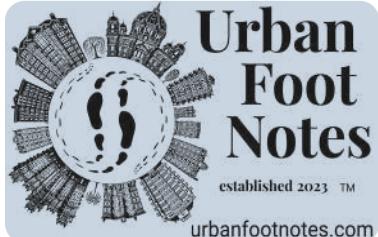


A neighborhood assessment designed to minimize the use of cars



a project of:



Date: September 14, 2025  
richard@urbanfootnotes.com

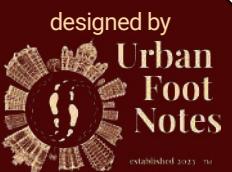
# SERVICES PROXIMITY REPORT

## 1505 Ponce de Leon, Coral Gables, FL 33134



### DEVELOPMENT PROPOSAL

Providing More Services  
for the Neighborhood



WALKABILITY RATING  
26 out of 30

### Number of services found within ~ 1/4 mile radius (5-7 minute walk)

#### FOOD & DINING

1	Bar	0.2
1	Cafe/Bakery	0.2
1	Convenience	0.0
1	Grocery	0.2
1	Fast Food	0.0
1	Fine Dining	0.0
2	Restaurant	0.2

#### PERSONAL CARE

2	Barber Shop	0.1
1	Chiropractic	0.0
1	Clinic	0.0
3	Counseling	0.2
2	Dentist	0.1
5	Hair Salon	0.1
1	Hearing	0.0
1	Massage	0.0
6	Nail Salon	0.1
2	Pharmacy	0.2
4	Physical Therapy	0.2
1	Veterinarian	0.1
1	Vision	0.0

#### TRANSPORTATION

8	Public Transit	0.1
1	Bicycle/Scooter	0.0
1	Charging Sta.	0.0
2	Guest Lodging	0.1

#### RETAIL

4	ATM	0.2
2	Bank	0.2
1	Books/Art/Music	0.2
1	Clothing/Footw.	0.1
1	Cosmetics	0.2
1	Electronics/Cell.	0.2
1	Florist	0.2
1	Gardening	0.0
0	Home Goods	0.6
0	Home Improve.	0.9
1	Laundromat	0.0
1	Office Supply	0.2
1	Pet Supply	0.2
0	Post Ofc. (USPS)	0.7
1	Print & Ship	0.2
1	Sporting Goods	0.2

#### RECREATION

1	Basketball Ct.	0.2
0	Bowling Alley	0.9
1	Dog Park	0.0
1	Gym	0.2
1	Park/Greenway	0.2
1	Playground	0.0
1	Swimming Pool	0.0
1	Tennis/P'ball	0.2
1	Yoga Studio	0.2

#### CULTURAL

1	Art Gallery	0.2
0	Library	1.5
0	Live Theater	0.6
0	Movie Cinema	0.6
0	Museum	0.5
1	Music Venue	0.0
0	Zoo/Aquarium/ Botanical	3.8

#### RELIGIOUS

0	Buddhist	0.7
0	Catholic	0.5
0	East Orthodox	1.0
0	Hindu	2.7
0	Islamic/ Masjid	4.6
0	Kingdom Hall	1.3
0	Mormon / LDS	2.5
1	Protestant	0.2
1	Synagogue	0.2
0	Other	6.8

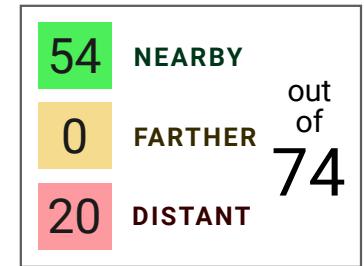
Distances shown are to the nearest instance of that type's location and are in miles

Bag = May require bag or cart  
20 - 22 - See notes on pp.6 to 8

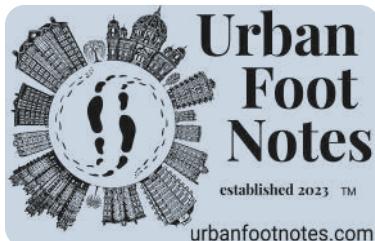
#### DISCRETIONARY

1	Gifts/Novelties	0.2
1	Landmarks	0.4
1	Liquor Stores	0.4
1	Car Wash	0.3
1	Gas Station	0.4

Discretionary items  
not counted in totals



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Lead Researcher: Richard Burd  
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# WALKABILITY REPORT

## 1505 Ponce de Leon, Coral Gables, FL 33134

### DEVELOPMENT PROPOSAL

Providing designed by

More Services for the Neighborhood



### The Five Sub-Ratings

Maximum score for each one is 6

**WALKABILITY RATING** equals the sum of the five (sub-rating) scores below



**WALKABILITY RATING**

**26** out of **30**

#### Accessibility (Score: 5)



The property is right on the Coral Gables Trolley route that offers free weekday service along a 3.3 mile route running north & south on Ponce de Leon Blvd. This trolley connects to many services including the Douglas Road Metrorail that in turn connects to downtown Miami. Streets are flat with no incline and all businesses are newer construction on ground level that appear to be ADA code compliant.



#### Street Crossing (Score: 6)

The proposed development will feature a crosswalk at the corner of Ponce de Leon & Mendoza Avenue which will give residents easy access to a major bus route. All other intersections have convenient crossings, albeit not with street lights as the neighborhood experiences mild traffic outside of peak hours. The crosswalks are well marked and have truncated dome mats for the visually impaired.



#### Vehicle Risk (Score: 5)

The risk from vehicles is moderate due to 35 mph traffic on Ponce de Leon Blvd. There is some risk to pedestrians due to vehicles making quick turns at intersections off of this street, but the new light at Ponce de Leon & Mendoza Ave will address this. The other streets in the neighborhood are side streets with less room which discourages speeding.



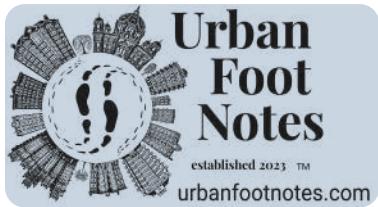
#### Maintenance (Score: 5)

Sidewalks and public spaces are well-maintained, with few visible cracks or obstructions. Regular maintenance ensures that walking paths are clean and accessible. Occasional debris is quickly addressed, contributing to a safe and pleasant walking environment.



#### Aesthetics (Score: 5)

The neighborhood features lush greenery and well-kept streetscapes, contributing to a visually pleasing environment. Most of the neighborhood consists of beautiful multifamily complexes with new-world Spanish influenced architecture that are maintained by professional landscapers.



a project of:



Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

# NEIGHBORHOOD REPORT

## 1505 Ponce de Leon, Coral Gables, FL 33134

### DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood



designed by



### Neighborhood History

Coral Gables was founded in 1925 by George Merrick, who envisioned a planned community inspired by Mediterranean Revival architecture. The area around Ponce de Leon Boulevard is rich in history, reflecting Merrick's original vision with its elegant buildings and tree-lined streets that have been preserved for nearly a century.



### Proposed Development

The proposed development at this address features a variety of businesses that provide essential goods & services including, food, childcare, and healthcare. Laundry & swimming facilities are available to residents living on site.



### Coral Gables Museum

This museum is dedicated to preserving and celebrating the history and culture of Coral Gables. It offers exhibits on local history, architecture, and urban planning, housed in a building that was originally the city's police and fire station.



### Miracle Mile

A short distance away, Miracle Mile is a vibrant shopping and dining district known for its boutique stores, art galleries, and upscale restaurants. It serves as the commercial heart of Coral Gables, offering a mix of modern amenities and old-world charm.



### Coral Gables Art Cinema

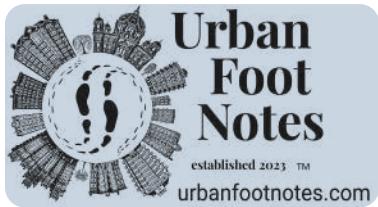
This local art house cinema is known for screening independent, foreign, and classic films. It's a cultural gem within the community, offering a diverse range of films and events that appeal to cinema lovers.



### Books & Books

Iconic independent bookstore that has been a cultural hub for decades. It offers a wide selection of books, frequent author events, and a cozy café, making it a beloved spot for locals and visitors alike to gather, read, and enjoy the community atmosphere.

The information provided in this report is intended to be general in nature and should not be relied upon as definitive or exhaustive. Urban Foot Notes has made reasonable efforts to ensure the accuracy of the information contained herein, however makes no representations or warranties regarding the completeness, reliability or current state of such information. Urban Foot Notes expressly disclaims any liability relating to use of this report or information provided herein. By consulting this report, you agree to these terms and assume full responsibility for your use.



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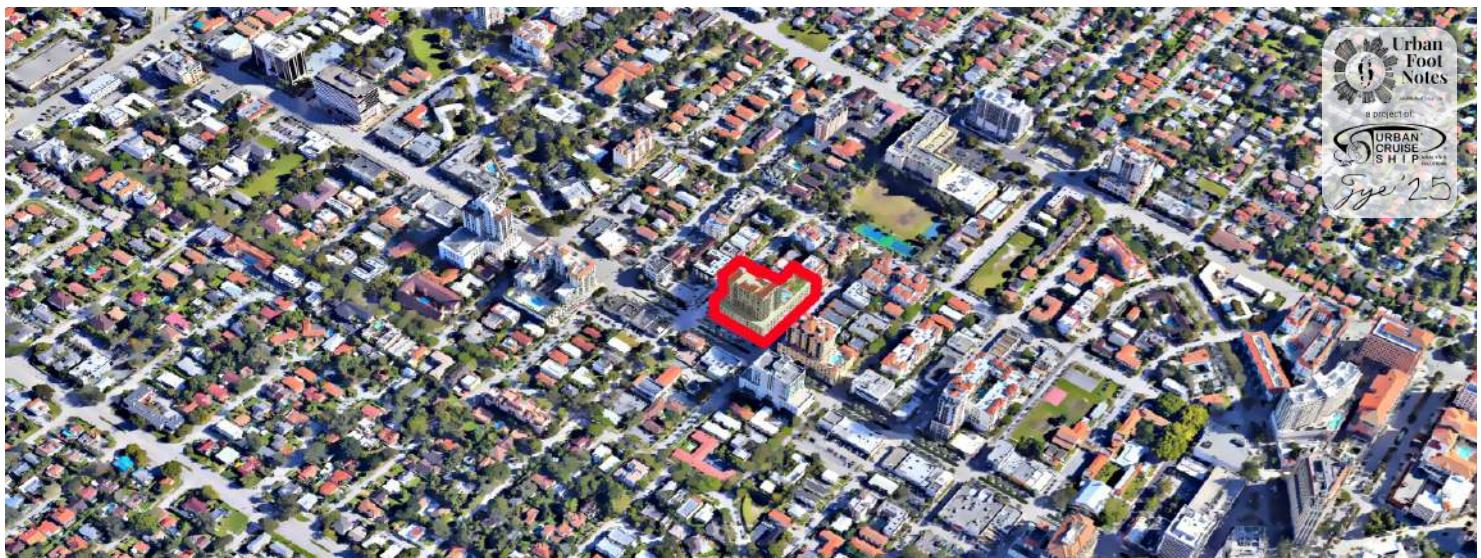


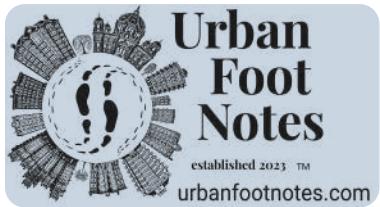
Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

# PROPOSED DEVELOPMENT 1505 Ponce de Leon, Coral Gables, FL 33134

## DEVELOPMENT PROPOSAL

Providing designed by  
More Services Urban Foot  
for the Notes  
Neighborhood





a project of:

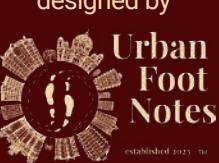


Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

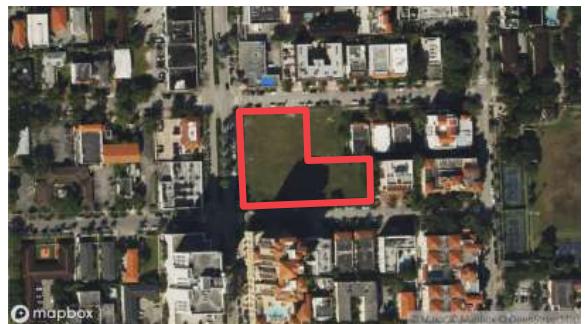
# PROPOSED DEVELOPMENT 1505 Ponce de Leon, Coral Gables, FL 33134

## DEVELOPMENT PROPOSAL

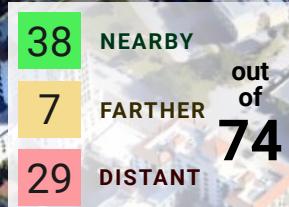
Providing More Services for the Neighborhood



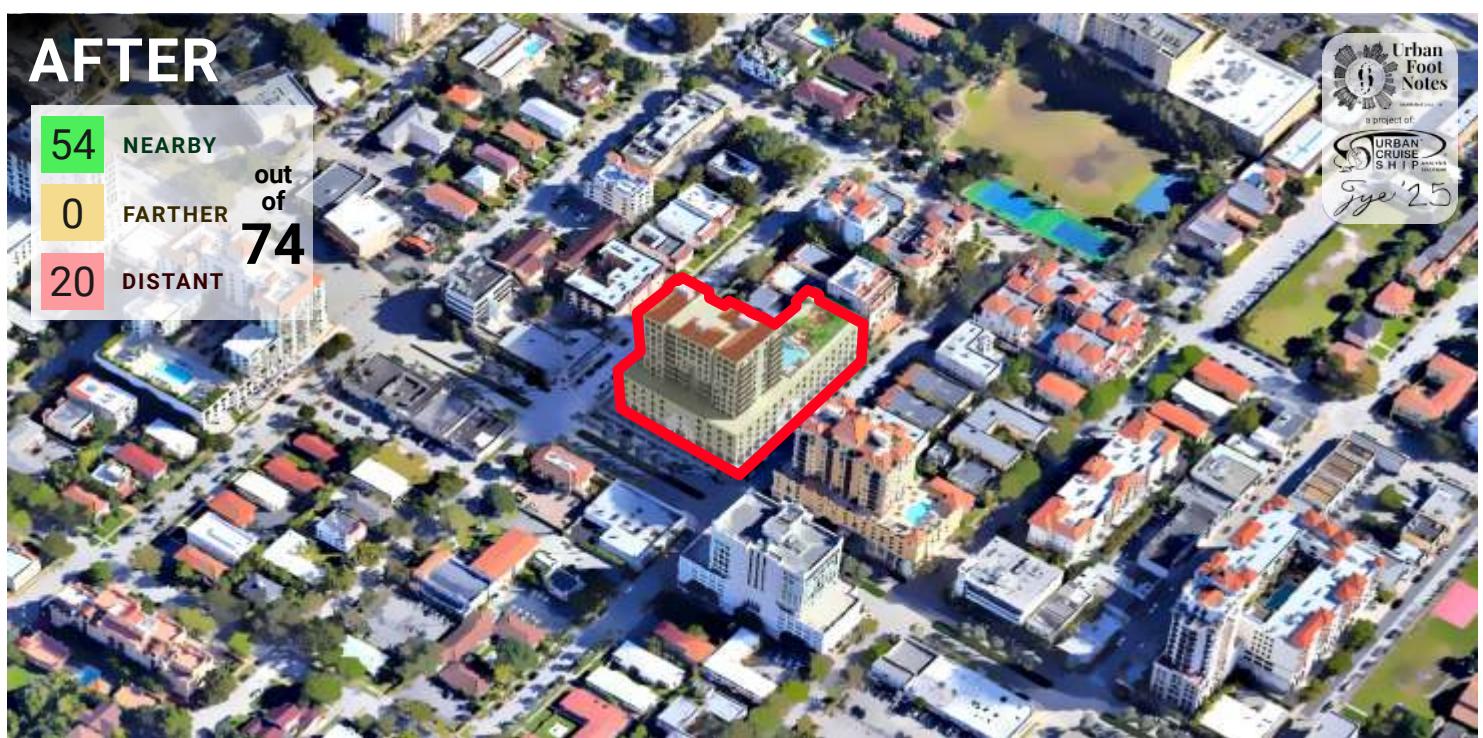
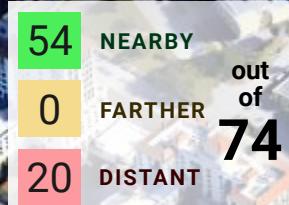
designed by

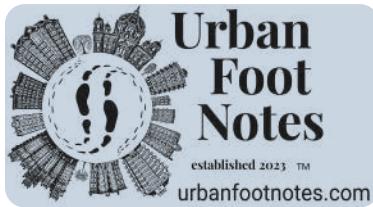


### BEFORE



### AFTER





a project of:



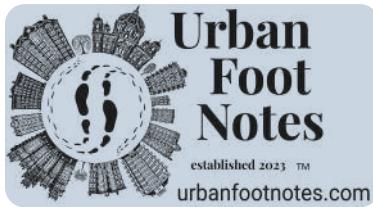
Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

# 1505 Ponce de Leon, Coral Gables, FL 33134

## DEVELOPMENT PROPOSAL

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More Services Urban Foot  
for the Notes  
Neighborhood





a project of:

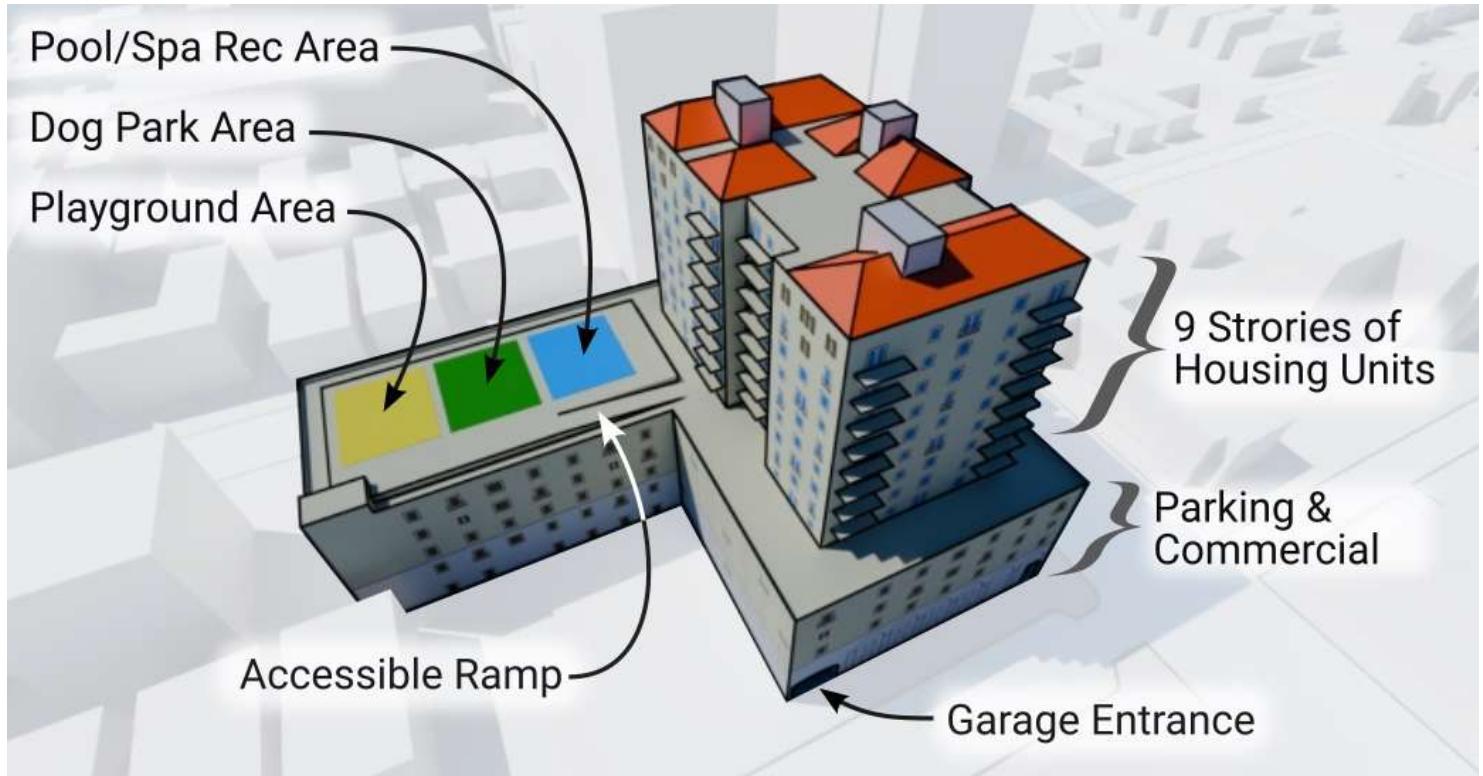
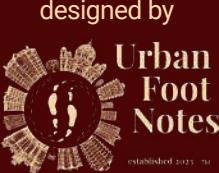


Lead Researcher: Richard Burd  
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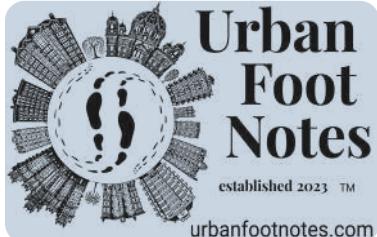
# PROPOSED DEVELOPMENT 1505 Ponce de Leon, Coral Gables, FL 33134

## DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood



A neighborhood assessment designed to minimize the use of cars



a project of:



urbancruiseship.org  
Lead Researcher: Richard Burd

Date: September 14, 2025  
richard@urbanfootnotes.com

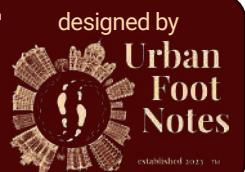
# PROPOSED DEVELOPMENT

## 1505 Ponce de Leon, Coral Gables, FL 33134



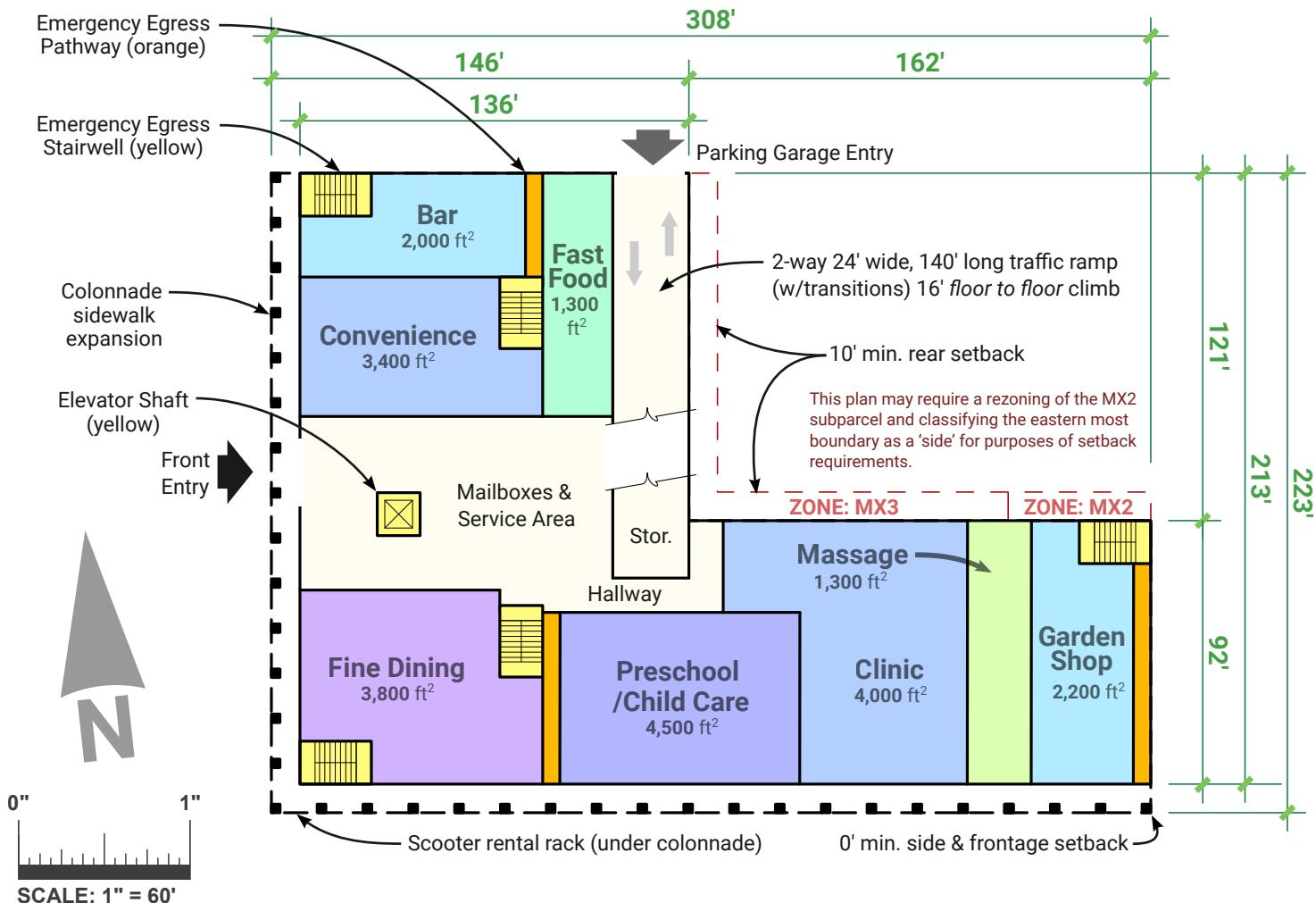
### DEVELOPMENT PROPOSAL

Providing More Services  
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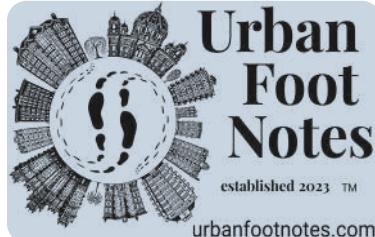


WALKABILITY RATING  
26 out of 30

## GROUND FLOOR COMMERCIAL



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Lead Researcher: Richard Burd

Date: September 14, 2025  
richard@urbanfootnotes.com

# PROPOSED DEVELOPMENT

## 1505 Ponce de Leon, Coral Gables, FL 33134



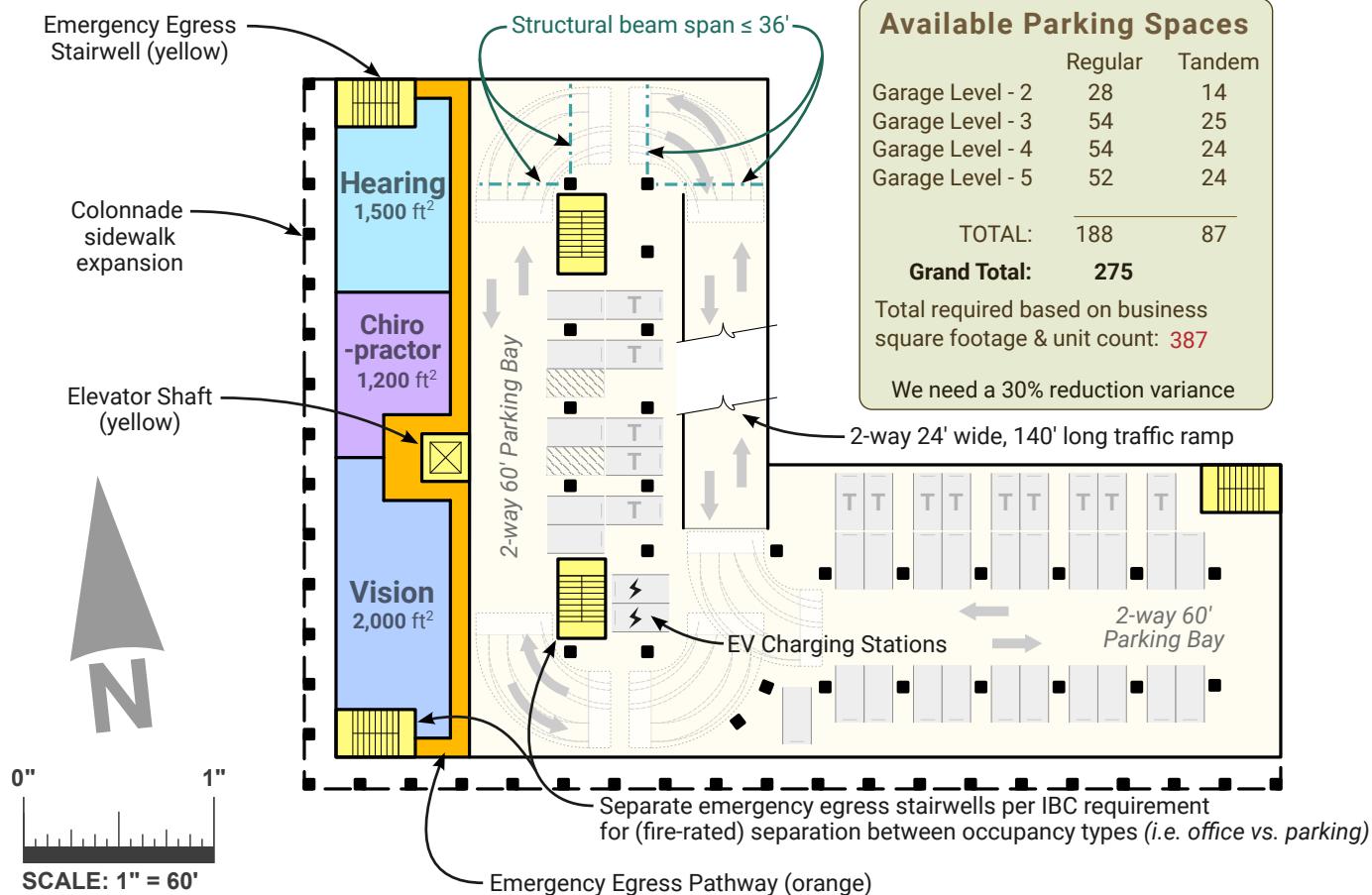
### DEVELOPMENT PROPOSAL

Providing More Services  
for the Neighborhood

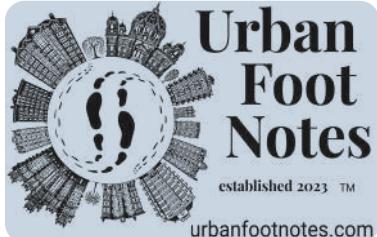


WALKABILITY RATING  
26 out of 30

## 2nd FLOOR OFFICES & PARKING



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Lead Researcher: Richard Burd

Date: September 14, 2025  
richard@urbanfootnotes.com

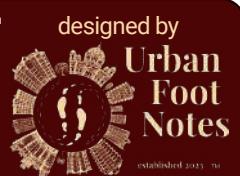
# PROPOSED DEVELOPMENT

## 1505 Ponce de Leon, Coral Gables, FL 33134



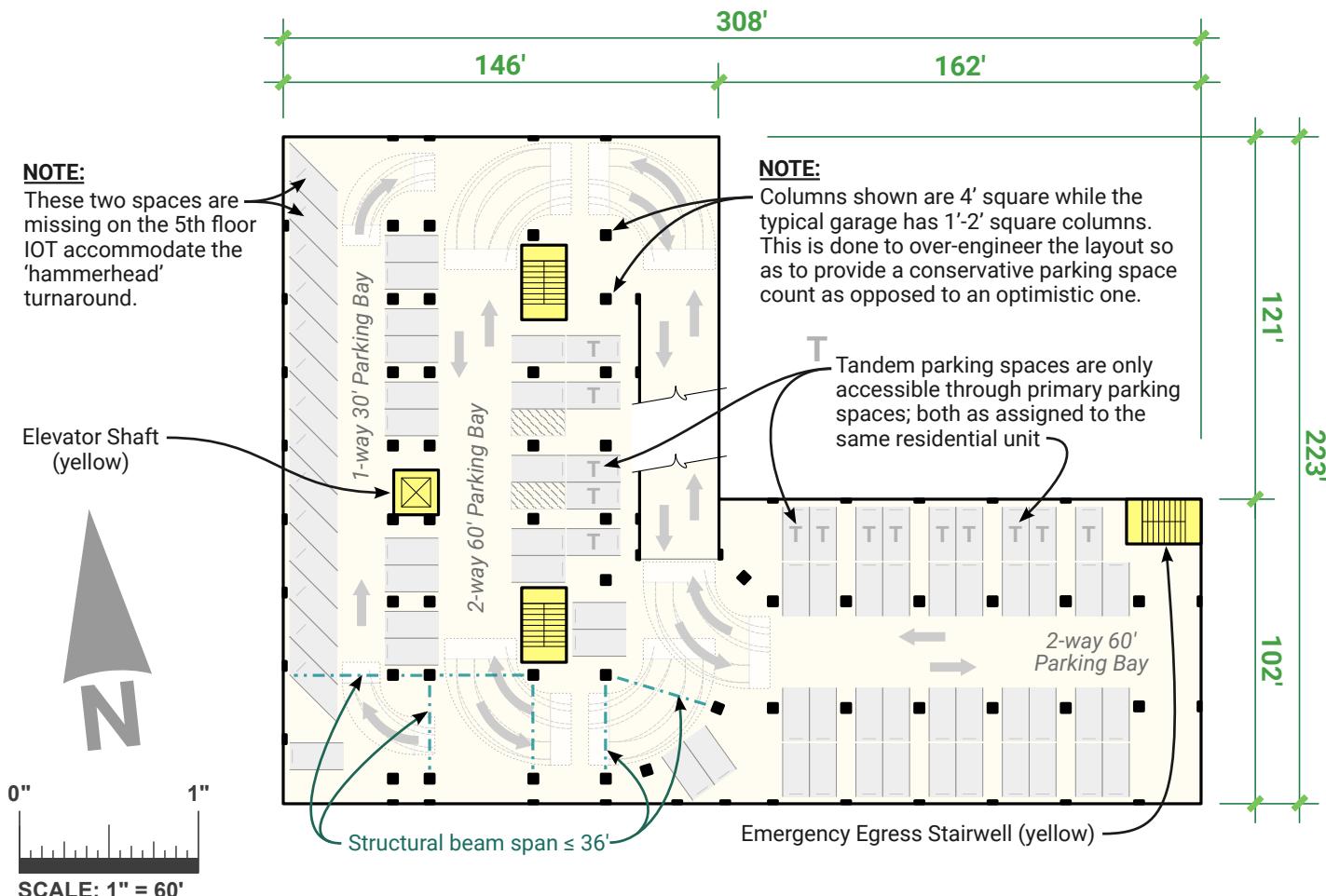
### DEVELOPMENT PROPOSAL

Providing More Services  
for the Neighborhood

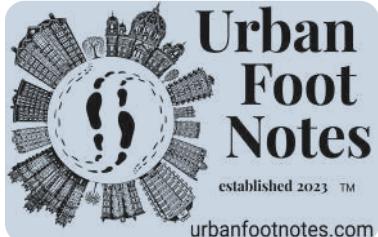


WALKABILITY RATING  
26 out of 30

## 3rd, 4th, & 5th FLOOR PARKING



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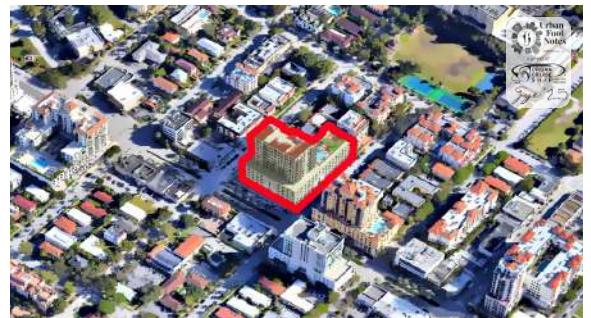


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Lead Researcher: Richard Burd

Date: September 14, 2025  
richard@urbanfootnotes.com

# PROPOSED DEVELOPMENT

## 1505 Ponce de Leon, Coral Gables, FL 33134



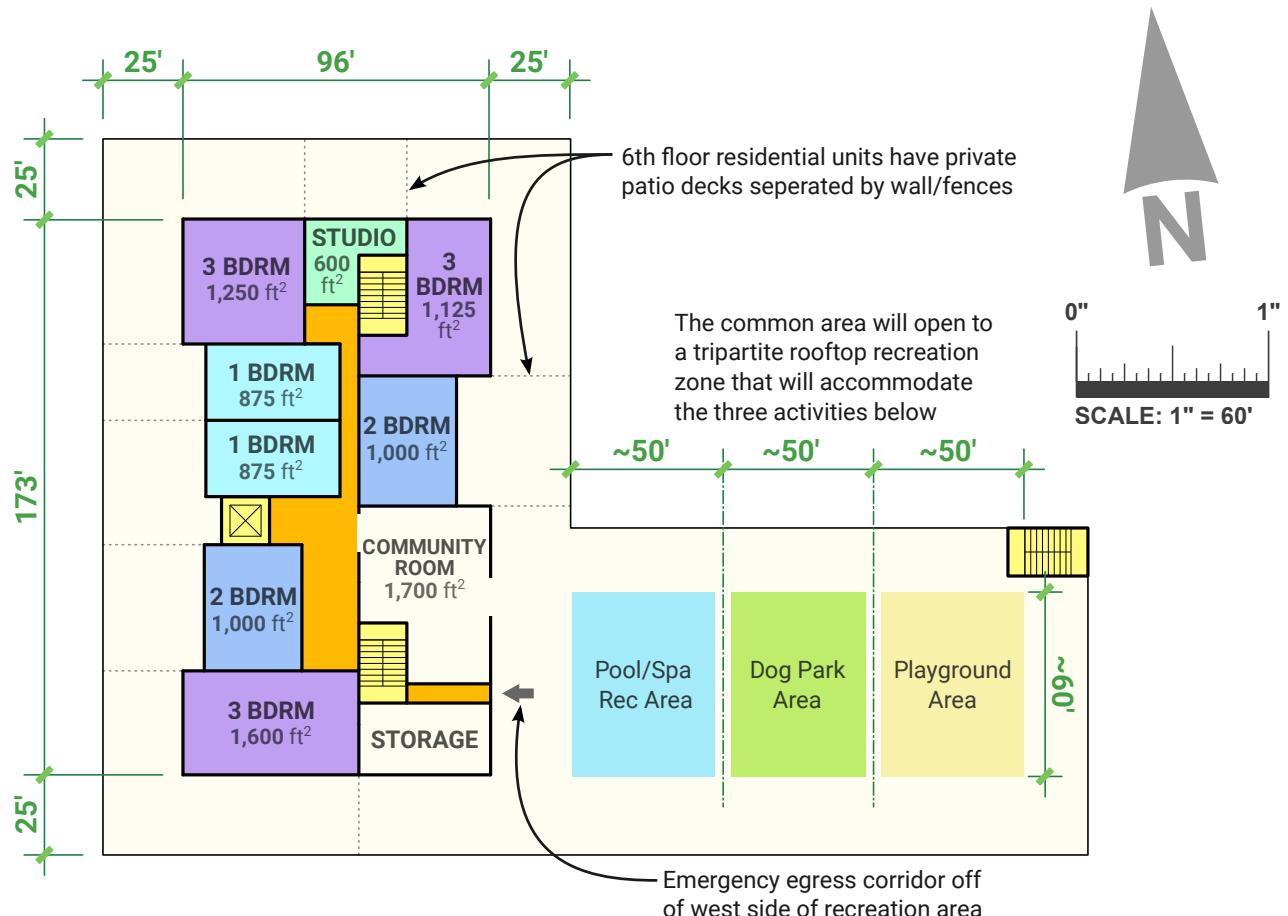
### DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood

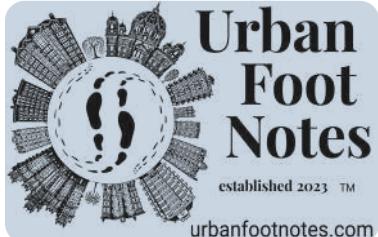


WALKABILITY RATING  
26 out of 30

## 6th FLOOR RESIDENTIAL & RECREATION AREAS



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Lead Researcher: Richard Burd

Date: September 14, 2025  
richard@urbanfootnotes.com

# PROPOSED DEVELOPMENT 1505 Ponce de Leon, Coral Gables, FL 33134



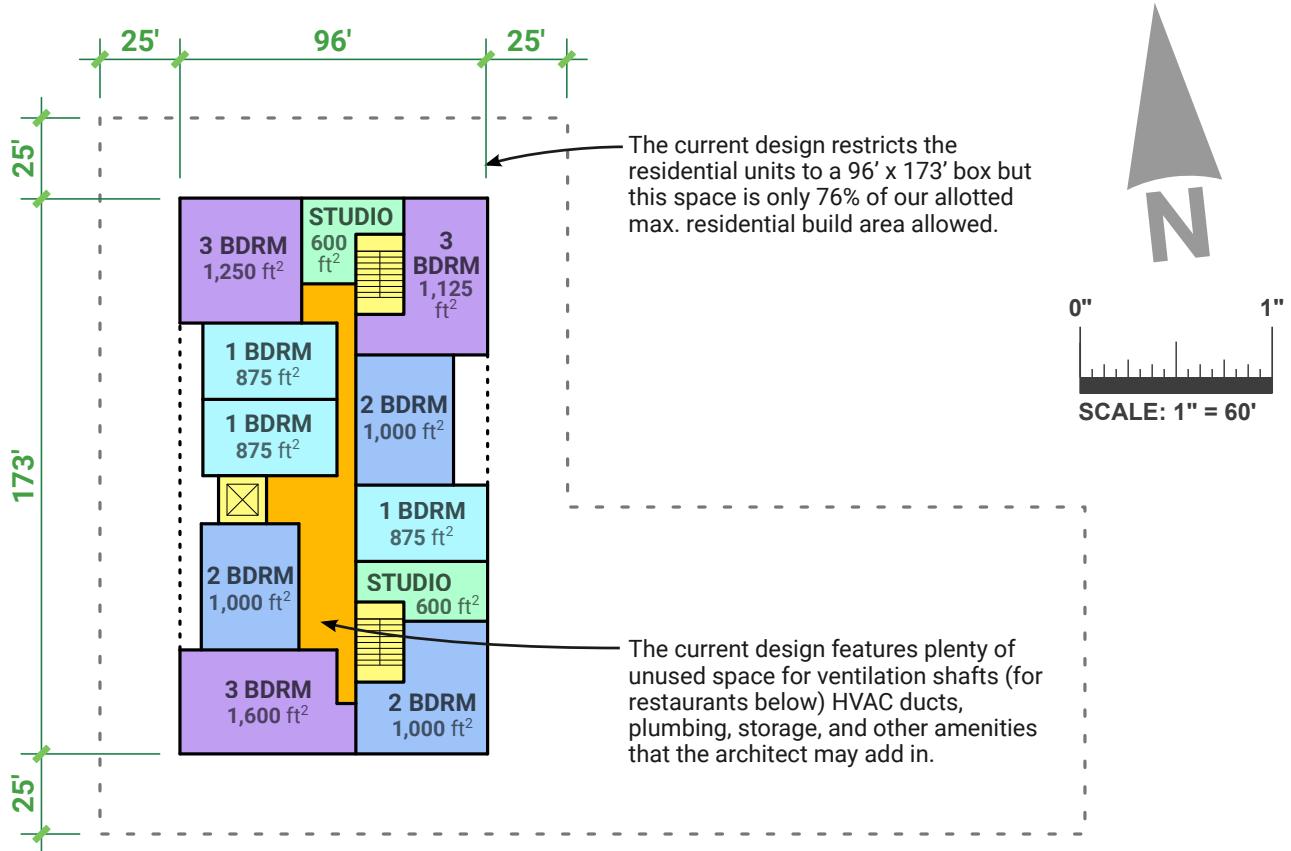
## DEVELOPMENT PROPOSAL

Providing More Services  
for the Neighborhood

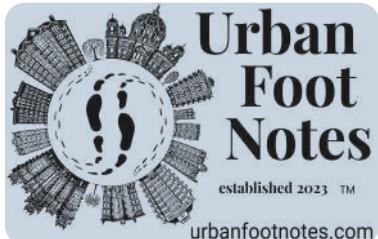


WALKABILITY RATING  
26 out of 30

## 7th-14th FLOOR RESIDENTIAL UNITS (9 FLOORS)



A neighborhood assessment designed to minimize the use of cars



a project of:



Date: September 14, 2025  
richard@urbanfootnotes.com

# PROPOSED DEVELOPMENT 1505 Ponce de Leon, Coral Gables, FL 33134



## DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood



WALKABILITY RATING  
26 out of 30

### Numbers at a Glance

Total Residential Space	89,425 ft <sup>2</sup>
Total Business Space	28,900 ft <sup>2</sup>
Total Parking Area	174,080 ft <sup>2</sup>
Ground Floor Mail & Extra space	7,395 ft <sup>2</sup>
Total Circulation & Egress	19,172 ft <sup>2</sup>
Total Stairwell Egress	12,000 ft <sup>2</sup>
Total Elevator Space	3,150 ft <sup>2</sup>
Total Building Footprint	49,151 ft <sup>2</sup>
Total Lot Area	51,392 ft <sup>2</sup>

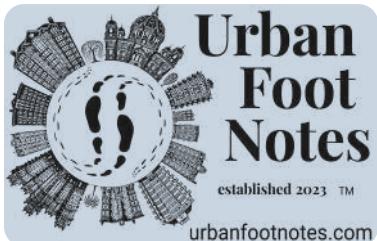


[click here  
for parcel data](#)

### Zoning Requirements Scorecard



	Required	Translation	Available
Maximum Lot Coverage:	0, 90%		94.7
Residential Density:	0, 125.00 Du / Acre	allowed 145 units	96
Maximum Building Height:	150 ft		180
Maximum Height - Stories:	4, 15		14
Floor Area Ratio (FAR):	0, 3.00	Max Floor Area = 154,176 ft <sup>2</sup>	Way over FAR
Maximum Built Area Allowed:	153,081 ft <sup>2</sup>		Way past cap
Maximum Building Footprint:	45,925 ft <sup>2</sup>		49151 ft <sup>2</sup>
Minimum Open Space:	0, 10.00%	$10\% \times 51,392 = 5,139 \text{ ft}^2$	11,731 ft <sup>2</sup>
Maximum Residential Area Allowed:	116,260 ft <sup>2</sup>		89,425
Maximum Residential Units Allowed:	147		96
Maximum Commercial Area Allowed:	61,232.4 ft <sup>2</sup>		28,900
Maximum Office Area Allowed:	130,118.85 ft <sup>2</sup>		Way under
Minimum Primary Frontage Setback:	0 ft		Yes
Minimum Secondary Frontage Setback:	0 ft		Yes
Minimum Side Setback:	0 ft		Yes
Minimum Rear Setback:	10.00 ft		Possible Variance
Lot Area - Public Records:	51,392 ft <sup>2</sup>		
Lot Area - GIS:	51,027 ft <sup>2</sup>		
Parcel ID:	341080093690		



a project of:

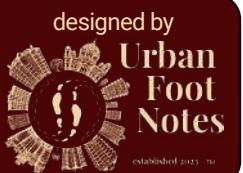


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# FURTHER DEVELOPMENT DESIRED 1505 Ponce de Leon, Coral Gables, FL 33134

## DEVELOPMENT PROPOSAL

Providing More Services  
for the Neighborhood



WALKABILITY  
RATING

26 out of 30

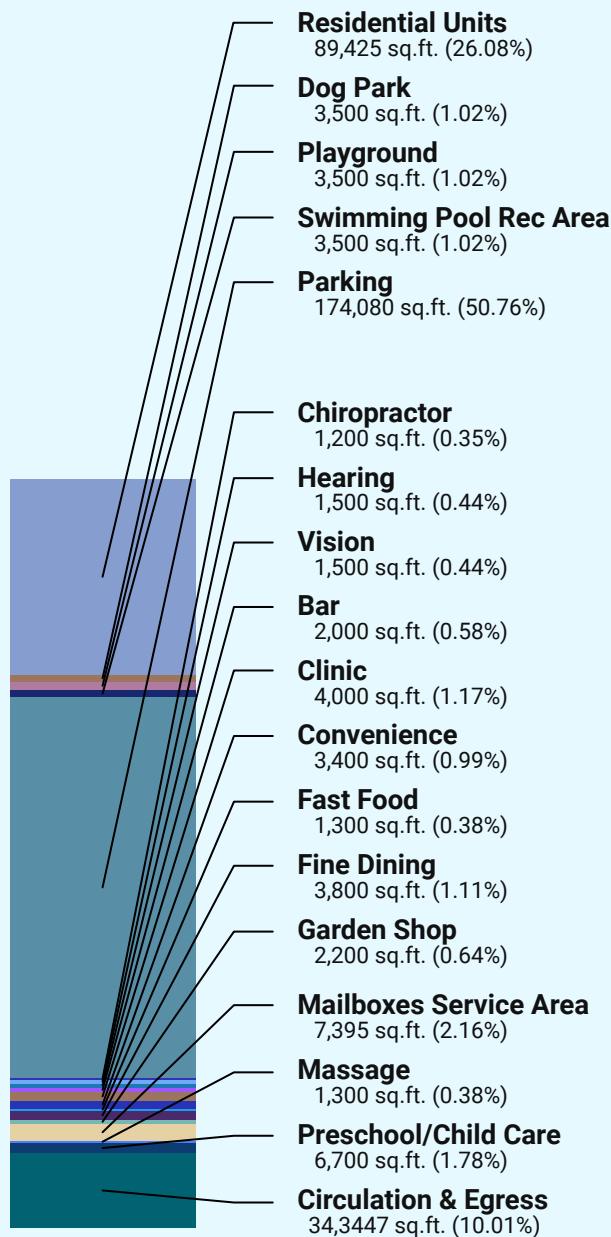
Lead Researcher: Richard Burd contact@urbanfootnotes.com

Additional development within 1/4 mile of this address required to attain a score of 74 Nearby. This is depicted as if these additional services were somehow provided within a single building, to show proportionally how much additional floor area would be required to provide this relative to what is in the development proposed in this report.

### Proposed Building Design At

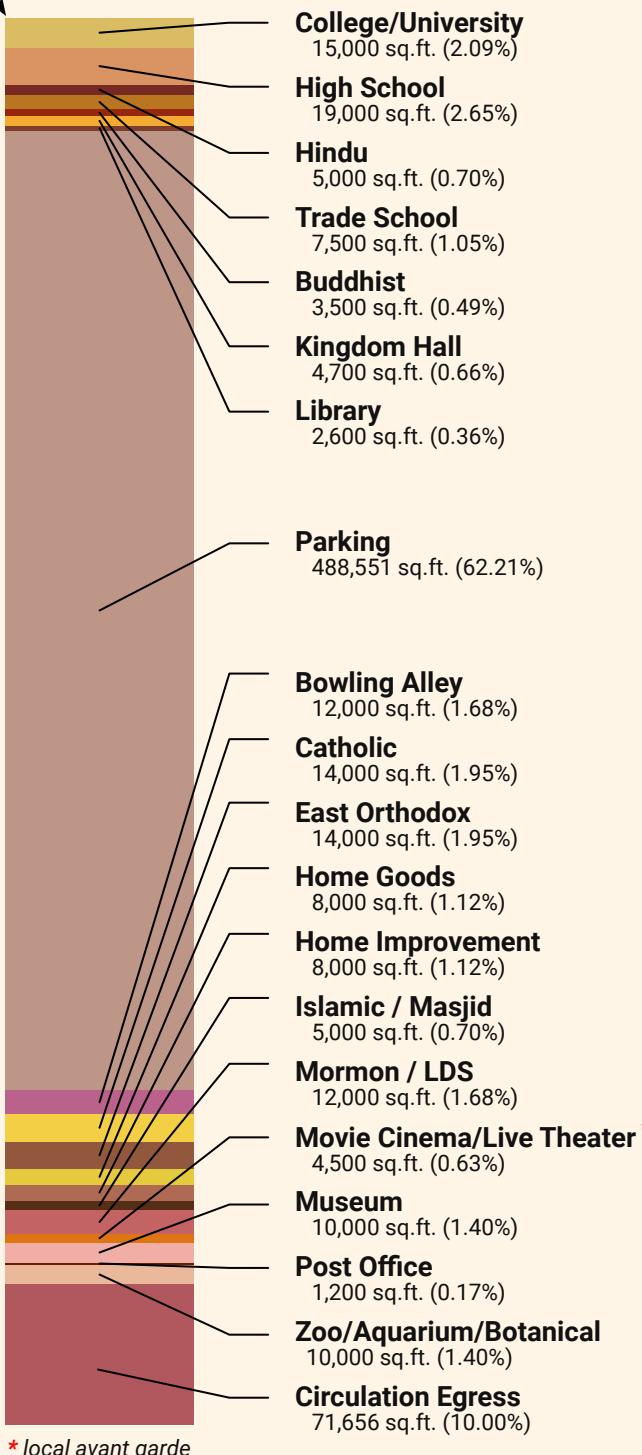
15 E Washington St, Indianapolis, IN 46204

numbers shown are square feet (percentage of total)

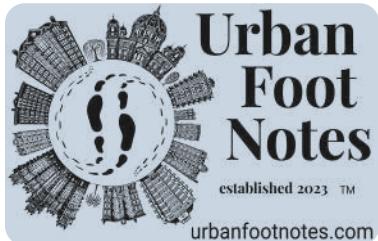


### Hypothetical Annex Building

numbers shown are square feet (percentage of total)



# FURTHER DEVELOPMENT DESIRED 1505 Ponce de Leon, Coral Gables, FL 33134



## DEVELOPMENT PROPOSAL

Additional development within 1/4 mile of this address required to attain a score of 74 Nearby. This is depicted as if these additional services were somehow provided within three separate buildings. These three buildings would constitute a more feasible proposal than the single building on the previous page as many of the business types are forced to compete for the outdoor space on the roof.

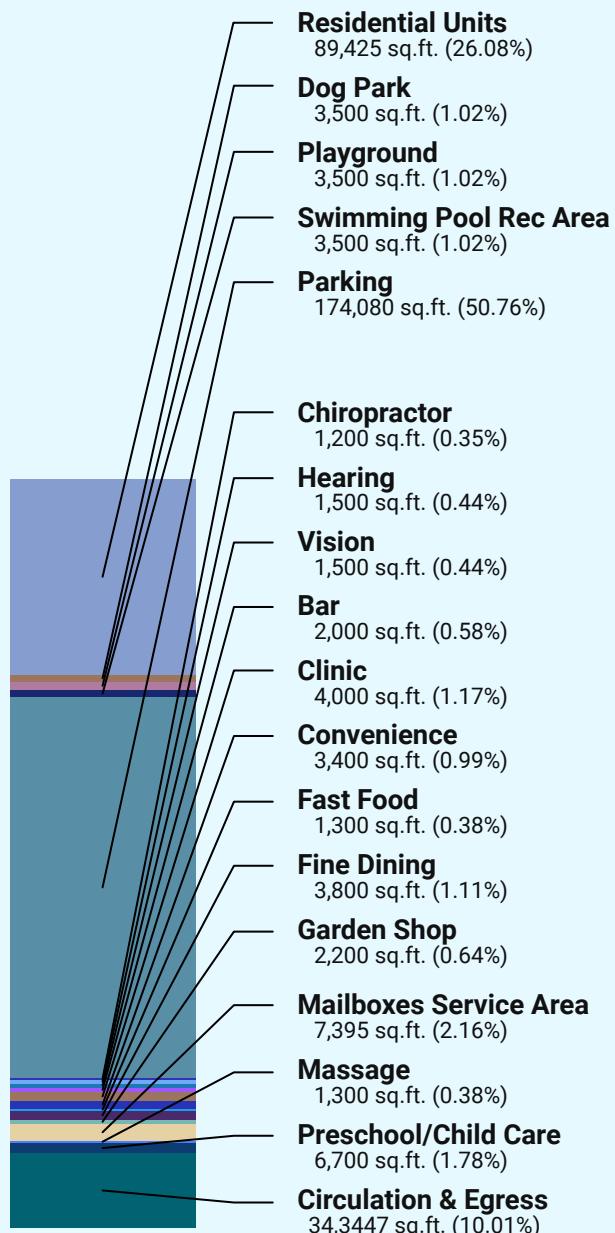
a project of:



### Proposed Building Design At

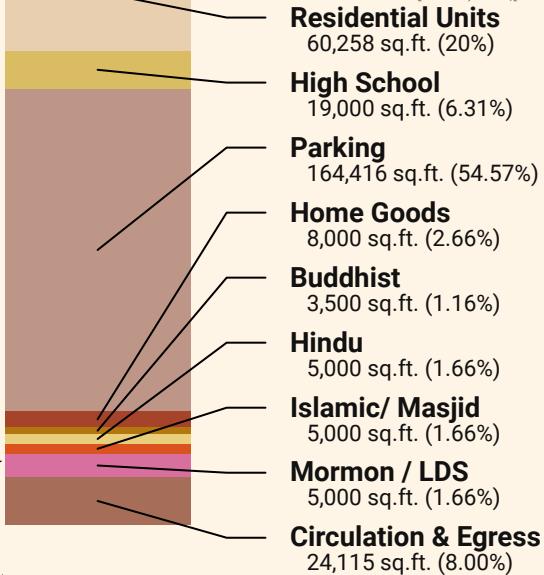
15 E Washington St, Indianapolis, IN 46204

numbers shown are square feet (percentage of total)



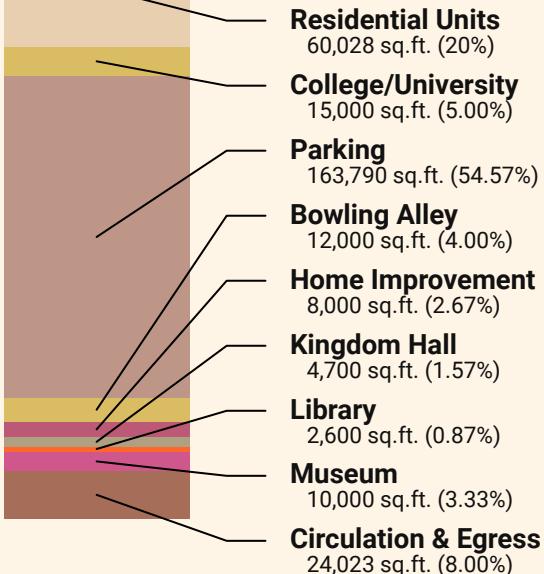
### Annex Building-1

numbers shown are square feet (percentage of total)



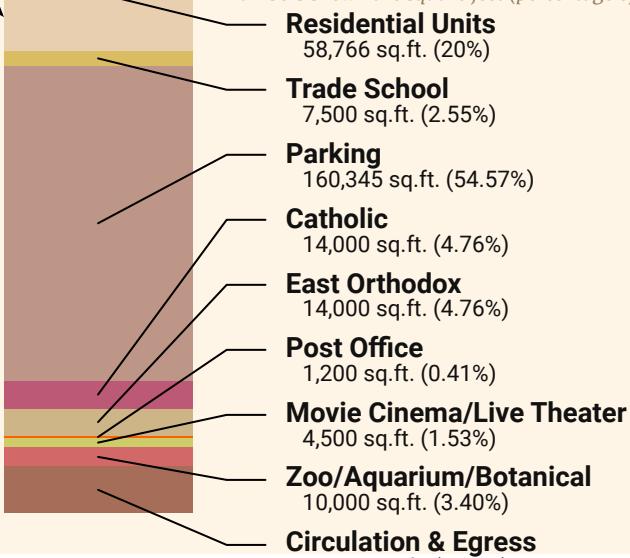
### Annex Building-2

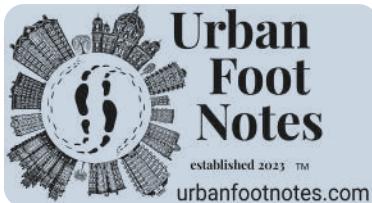
numbers shown are square feet (percentage of total)



### Annex Building-3

numbers shown are square feet (percentage of total)





a project of:



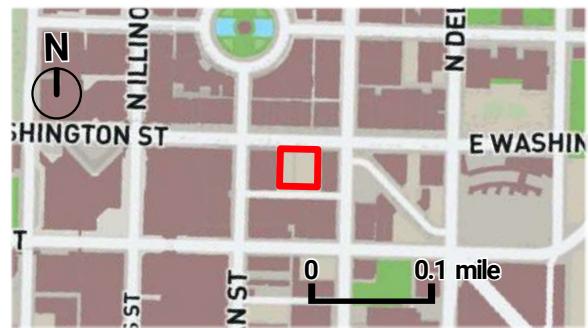
Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

# PROPOSED DEVELOPMENT WALKABLE CITY - REPLICABLE MODULE

## DEVELOPMENT PROPOSAL

Providing designed by

More Services for the Neighborhood



Each entry below represents the average number of residents per service category across the United States. Where possible, averages are calculated using direct ratios between the number of known establishments (via NAICS codes) and the population base of metro and micropolitan statistical areas. Averages based on this methodology are found in **black** boxes. When government census derived statistics were unavailable, uncounted, or unreliable, alternative sources were used and compared against the

total US population. Averages calculated using the alternative methodology are found in the **green** boxes. It must be noted that many categories are skewed by the need for tourism, and in all cases are not representative of a more pedestrian centered population base. So, while this method is limited in its accuracy for establishing reliable thresholds for business viability in a given area, we believe it is a valuable starting point based on reproducible objective sources.

## Population Averages per Service Type

### FOOD & DINING

8,000	Bar
3,000	Cafe/Bakery
3,000	Convenience
5,000	Grocery
1,000	Fast Food
173,000	Fine Dining
1,000	Restaurant

### RECREATION

27,000	Basketball Ct.
142,000	Bowling Alley
244,000	Dog Park
8,000	Gym
23,000	Park/Greenway
24,000	Playground
29,000	Swimming Pool
259,000	Tennis/P'ball
19,000	Yoga Studio

### DISCRETIONARY

16,000	Car Wash
323,000	Community Ctr.
572,000	Costco
86,000	Farmer's Markets
3,000	Gas Station
18,000	Gifts/Novelties

### PERSONAL CARE

41,000	Barber Shop
8,000	Chiropractic
1,000	Clinic
7,000	Counseling
2,000	Dentist
4,000	Hair Salon
6,000	Hearing
7,000	Massage
9,000	Nail Salon
8,000	Pharmacy
6,000	Physical Therapy
10,000	Veterinarian
15,000	Vision

### CULTURAL

5305,000	Art Gallery
520,000	Library
101,000	Live Theatre
55,000	Movie Cinema
510,000	Museum
84,000	Music Venue
6123,000	Zoo/Aquarium

### TRANSPORTATION

71,000	Public Transit
836,000	Bicycle/Scooter
91,000	Charging Sta.
7,000	Guest Lodging

### EDUCATION

104,000	Child Care
115,000	Preschool
115,000	Kindergarten
115,000	Grade School
1123,000	Middle School
1113,000	High School
13271,000	Trade School
1387,000	College/Univ.

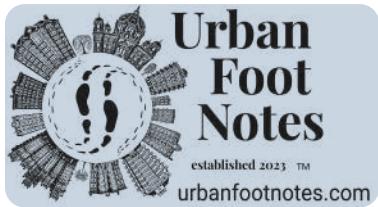
### RELIGIOUS

12403,000	Buddhist
1218,000	Catholic
12118,000	East Orthodox
12686,000	Hindu
12124,000	Islamic/ Masjid
1260,000	Kingdom Hall
1224,000	Mormon / LDS
121,000	Protestant
1292,000	Synagogue
12214,000	Other

### RETAIL

31,000	ATM
3,000	Bank
18,000	Books/Art/Music
4,000	Clothing/Footw.
18,000	Cosmetics
17,000	Electr./Cell.
30,000	Florist
10,000	Gardening
7,000	Home Goods
17,000	Home Improve.
12,000	Laundromat
54,000	Office Supply
33,000	Pet Supply
102,000	Post Office (USPS)
12,000	Print & Ship
16,000	Sporting Goods

323,000	Hiking Trail
78,000	Hospital
26,000	Ice Skating
318,000	Landmark
9,000	Liquor Store
4573,000	Sam's Club
41,000	Sports Stadium
4176,000	Target
15,000	Tobacco/Vape



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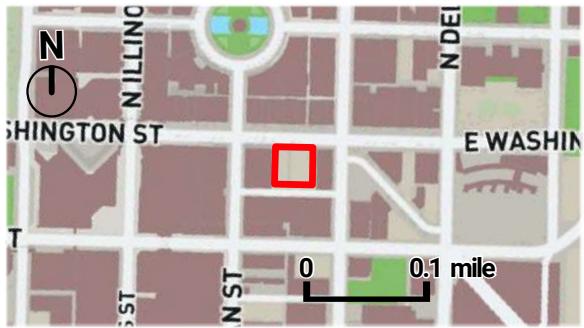
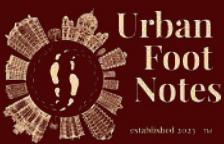


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# PROPOSED DEVELOPMENT WALKABLE CITY - REPLICABLE MODULE

## DEVELOPMENT PROPOSAL

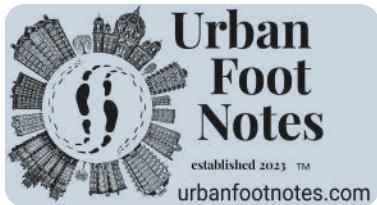
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1. Industry research reports from IBISWorld are used when government data is not available. These reports estimate business counts such as 73,000 fine dining restaurants and 37,000 yoga studios. [www.ibisworld.com](http://www.ibisworld.com)
2. The National Recreation and Park Association publishes an annual report showing how many residents are typically served by various public amenities. For example, one park serves about 2,287 people, one playground serves about 3,759, and one dog park serves about 43,532. [www.nrpa.org](http://www.nrpa.org)
3. Overpass Turbo is used to search OpenStreetMap for tags such as stadium or community\_center. [www.overpass-turbo.eu](http://www.overpass-turbo.eu)
4. Public company filings and industry research provide counts for large retailers such as Costco with about 600 stores, Sam's Club with about 599 stores, and Target with about 1,950 stores.
5. Data from the Institute of Museum and Library Services shows around 9,025 public library systems and 35,144 museums in the US. For art museums, a more specific count of 1,123 comes from CauseIQ. [www.imls.gov](http://www.imls.gov) [www.causeiq.com](http://www.causeiq.com)
6. The Association of Zoos and Aquariums accredits 229 US zoos, aquariums, and botanical gardens. This count is combined with federal data from the IMLS to estimate how many residents each type of facility serves. [www.aza.org](http://www.aza.org) and [www.imls.gov](http://www.imls.gov)
7. Transitland compiles data from many US transit agencies and identifies over 610,000 bus, subway, and train stops. [www.transit.land](http://www.transit.land)
8. Only docked bikeshare systems are included in the analysis because dockless systems do not have fixed locations. The number of docked stations and systems is tracked nationally by the Bureau of Transportation Statistics. [www.bts.gov](http://www.bts.gov)
9. According to Pew Research data from the DoE, there were over 61,000 charging stations by February 2024. [www.pewresearch.org](http://www.pewresearch.org)
10. A market research study from Towards Healthcare estimates that the US has about 92,786 licensed child care centers. [www.towardshealthcare.com](http://www.towardshealthcare.com)
11. National school counts from the US Department of Education's statistics agency (NCES) and MDR Education. The counts include about 64,311 elementary schools, 12,597 middle schools, and 26,727 high schools across the country. [www.nces.ed.gov](http://www.nces.ed.gov)
12. Religious facility estimates are drawn from the US Religion Census, denominational groups and open map data when needed. [www.usreligioncensus.org](http://www.usreligioncensus.org) [www.hartfordinternational.edu](http://www.hartfordinternational.edu)
13. IPEDS, a database from the US Department of Education, lists about 3,700 degree-granting colleges and universities. This information is used to determine how many people are served by each institution. [www.nces.ed.gov/ipeds](http://www.nces.ed.gov/ipeds)

## Office Space per Resident

Commercial office inventory is ~4.8 billion ft<sup>2</sup> nationwide - roughly 14.1 ft<sup>2</sup> per U.S. resident. However, vacancy and underuse are concentrated in obsolete buildings with 90% of the vacancy found in 30% of office buildings. Older U.S. office towers are costly or impossible to retrofit for modern requirements. Recent leasing data show net absorption since 2015 is positive only in post-2015 buildings. Hybrid work has also cut utilization. Further independent research is necessary to approximate true needs for office space per person, however, these figures can act as a starting point for the purposes of this report. [www.augustberres.com](http://www.augustberres.com) [www.brookfield.com](http://www.brookfield.com)



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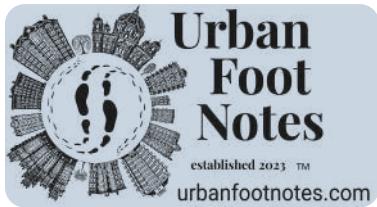
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# PROPOSED DEVELOPMENT 1505 Ponce de Leon, Coral Gables, FL 33134

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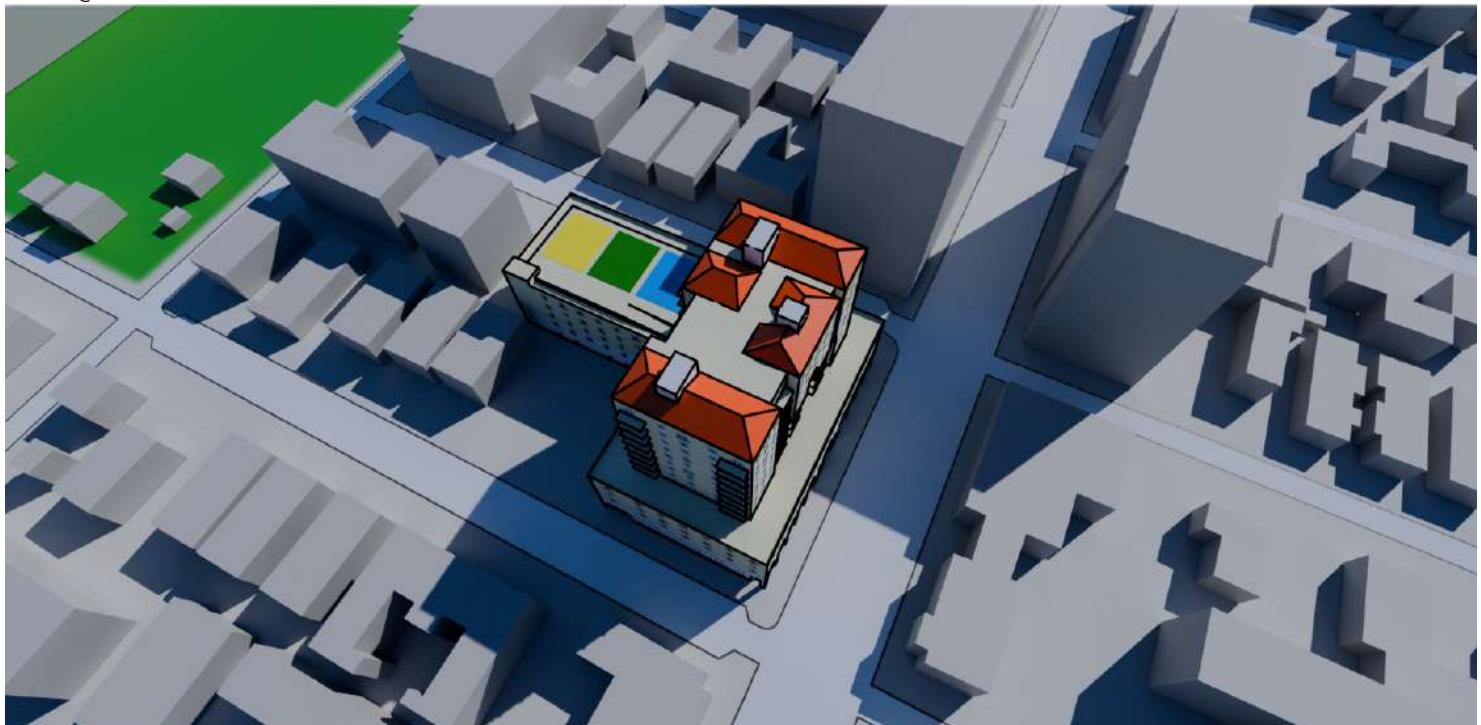
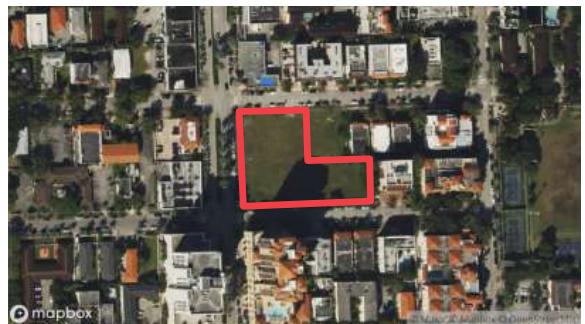


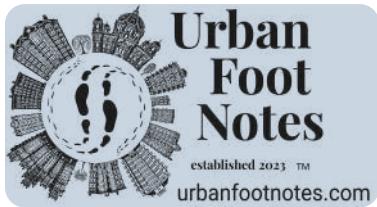
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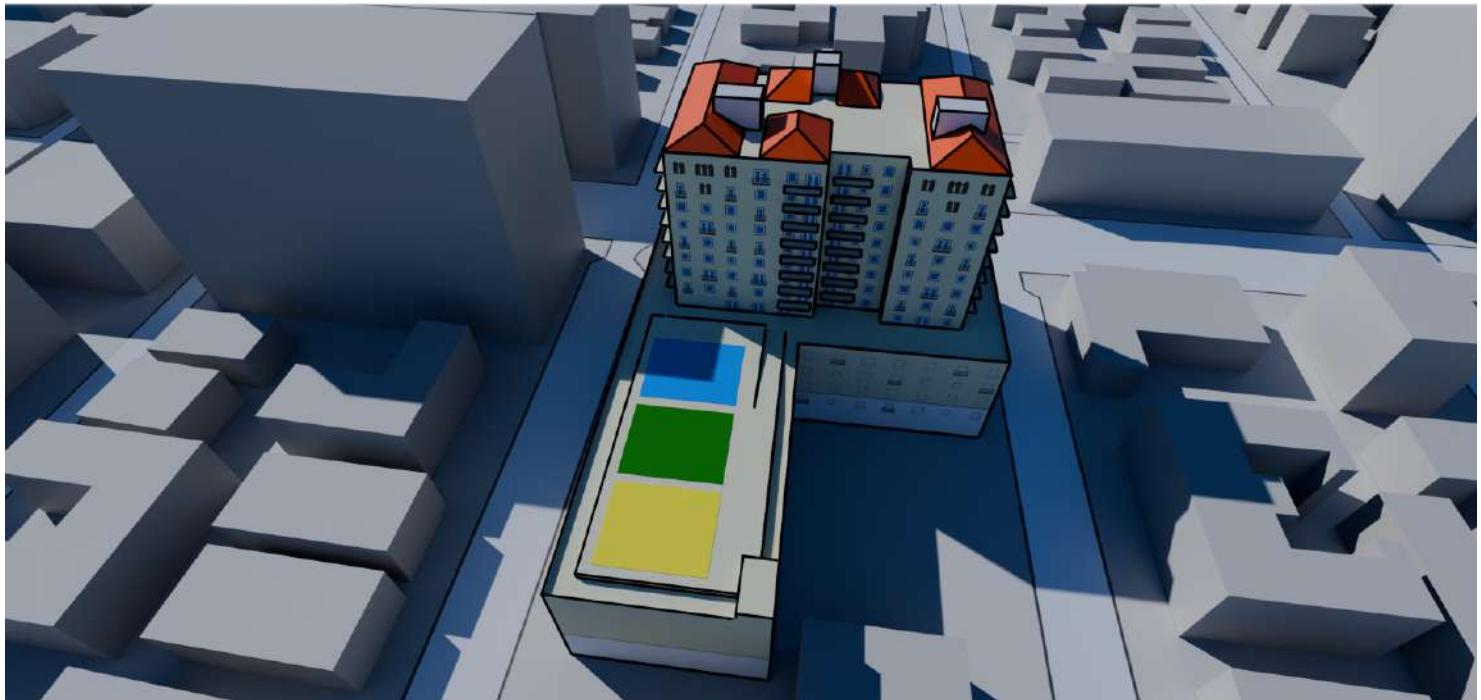


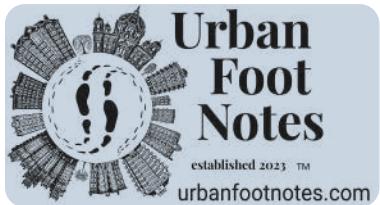
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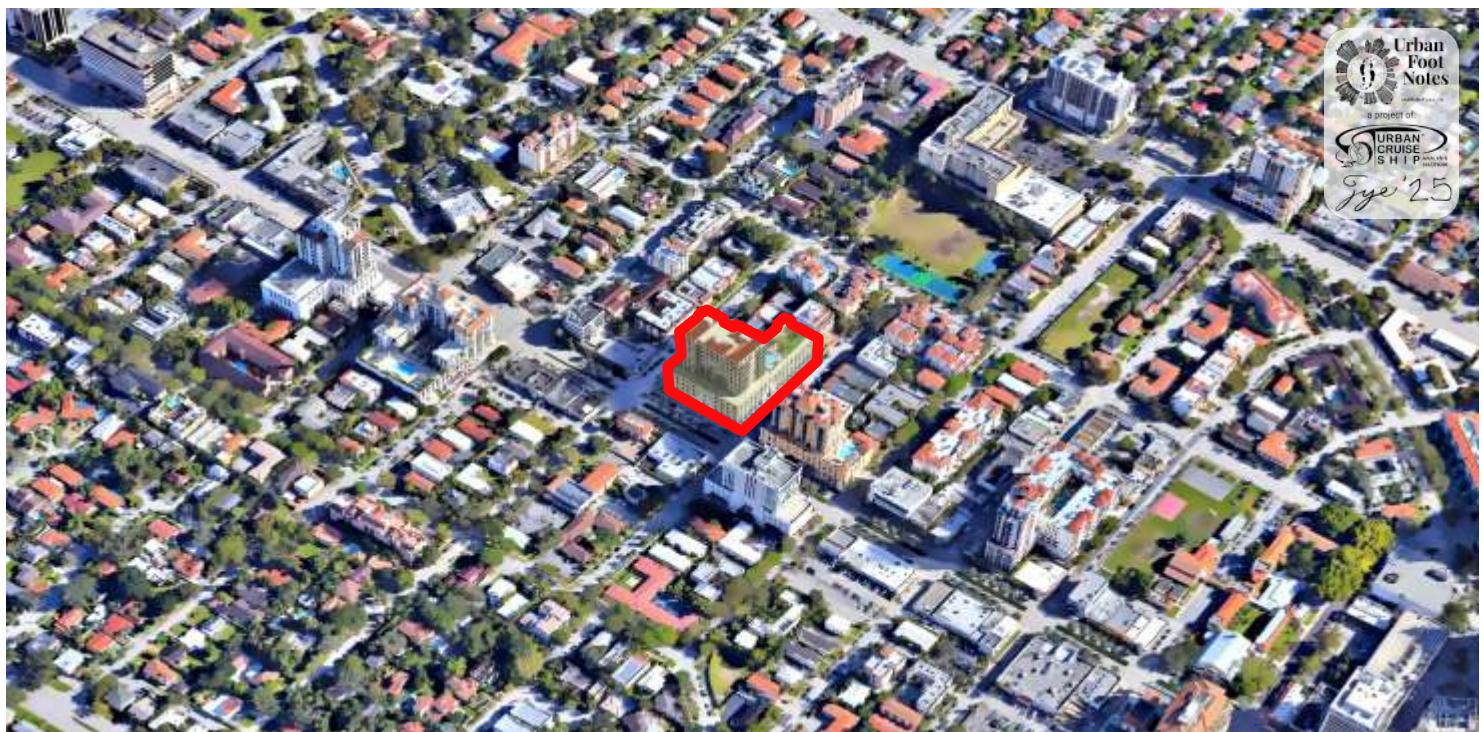
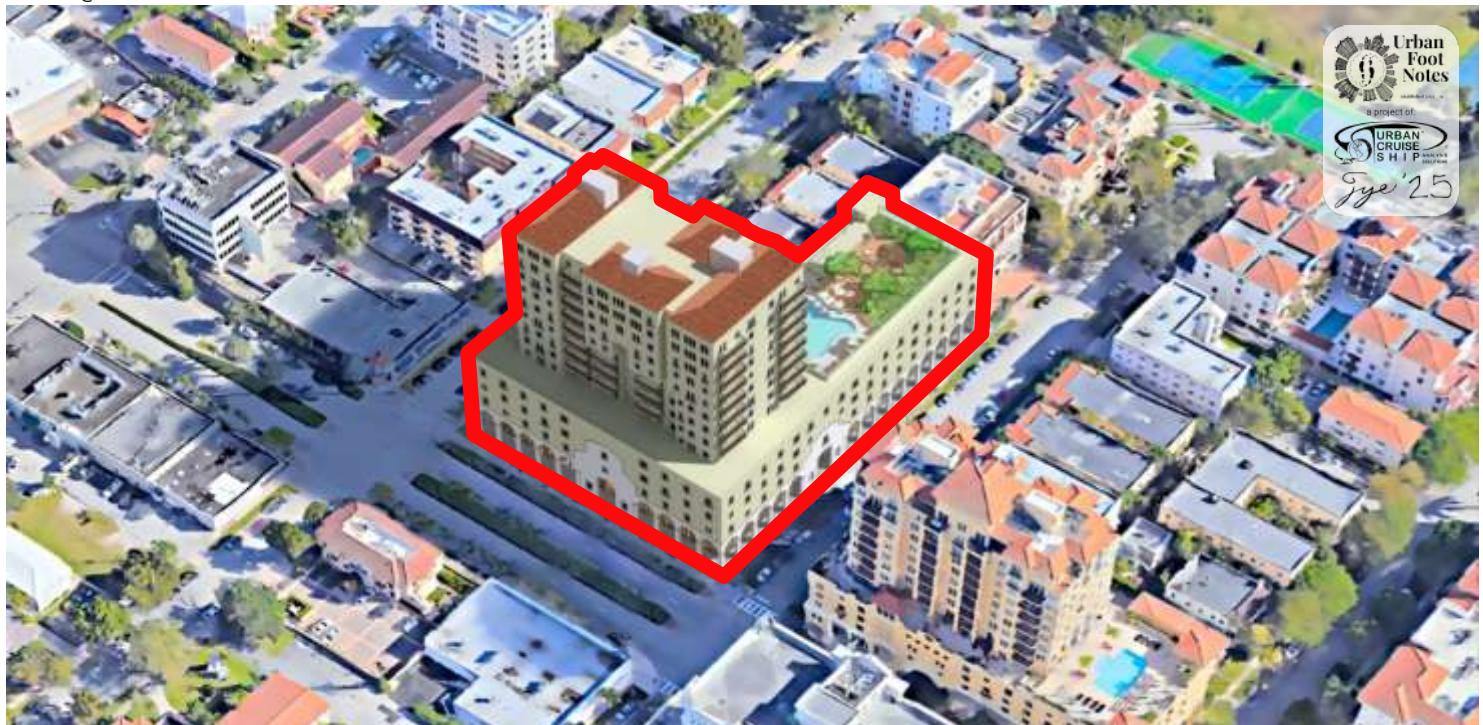
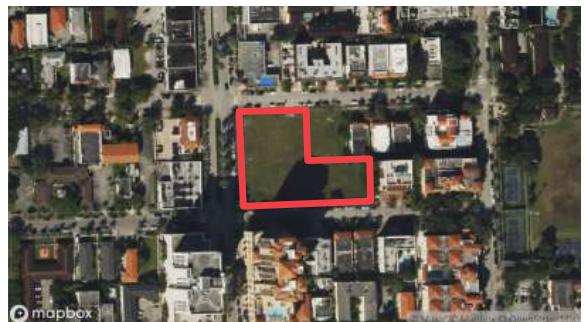


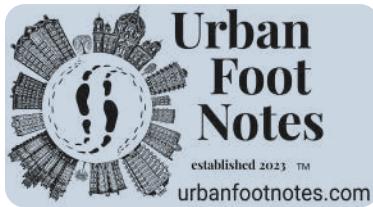
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# PROPOSED DEVELOPMENT 1505 Ponce de Leon, Coral Gables, FL 33134

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# SERVICES SELECTION REPORT

## 1505 Ponce de Leon, Coral Gables, FL 33134

### DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood



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## Explanation of Services Included in Our Development Set

Each entry below shows the percent of U.S. residents who visit the corresponding location type in a 12 month period or more. If you are viewing the PDF version of this document, the percentages in blue boxes ( ) are links that can be clicked on so that you will be taken to the corresponding source material. The percentages in black boxes ( ) are

based on models built by the UFN team. These models rely on multiple data points from a variety of sources. A few percentages are still unknown but yet estimated to be high enough so as to warrant inclusion. Footnotes at the bottom of this page contain information discussing relevant variables, and how they were used in the final calculations.

### FOOD & DINING

- >51% Bar
- 36% Cafe/Bakery
- 64% Convenience
- 89% Grocery
- 95% Fast Food
- 14% Fine Dining
- 72% Restaurant

### RECREATION

- 8% Basketball Court
- 25% Bowling Alley
- 1 45% Dog Park
- 20% Gym
- 84% Park/Greenway
- 2 16% Playground
- 28% Swimming Pool
- 7% Tennis/Pickleball
- 10% Yoga Studio

### 19 DISCRETIONARY

- 7% Car Wash
- 7% Community Ctr.
- 45% Costco
- 7% Farmer's Markets
- 72% Gas Station
- 30% Gifts/Novelties

### PERSONAL CARE

- 3 18% Barber Shop
- 14% Chiropractic
- 34% Clinic
- 23% Counseling
- 75% Dentist
- 3 51% Hair Salon
- 21% Hearing
- 21% Massage
- 37% Nail Salon
- 66% Pharmacy
- 15% Physical Therapy
- 14% Veterinarian
- 48% Vision

### CULTURAL

- 18% Art Gallery
- 48% Library
- 10% Live Theater
- 41% Movie Cinema
- 28% Museum
- 55% Music Venue
- 4 54% Zoo/Aquarium
- Botanical

### TRANSPORTATION

- 13% Public Transit
- 5 15% Bicycle/Scooter
- 1% Charging Station
- 56% Guest Lodging

### 6,7 EDUCATION

- 20 6% Child Care
- 20 12% Preschool
- 21 6% Kindergarten
- 21 38% Grade School
- 21 20% Middle School
- 40% High School
- 5% Trade School
- 5% College/Univ.

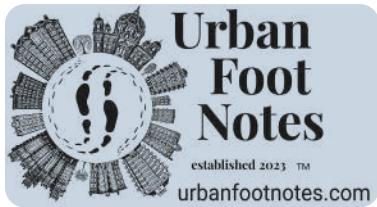
### 8 RELIGIOUS

- 0.5% Buddhist
- 10% Catholic
- 0.6% Hindu
- 0.3% Islamic/ Masjid
- 15% Protestant
- 22 1.4% Synagogue
- 1.6% Mormon / LDS
- 0.16% East Orthodox
- 0.3% Kingdom Hall
- 7% Other

### RETAIL

- 40% ATM
- 9 29% Bank (Teller/Branch)
- 23% Books/Art/Music
- 10 40% Clothing/Footwear
- 33% Cosmetics
- 11 12% Electronics/Cellular
- >22% Florist
- 55% Gardening
- 12 18% Home Goods
- 13 45% Home Improvement
- 14 <20% Laundromat
- ?% Office Supply
- 15 66% Pet Supply
- 16 >31% Post Office (USPS)
- 17 ?% Print & Ship
- 18 41% Sporting Goods

- 18% Hiking Trails
- 5% Hospital
- 3.4% Ice Skating Rink
- ?% Landmarks
- 49% Liquor Store
- ?% Sam's Club
- 46% Sports Stadium
- ?% Target
- 30% Tobacco/Vape
- 95% Walmart



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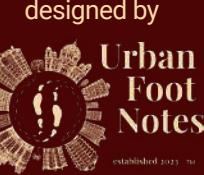
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# SERVICES SELECTION REPORT

## 1505 Ponce de Leon, Coral Gables, FL 33134

### DEVELOPMENT PROPOSAL

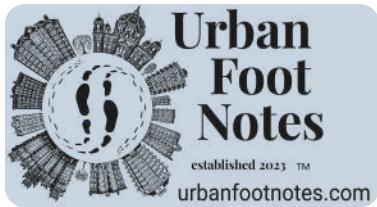
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1. This is the percentage of households that own a dog, and thus, would probably use a dog park if one were available.
2. Based on the estimated percentage of U.S. households that have children between the ages of 2 to 5 years old.
3. If there is a single unisex haircutting establishment nearby, we double count it in the Hair Salon and Barber Shop Categories to indicate that both requirements are met. Whenever there are multiple barber shops or hair salons nearby we count them separately in their respective categories. This shows the scope of selection available at such addresses.
4. An estimated 183 million visit U.S. Zoos in the U.S. each year; given the population (183 million) this is 54%. When adding in botanical gardens this number is >54%. Botanical gardens are dedicated to the collection, cultivation, preservation, and display of a wide range of plant species for conservation, research, and/or educational purposes. It has become fashionable for public park spaces to be labeled as 'botanical' gardens because they have a few labeled bushes somewhere on the premises, but such locations are not included in the Botanical Garden category.
5. These include establishments that sell bicycles & scooters, as well as rental establishments and even rental kiosks that are outside and not connected with an indoor business address. The latter is common in dense urban areas.
6. These values consider U.S. households, and not individual residents, that have one or more children in one of the following school systems. The variables considered are census data on total children in various age groups and estimated

numbers of households with children in various age brackets. The primary source for this data were provided by [statistica](#) [here](#) and the Federal Interagency Forum on Child and Family Statistics [here](#).

7. School types correspond to the U.S. school system. Exact grade levels offered in each school type will vary from state to state. Property reports outside of the U.S. will include schools that correspond to their closest U.S. Counterpart. For example, a UK secondary school receives 11 to 16 year old students, so it would be labeled as a High School which receives 14-18 year old students in the U.S. The same UK secondary school would also count as a Middle School as well because in the U.S. system, middle schools typically receive 11 to 14 year old students.
8. These values factor in the percentage of U.S. residents who identify as members of various religious cohorts, then look at research data on the participation rates in those same cohorts as compared to the overall [U.S. population](#). A major contributing source is the participation data collected by [Pew Research](#) on various religions as well as U.S. census data. The **East Orthodox** category includes [Oriental Orthodox churches](#). The **Protestant** category includes Christian denominations that would self-identify as such, and excludes non-denominational or evangelical churches that are classified in the **Other** category. **Other** is a catch-all that includes Sikh [gurdwaras](#) and [Jain](#) temples. The **Mormon / LDS** category includes de-nominations such as the liberal [Community of Christ](#). Islamic/Masjid includes both Sunni and Shia mainline branches but excludes heterodox cohorts such as the [Bahá'í](#) or [Druze](#) which would fall under the **Other** category. **Other** also includes westernized Dharmic faiths like the [Self Realization Fellowship](#).



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# SERVICES SELECTION REPORT

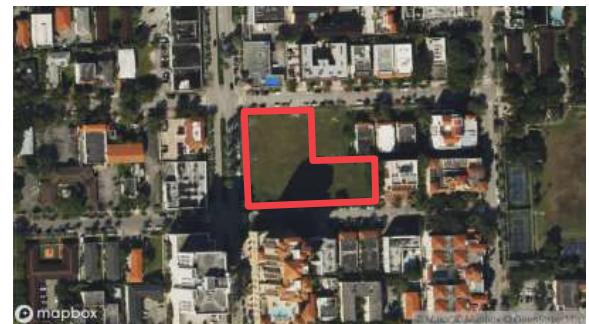
## 1505 Ponce de Leon, Coral Gables, FL 33134

### DEVELOPMENT PROPOSAL

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9. As of 2022, 78% of adults in the U.S. prefer to bank via a mobile app or website, but 29% of Americans still prefer to bank in person.
10. Almost everyone wears shoes & clothes and about 40% of U.S. residents say clothing, accessory, & shoe stores are their favorite small business destinations
11. This is based on the percentage of people who upgrade their phones at least once a year which requires a visit to a brick & mortar store for data transfer.
12. Includes items within a residence's space and built-in cabinetry, regardless of size.
13. According to [USAfacts.org](#), 65.8% of Americans were home owners in 2022. According to [LendingTree.com](#), 68% of homeowners started or completed home improvement projects in the past 12 months.
14. More than 80% of U.S. households own a washer and/or dryer, thus, the percentage of households requiring an external laundromat is somewhere less than 20%. If the address being analyzed already has a washer/dryer unit inside of it, we count that property as having '1' laundromat.
15. Based on the fact that about 66% of U.S. households have a pet
16. According to Fig. 2.3 of the USPS's [Household Diary Survey](#) from 2022, 31% of U.S. households visit a post office 1-2 times in the past month.
17. The U.S. market for this category is dominated by FedEx and UPS. Both offer several locations where customers can both print documents and ship mail parcels. This is convenient for both holiday and tax seasons when people need both services, but do not utilize these services on a regular basis throughout the year. Many countries outside the U.S. have few such establishments, or none at all.
18. A rough estimate based on [how many people take part](#) in sports & fitness along with the industry's [percent of offline business](#).
19. The five closest, and/or most relevant Discretionary service types on the left are featured on p.1 of this report. Clients have the option to select their own five service types from this list, or name their own service types which they think might be of interest to their residents. Discretionary locations are not counted in the scoring totals on the lower right-hand side of p.1 of this report.

### Additional Notes Specific to this Address

20. This is the *Vanguard Children's Academy* on Ponce de Leon (boulevard) which offers child care from 12 months and up and preschool for children up to 5 years of age.
21. This is the *Coral Gables Preparatory Academy* public school. It has a grades K-4 campus on Minorca Avenue and a grades 5-8 campus on Zamora Avenue. Both campuses are roughly 0.2 miles away from the property.
22. This is the Chabad center on Ponce de Leon (boulevard) that hosts weekly religious services in addition to cultural events.