

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



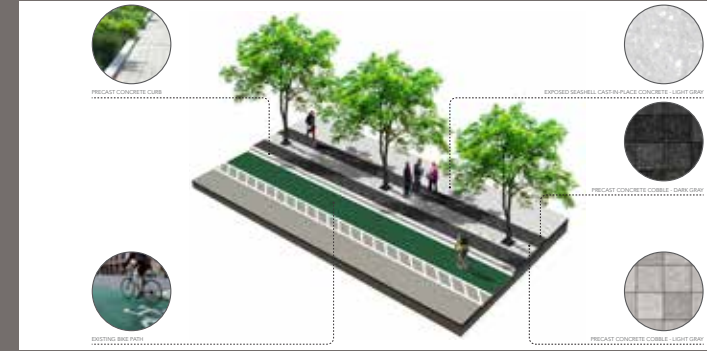
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## Lincoln Road master plan

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

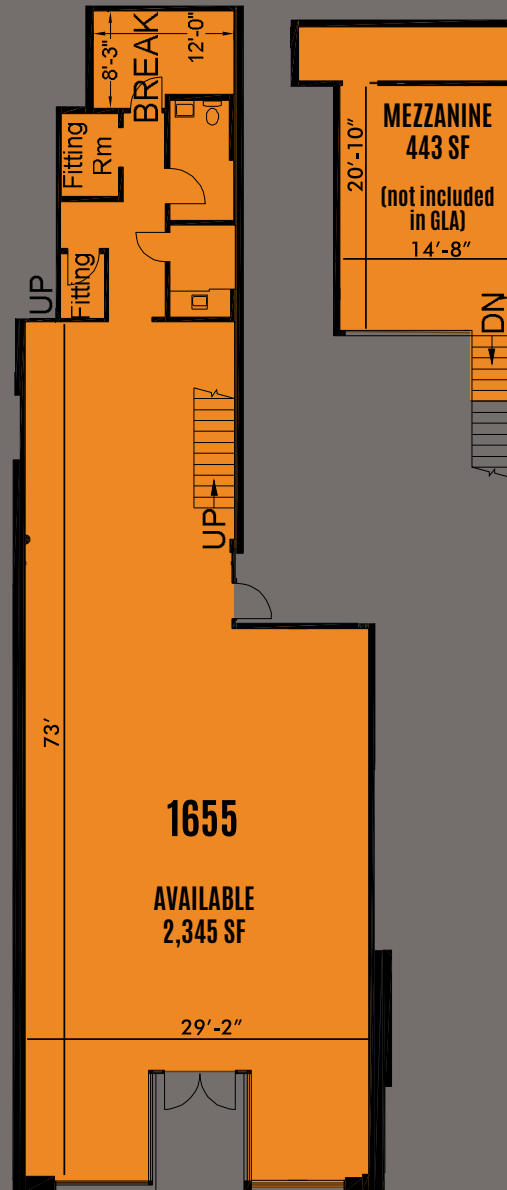




Plant Street Trees, Use Paving Strategically



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## FLOOR PLAN



-  = SUBJECT
-  = AVAILABLE



For retail leasing information, please contact: MINDY MCILROY • [mmcilroy@terrancorp.com](mailto:mmcilroy@terrancorp.com) • 305.779.8970



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## 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



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## AREA MAP

 = LOCATION



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