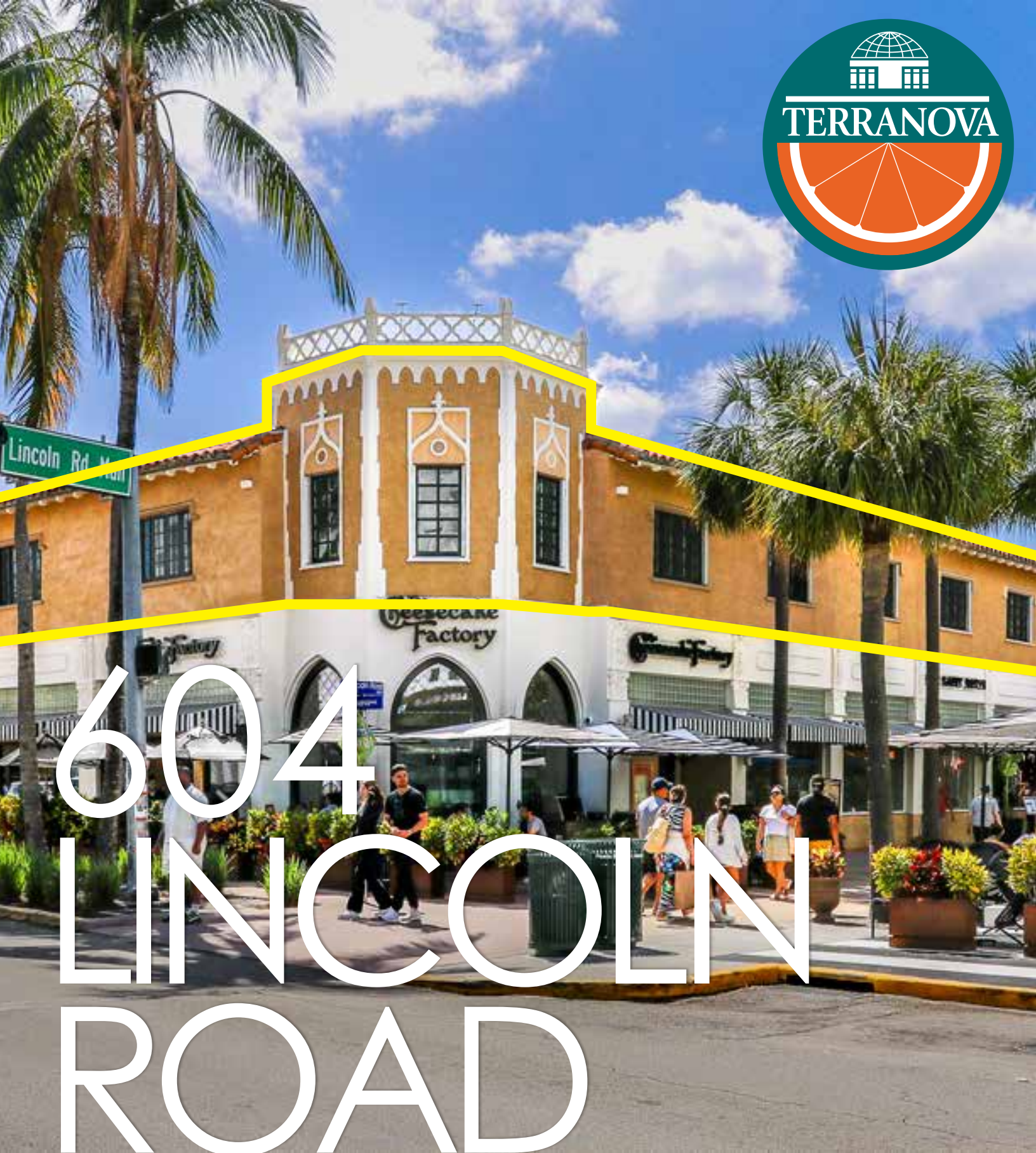




604 LINCOLN ROAD

2ND FLOOR SPACE

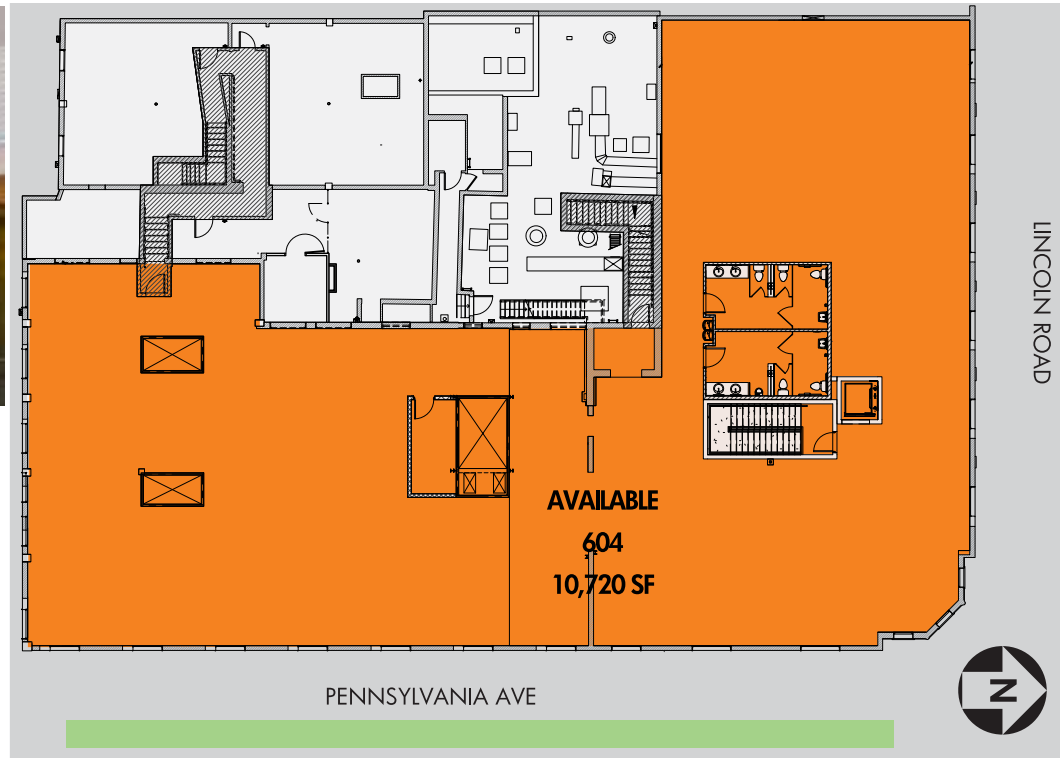
MIAMI BEACH, FLORIDA 33139

604 LINCOLN ROAD

// PROPERTY OVERVIEW



GROUND FLOOR
ENTRANCE



PRIME LOCATION

10,720 SF 2nd floor space on world famous Lincoln Road, a dynamic, urban shopping district with shopping, dining, and cultural events spanning Miami Beach.



PEDESTRIAN FRIENDLY

As one of the most walkable outdoor shopping districts in Greater Miami, Lincoln Road has over 23,000 visitors daily.



PARKING-A-PLenty

10 parking garages and lots surrounding Lincoln Road



NEIGHBORS

Surrounded by 65 trendy restaurants and 281 retailers and counting. Mila, Salt and Straw, Lululemon, Sephora, West Elm, Anatomy



DEVELOPMENT

First-in-class developers to build more than 800K SF of new class A office space adjacent to Lincoln Road. Over \$1 billion in hotel redevelopment in Miami Beach.



CULTURAL HUB

Steps away from world-renowned arts cultural & educational institutions:
Roof Top Cinema Club,
Colony Theatre,
The New World Symphony,
The Fillmore Miami Beach, &
Miami Beach Convention Center



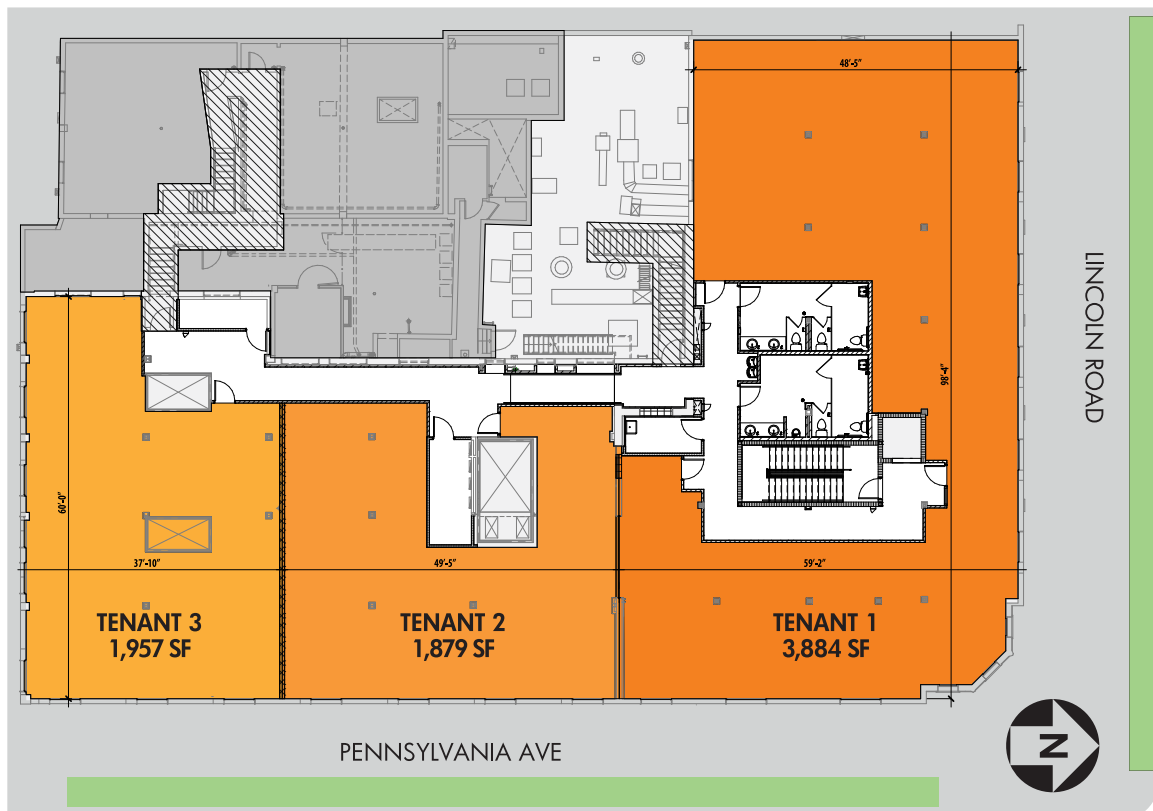
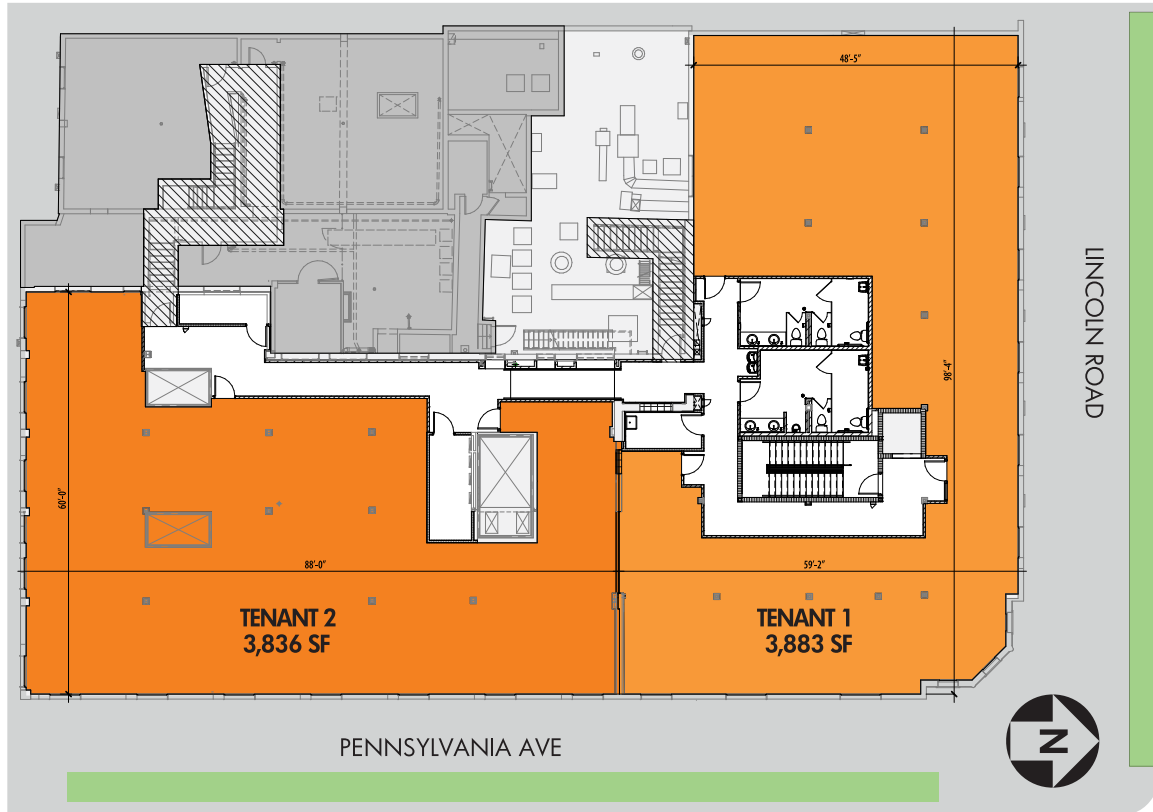
For retail leasing information, please contact:

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604 LINCOLN ROAD

// TENANT OPTIONS



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=LOCATION



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// SURROUNDING AREA

Lincoln Road, located in the iconic South Beach neighborhood, is renowned for its pedestrian-friendly thoroughfare lined with colorful Art Deco architecture. These historic buildings are home to an eclectic mix of rooftop restaurants, sidewalk cafes, art galleries, boutiques, and entertainment venues. Lincoln Road has become a central hub for locals and tourists alike, boasting 8 million visitors a year."

LINCOLN ROAD

346
Businesses

800K Square Feet of Retail Space // **1M** Square Feet of Office Space

MIAMI BEACH SALES

\$2B
Total Sales
Hospitality

\$1.5B
Total Sales
Retail



VISITORS TO LINCOLN ROAD

8M a Year // **37.25%** Miami-Dade County

40% International // **14.5%** from Around the U.S

MIAMI BEACH POPULATION

77K
Residents

41 Median Age // **\$134K** Average HH Income



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SOUTH BEACH

//EVENTS & CELEBRATIONS

A photograph of a Halloween Block Party featuring people in costumes, including a person in a black hooded costume and another in a white mask and orange jacket.

HALLOWEEN BLOCK PARTY
October

A photograph of a musician in a pink suit playing a trumpet on a stage during the SOBE Jazz Fest. Other musicians and instruments are visible in the background.

SOBE JAZZ FEST
January

A photograph of a large, brightly lit Christmas tree at night, decorated with many lights and ornaments, with people gathered around it.

CHRISTMAS TREE LIGHTING
December

NOTABLE EVENTS

ANNUALLY

SoBe Food & Wine Festival
Art Basel
Miami Music Week
SOBE Jazz Festival
Pride Month
Make Music Miami
Halloween
Christmas Tree Lighting

WEEKLY

Smorgasburg Fridays
Free Bootcamp Saturdays
Free Yoga on the Road Sundays
Farmers Market Sundays
Antiques and Collectibles Market Sundays

OTHER EVENTS

Open Air Tango on the Road monthly
Artistic and Cultural activations

A photograph of a large crowd of people at the SOBE Food & Wine Festival, with various food stalls and banners visible in the background.

SOBE FOOD & WINE FESTIVAL
February

A photograph of a large, colorful rainbow flag sculpture in front of a modern building, representing Pride Month.

PRIDE MONTH
April

A photograph of a large crowd of people at an outdoor event, likely Miami Music Week, with palm trees in the background.

MIAMI MUSIC WEEK
March

A photograph of a large crowd of people walking through a gallery space, likely Art Basel, with a large pink banner visible in the background.

ART BASEL
December



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LINCOLN ROAD

// LOCATION MAP OVERVIEW



DRIVE TIMES

// 00 to 20 min

Miami Beach Conv Cntr	// 01 min
South of Fifth	// 08 min
Ocean Drive	// 05 min
Design District	// 15 min
Downtown Miami	// 20 min
Port of Miami	// 19 min
Wynwood	// 20 min

// 21 to 29 min

Little Havana	// 21 min
Vizcaya Museum	// 21 min
MIA (Airport)	// 22 min
Brickell	// 22 min
Coconut Grove	// 25 min

// 30+ min

Hard Rock Stadium	// 30 min
Key Biscayne	// 31 min
University of Miami	// 32 min
Miami Lakes	// 33 min
Aventura	// 35 min
Kendall	// 35 min
South Miami	// 37 min
Doral	// 37 min
Pinecrest	// 38 min



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