

1743 Bay Road
Miami Beach, FL



For Sale in Sunset Harbour

3,740 SF Freestanding
commercial building in the
highly sought-after Sunset
Harbour neighborhood.
5,500 SF lot zoned I-1

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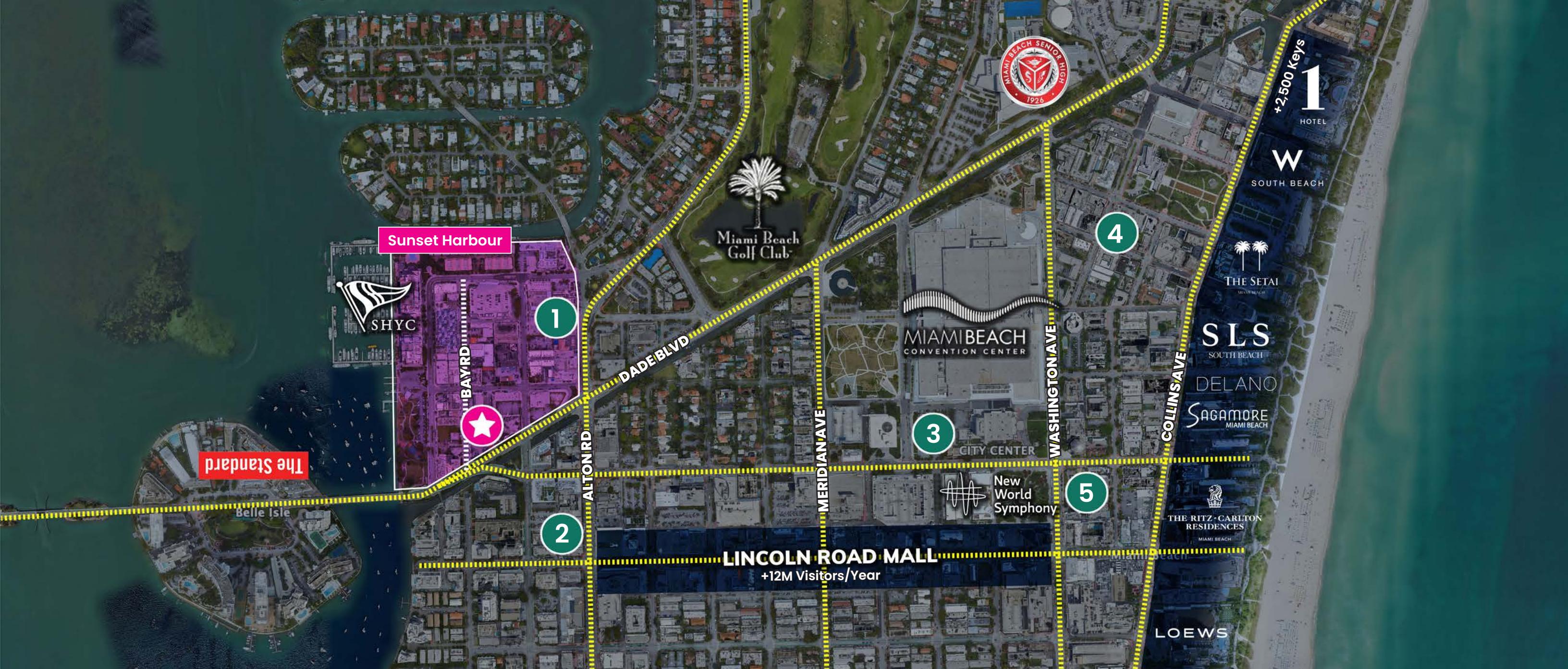


Property Profile

Address	1743 BAY RD, MIAMI BEACH, FL
Year Built	1937
Folio	02-3233-012-0670
Zoning	I-1
Total Building Size	3,740 SF
Parcel Size	5,500 SF(0.13 AC)
Building FAR	0.68

The property is located at 1743 Bay Road in the vibrant Sunset Harbour neighborhood, known for its dynamic mix of upscale restaurants, boutique shops, and luxury condominiums, attracting both locals and tourists alike.

This one-story, freestanding building encompasses 3,740 square feet of space on a 5,500 square foot lot. Situated in Sunset Harbour, one of Miami Beach's most desirable areas, the property benefits from high visibility and foot traffic, being in close proximity to popular retail, dining, and residential developments; including the new 18Sunset building directly across the street, featuring two floors of Class A+ office space, ground floor retail space and luxury residential units.



Sunset Harbour

Located on the picturesque bay side of Miami Beach, Sunset Harbour is a vibrant neighborhood that offers a perfect blend of modern luxury and laid-back charm. This trendy enclave is known for its chic boutiques, stylish shops, and intimate restaurants that cater to a diverse and discerning clientele. Just a short stroll from the iconic Lincoln Road, Sunset Harbour has rapidly emerged as one of Miami Beach's most sought-after destinations for shopping, dining, and leisure.

New Developments

- 1 **1840 Alton Road**
40,000 SF Mixed-Use Building
- 2 **The Alton**
170,000 SF of office space, 17,000 SF of ground floor retail, and five luxury residences
- 3 **The Grand Hyatt**
800-key hotel opening 2026
- 4 **Collins Park Hotel Miami**
294-key hotel opening 2025
- 5 **Thompson Miami Beach**
150-key hotel opening 2025

Sunset Harbor Shops



Lincoln Road Mall

GAP
adidas

Apple
NIKE

MILA
lululemon
VICTORIA'S SECRET

1212 Lincoln

ANATOMY
FITNESS

citizen
hotels

peteralexander

Residence
Inn
Marriott

TRADER JOE'S

Ps Public
Storage®

1745

Bay Road

EIGHTEEN SUNSET

Five-story, mixed-use building
with 38,660 SF Class A
office space and 17,000 SF
of ground floor retail

Sunset Harbour

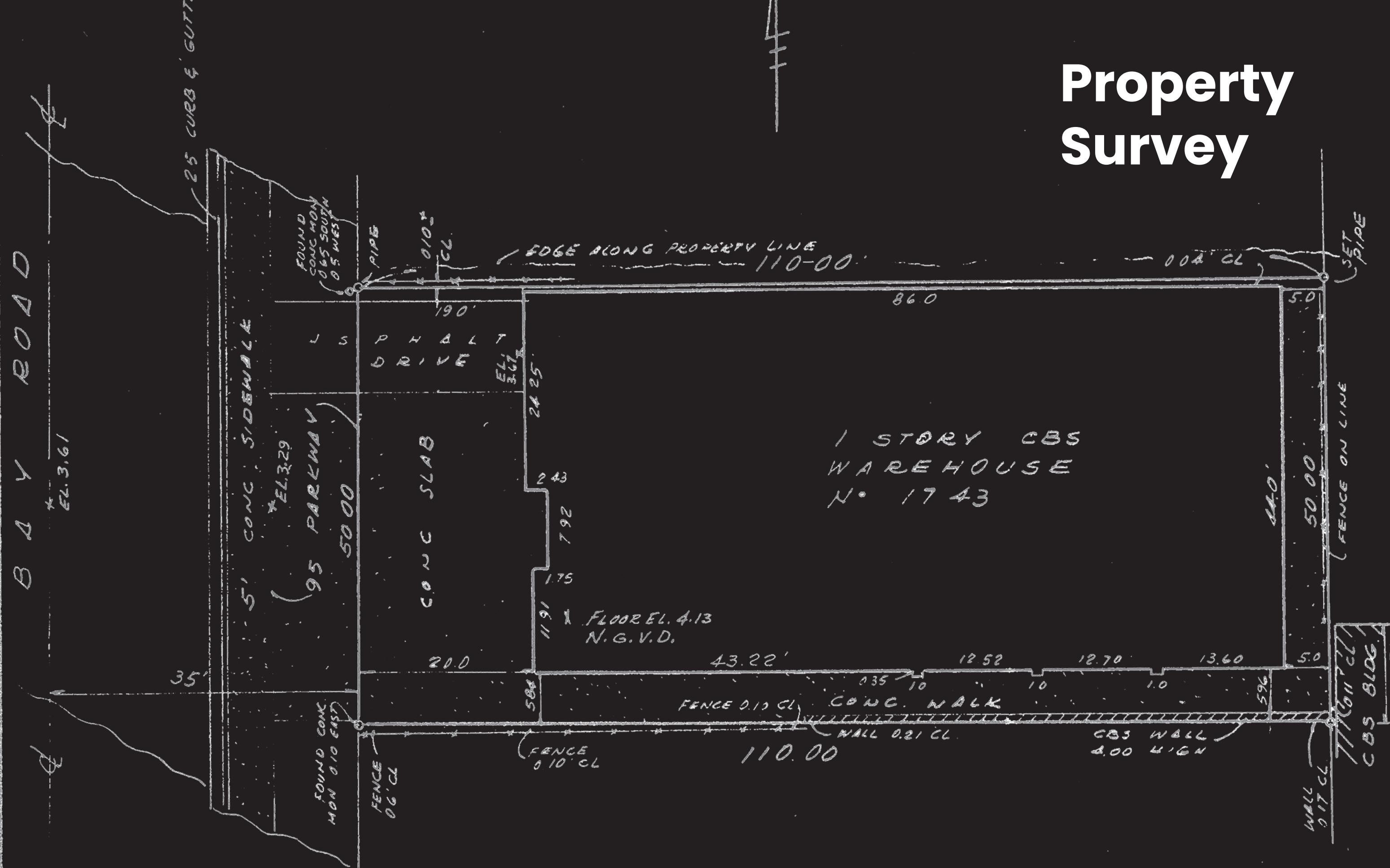
Sunset Harbour has evolved into one of Miami Beach's most dynamic and sought-after neighborhoods, known for its unique blend of urban sophistication and coastal tranquility. Positioned along the picturesque bayfront, this vibrant area is a magnet for both residents and visitors who are drawn to its eclectic mix of upscale retail, culinary excellence, and recreational opportunities.

In recent years, Sunset Harbour has experienced significant growth and development. The neighborhood has seen the addition of numerous high-end boutiques, fitness studios, and gourmet restaurants, contributing to its reputation as a trendy, yet laid-back destination.

Sunset Harbour's proximity to Lincoln Road Mall and other key Miami Beach attractions enhances its appeal, offering easy access to the cultural and entertainment offerings of the broader South Beach area. The neighborhood has also benefited from substantial infrastructure improvements, including enhanced pedestrian walkways, upgraded public spaces, and improved transportation links, making it even more accessible and attractive to a diverse range of people.



Property Survey



Demographic Information

2024 Summary	1 mile radius	2 mile radius	3 mile radius
Population	22,764	44,514	75,739
Households	13,488	25,241	41,915
Families	4,801	9,586	16,402
Average Household Size	1.68	1.75	1.80
Owner Occupied Housing Units	4,844	9,717	15,890
Renter Occupied Housing Units	8,644	15,524	26,025
Median Age	42.2	43.8	40.8
Median Household Income	\$82,576	\$80,356	\$93,689
Average Household Income	\$130,991	\$136,144	\$146,977

2029 Summary			
Population	22,457	44,196	80,428
Households	13,529	25,380	45,179
Families	4,908	9,836	17,934
Average Household Size	1.66	1.73	1.77
Owner Occupied Housing Units	5,225	10,450	17,456
Renter Occupied Housing Units	8,304	14,930	27,724
Median Age	44.0	45.4	42.3
Median Household Income	\$101,278	\$99,246	\$110,747
Average Household Income	\$153,703	\$158,987	\$169,880





Miami Beach Market Overview

Miami Beach is one of the strongest retail trade submarkets in Miami-Dade County and South Florida due to the high traffic of visitors as well as full-time and seasonal residents. It is the entertainment epicenter of South Florida making the area one of the top vacation destinations in the world, attracting visitors from near and far with its miles of pristine beaches, tropical climate, internationally acclaimed nightlife scene, world class shopping and restaurants, and trend-setting global arts culture.

As a major tourist destination, Miami Beach welcome international, domestic, state residents, and day-trippers at all times of the year to visit the white sandy beaches, turquoise water, and over-the-top dining and cultural scene. In fact, Miami Beach welcomed nearly 10.5 million visitors in 2023, surpassing that average in 2022 which saw a total of 9 million visitors. Furthermore, just below half of all 19.3 million overnight visitors to Miami choose to stay in Miami Beach bolstering the retail market with increased demand for restaurants and shopping.

The Miami Beach retail submarket is comprised of 8.5 million square feet of retail space across 604 buildings. The current average asking rent for retail space in Miami Beach is \$94.20 per square foot, an increase of 12 percent over the last five years. There's approximately 60,000 SF of retail currently under construction and as new construction continues to deliver to the market, increases in vacancy are expected. Additionally, rent growth is expected to remain healthy throughout 2024 as demand continues to outweigh supply in the submarket.



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