

RETAIL SPACE
LINCOLN ROAD

1655
MERIDIAN AVE



MIAMI BEACH, FL 33139

1655 MERIDIAN AVE



Property Overview



PRIME LOCATION

2,788 SF 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 8.5 million visitors annually.



LOVED BY LOCALS

Lincoln Road is the most frequently visited location in Miami Beach for people living locally. Over 69% of local residents visit 2-3 times a month.



NEIGHBORS

Surrounded by flagship stores from top worldwide retailers including H&M, Sephora, Apple, Showfields & Anthropologie.



OFFICE GROWTH

First-in-class developers are planning to build more than 800,000 SF of new class A office space adjacent to Lincoln Road.



CULTURAL HUB

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



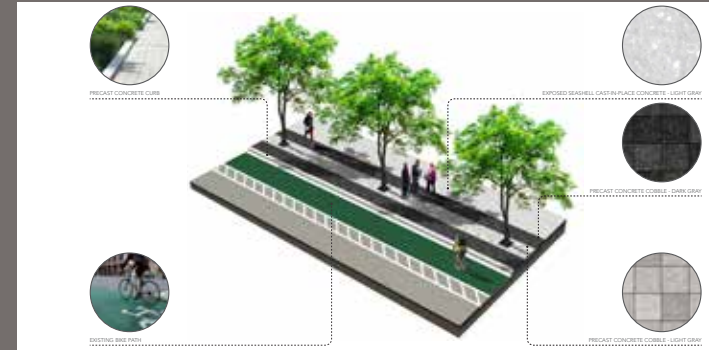
1655 MERIDIAN AVE

Lincoln Road master plan

Lincoln Road will be undertaking a unique transformation that will embrace its rich culture and diversity while infusing a more eclectic, bold, cultural and community-driven focus. The master plan aims to create physical and operational improvements for the pedestrian portion of Lincoln Road and its adjacent streets including, more public seating, spaces for art installations and a refreshed pavement design that will convert the road into an immersive and multi-faceted destination.

The planned transformation of the road will take the convergence of Miami locals and international tourists to a new level through art, design, music, gastronomy, culture and fashion.

PROPOSED MATERIALS AT MERIDIAN AVE



Meridian Ave (Proposed)

Install Wayfinding Signage



Install Interactive Directory



Carve Out Space for Sidewalk Cafes

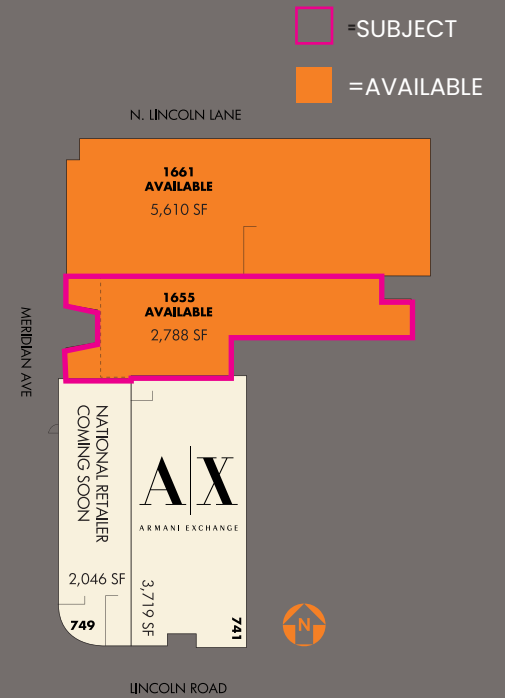
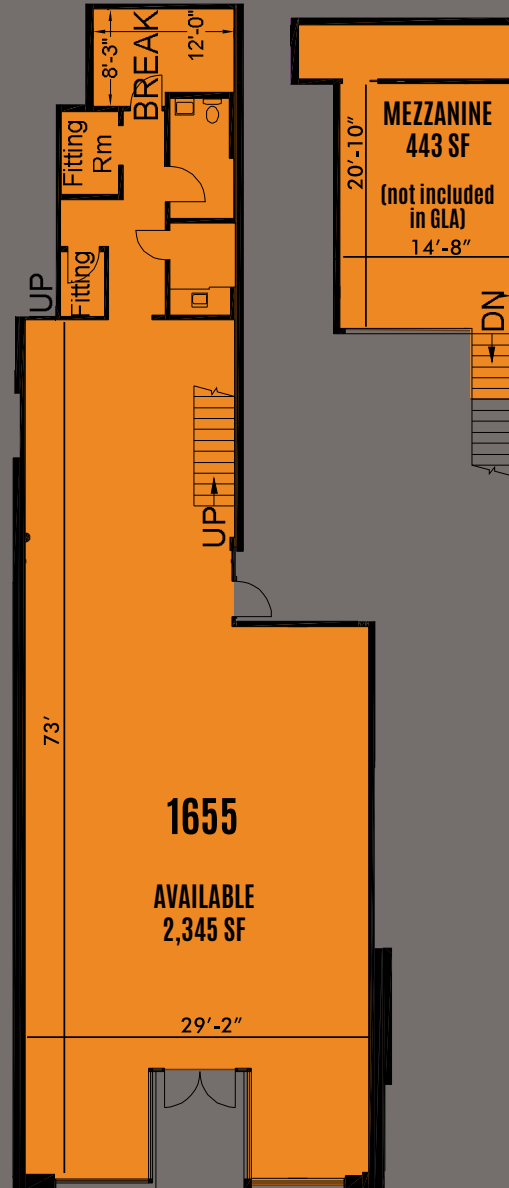


Plant Street Trees, Use Paving Strategically



1655 MERIDIAN AVE

FLOOR PLAN



1655 MERIDIAN AVE

SURROUNDING AREA



THE MIAMI BEACH EXPERIENCE

LINCOLN ROAD

281
Businesses

65
Restaurants

800,000
SF of Retail

1,000,000
SF of Office Space

VISITORS TO LINCOLN ROAD - ORIGINS

37.25%
Miami Dade
County

40%
Outside
of the US

13.5%
Elsewhere
in the US

10%
Other Locations
in FL

MIAMI BEACH

91,718
Total
Population

\$2B
Total
Hospitality Sales

\$1.5B
Total
Retail Sales

\$17,185
Total Retail Sales
per Capita



AREA MAP

LOCATION

