



42 PINE

RETAIL/RESTAURANT SPACES FOR LEASE



42 PINE

42 Pine is centrally located in one of Miami Beach's most coveted and walkable residential neighborhoods.

- Located just north of Arthur Godfrey Rd and a few short blocks from the Atlantic Ocean
- Ground floor retail at the base of a residential building with floor to ceiling glass storefronts
- High vehicular and pedestrian traffic with multiple municipal parking lots surrounding the project
- Corner restaurant +/- 2,090 SF
- Retail spaces +/-993 -1,784 sf

340 W 42 St Miami Beach, FL 33140		2 mi Radius
Population		35,514
Average HH Income		\$155,250
Daytime Demographics		43,498
% Bachelor's Degree		76.9%
Median Age		43.4



Biscayne Bay



SHOPPING CORRIDOR

- 41 PIZZA
- BAGEL TIME
- BANK OF AMERICA
- CARLOS & GABBYS
- CHASE BANK
- CVS PHARMACY
- DUNKIN DONUTS
- KOSHER PRICE
- L LATIN CAFE
- LENNYS
- MEDRITE URGENT CARE
- PITA HUT
- PITA LOCA
- STARBUCKS
- TASTY BEACH CAFE
- TORAH TREASURE
- WALGREENS
- ROASTERS & TOASTERS
- UPS
- AT & T
- T-MOBILE
- YES MARKET

Atlantic Ocean

LINCOLN ROAD MALL

- | | |
|---------------|------------|
| AMC | MACY'S |
| ANTHROPOLOGIE | NESPRESSO |
| APPLE | NIKE |
| EXPRESS | SEPHORA |
| GAP | STARBUCKS |
| H & M | SUITSUPPLY |
| J.CREW | TED BAKER |
| LULU LEMON | ZARA |

JULIA TUTTLE CAUSEWAY

41ST STREET

PINE TREE DRIVE

SUNSET ISLANDS

BAYSHORE GOLF COURSE

ALTON RD

BASS MUSEUM

DADE BLVD

SUNSET HARBOR SHOPS

PUBLIX

BOTANICAL GARDENS

CONVENTION CENTER

PUBLIX

VENETIAN CAUSEWAY

TRADER JOES

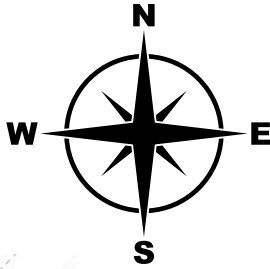
COLLINS AVE

ALTON RD

FLAMINGO PARK

WHOLE FOODS

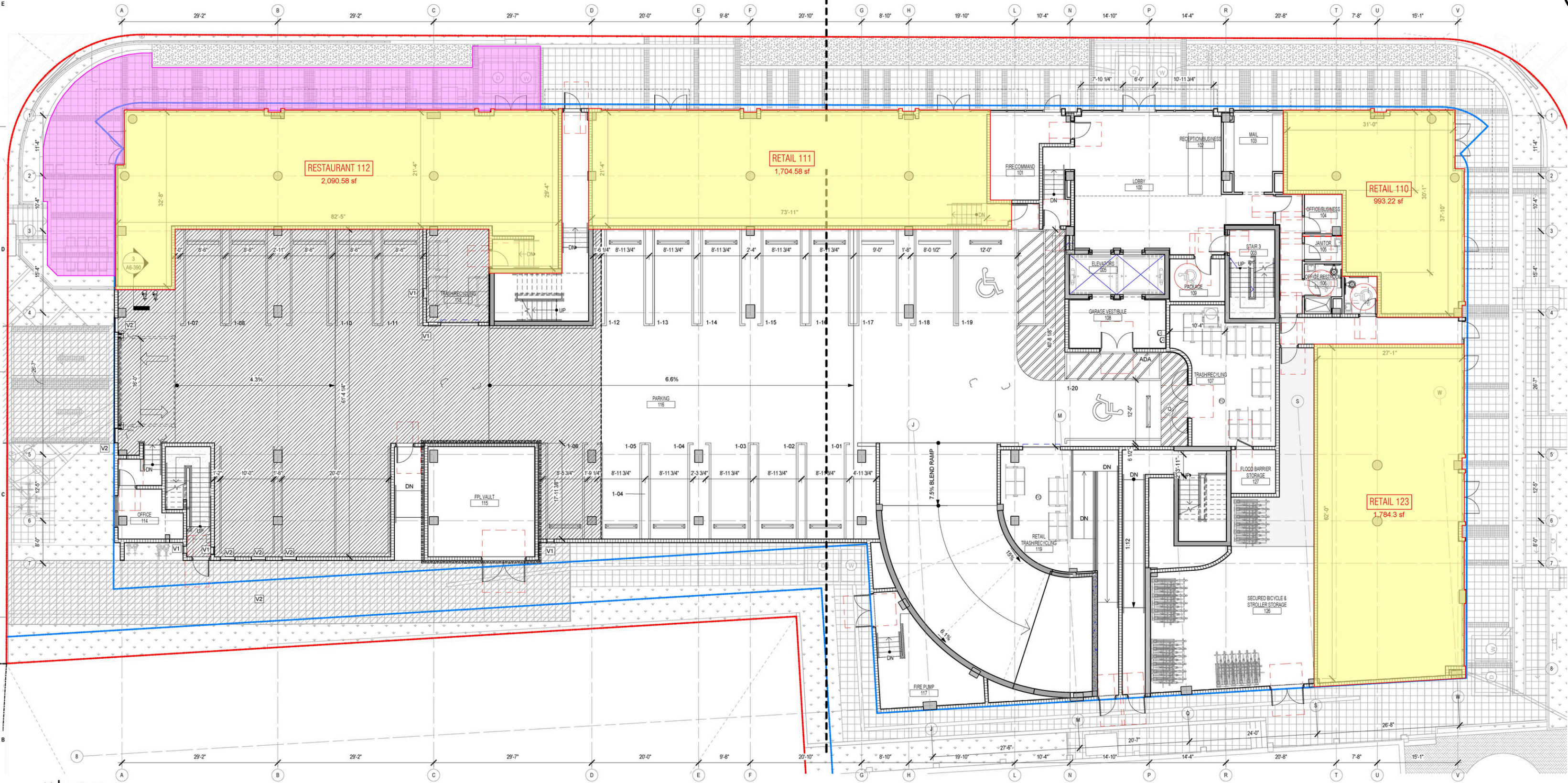
Site Plan



42nd Street

Sheridan Avenue

Pine Tree Drive



A1 LEVEL 01
SCALE: 1/8" = 1'-0"



42 PINE

THE TEAM

Lyle Stern
lyle@verticalremia.com
305-785-3863

Robin Weiner
robin@verticalremia.com
305-338-8879



VERTICAL
REAL ESTATE