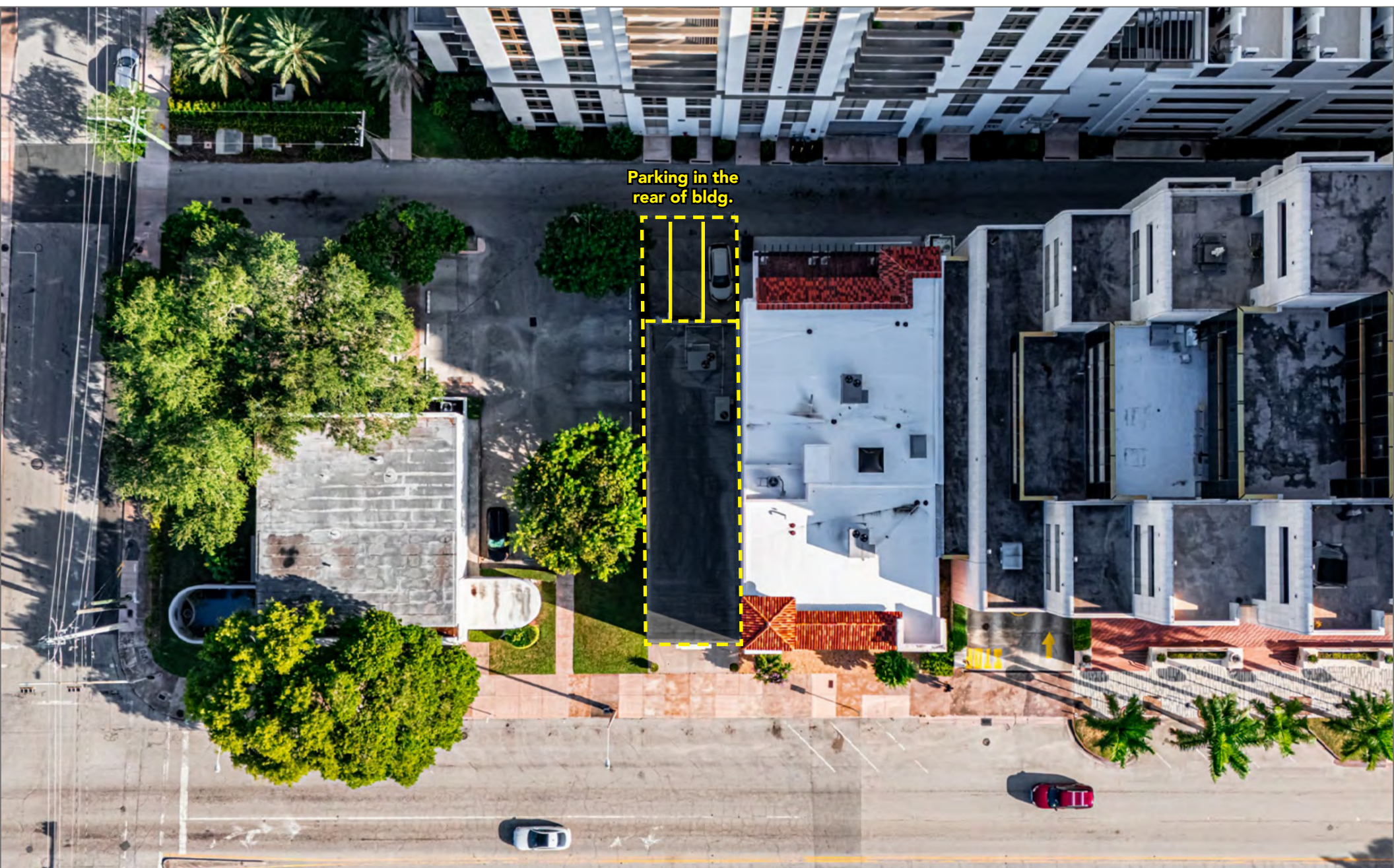
## Area Highlights

- Surrounded by boutiques, fine dining, offices, and high-end residences
- Easy access to US-1, Brickell, and Coconut Grove
- Steps from Miracle Mile & Downtown Coral Gables
- Median Household Income: \$130,000 +





# PARKING



Parking in the rear of bldg.





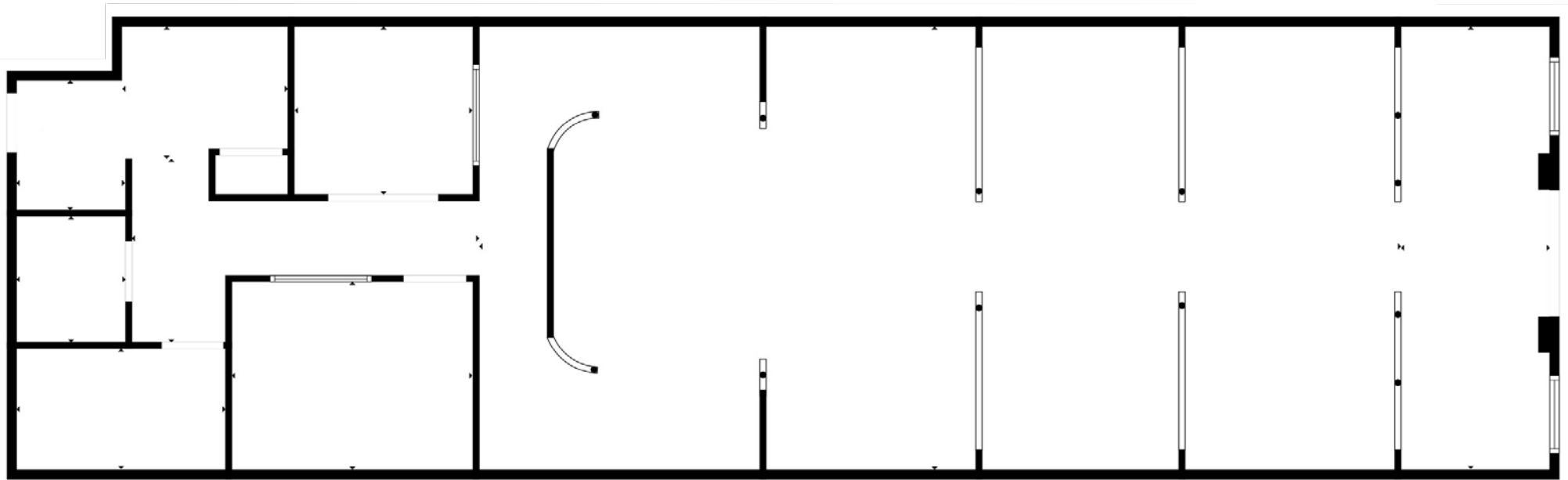
# INTERIOR PHOTOS

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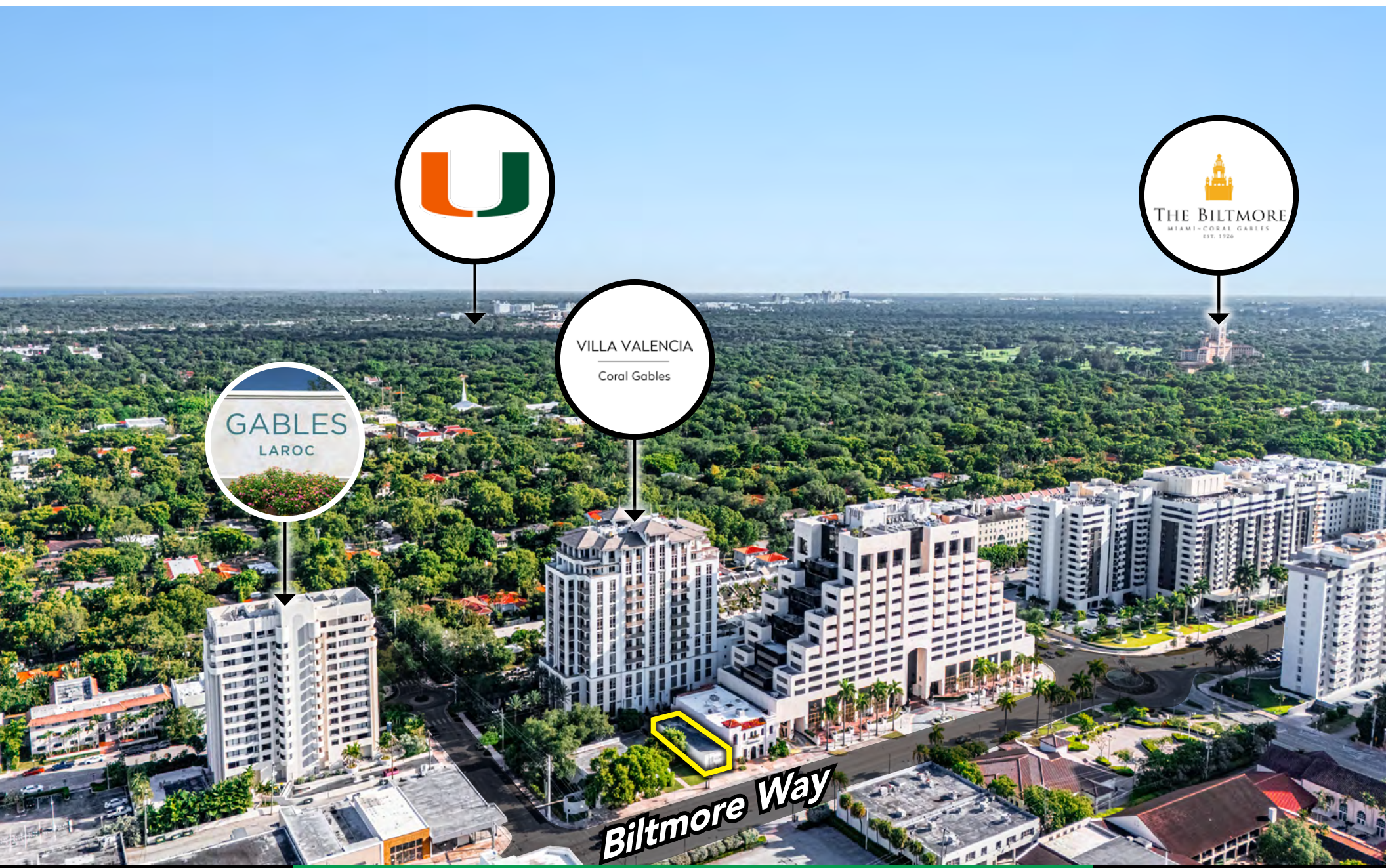
# FLOORPLAN







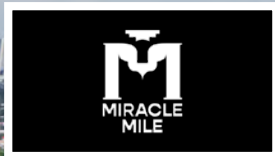
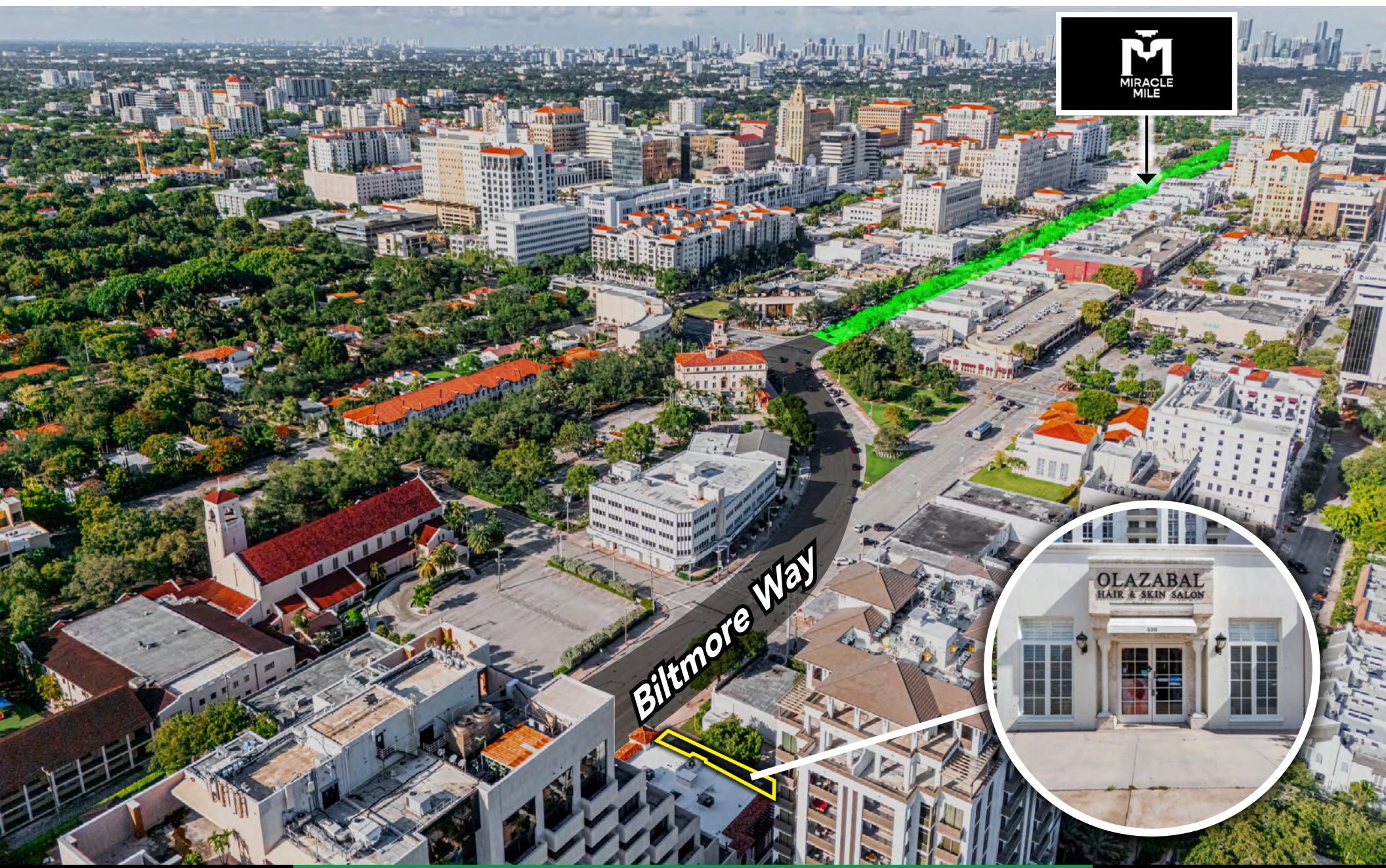
# AERIAL VIEW (N.E. To S.W. View)







# AERIAL VIEW (S.W. To N.E. View)







# AERIAL VIEW (N.W. To S.E. View)







# chariff

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