

Retail/Restaurant Spaces Available

in the Heart of North Beach | **700 to 7,000 SF**

730 71st Street, Miami Beach, FL 33141

FOR LEASE



CONCEPTUAL RENDERING



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BUILDING SIZE
7,166 SF

SPACES
772 - 7,122 SF

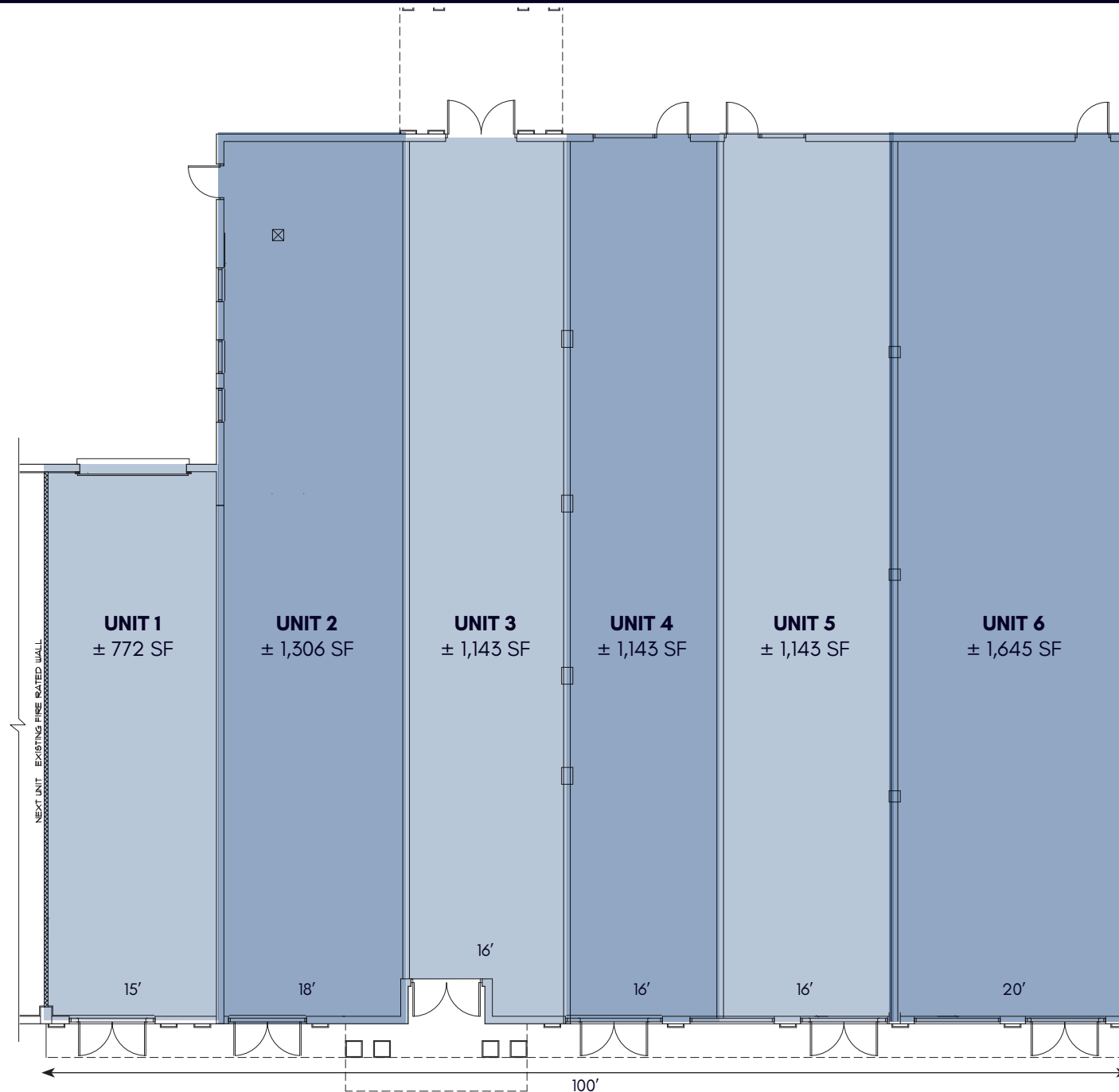
POSSESSION
Immediate

FRONTAGE
100 ft

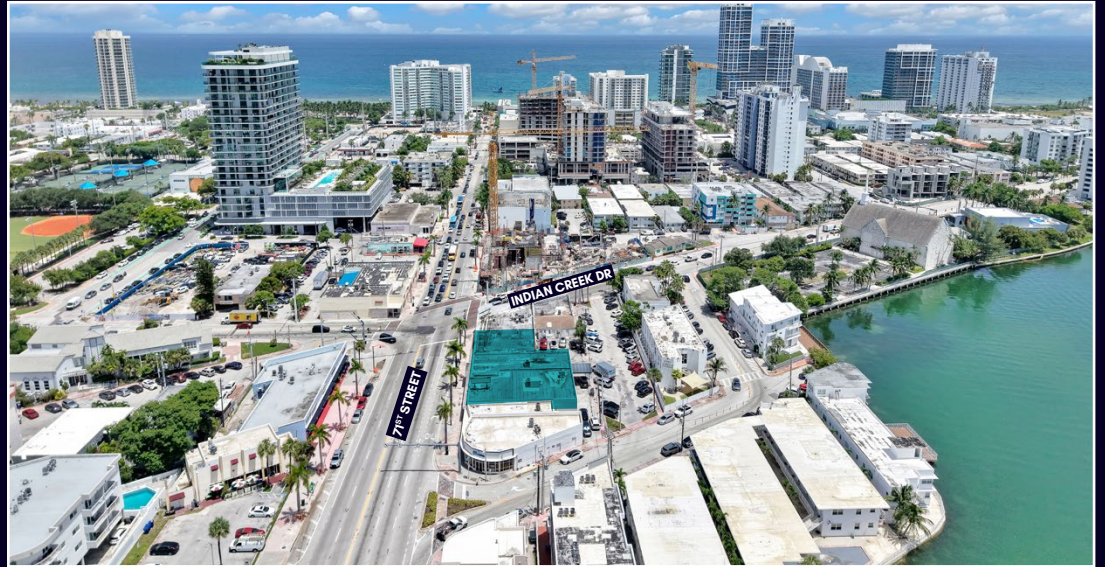
RENT
Upon Request

PROPERTY HIGHLIGHTS

- Ideal for small bay restaurant, fitness, health and beauty
- Small bay units can be delivered with new storefronts and grease trap connection
- Development Pipeline - Benefit from over 1,500 residential units being delivered within a five-block radius



BUILDING SIZE
7,166 SF



MARKET & DEMOGRAPHICS

- Over 1,500 new residential units planned or delivered in the immediate area
- More than 400 new hotel rooms under development within walking distance

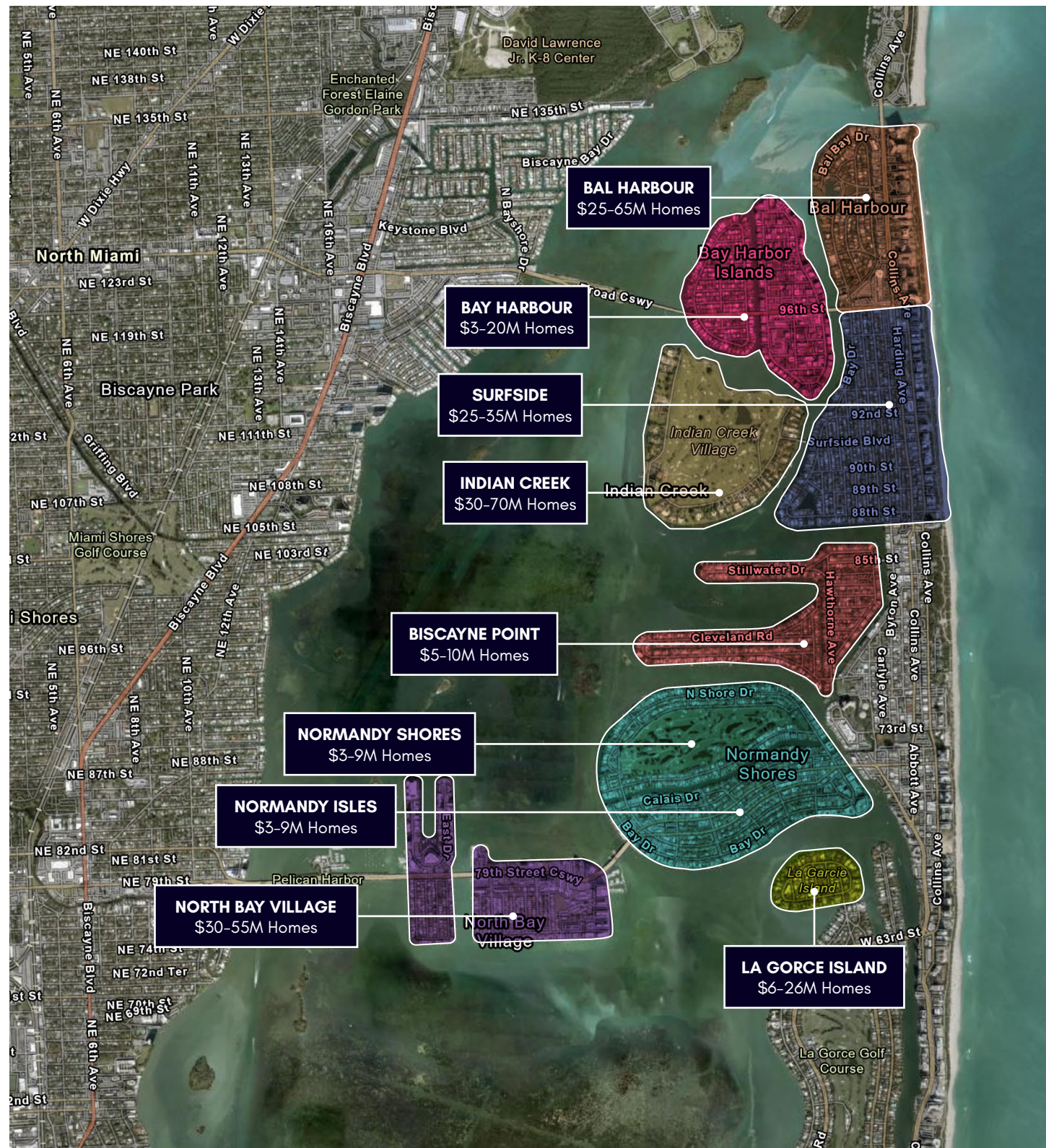
SITE ADVANTAGES

- Steps from North Beach Oceanside Park and the Miami Beach Bandshell venue
- Strong daytime and evening population, driven by tourism and locals



NEIGHBORHOOD	MEDIAN SALE PRICE	HIGHEST HOME VALUES
Bal Harbour	~\$2.9M	\$78M
Bay Harbor Islands	~\$900K	\$22M
Surfside	~\$1.2M	\$55M
Indian Creek Village	~\$73.5M	\$90M
Biscayne Point	~\$3.0M	\$22M
Normandy Shores	~\$2.15M	\$13M
Normandy Isles	~\$390K	\$15M
North Bay Village	~\$550K	\$25M
La Gorce Island	~\$4.9M	\$60M

DEMOGRAPHICS (1, 2, 3 MILES)		
TOTAL POPULATION	DAYTIME POPULATION	AVG HH INCOME
24,739	63,823	\$135,925
46,135	162,035	\$148,663
69,362	475,012	\$164,632



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FOR INQUIRIES, CONTACT:

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