



2ND GENERATION RESTAURANT | LINCOLN RD

RETAIL PROPERTY FOR LEASE

533 LINCOLN RD

- + **PROPERTY TYPE**
Retail
- + **AVAILABLE SF**
4,160 SF
- + **AVAILABLE UNITS**
2
- + **LEASE TYPE**
Negotiable

PROPERTY OVERVIEW

FA Commercial presents a rare opportunity to acquire a **fully renovated 2nd generation restaurant** in the heart of Miami Beach. Spanning 10,500 SF total across two floors and sitting on a 5,250 SF lot, this property **features two restaurant spaces** and a hotel component combining hospitality and culinary excellence.

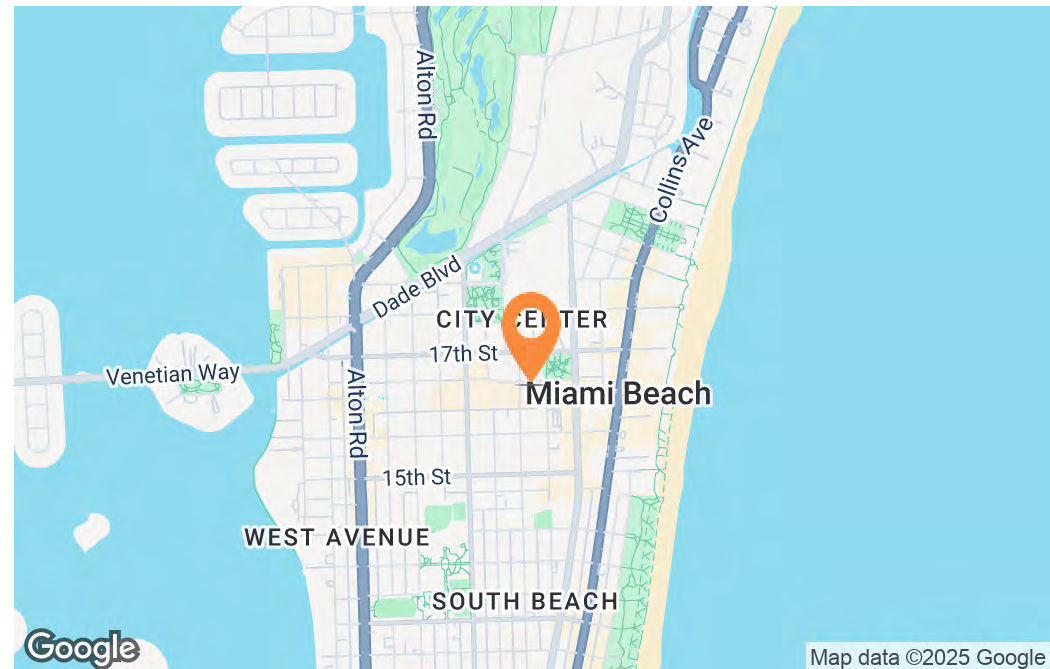
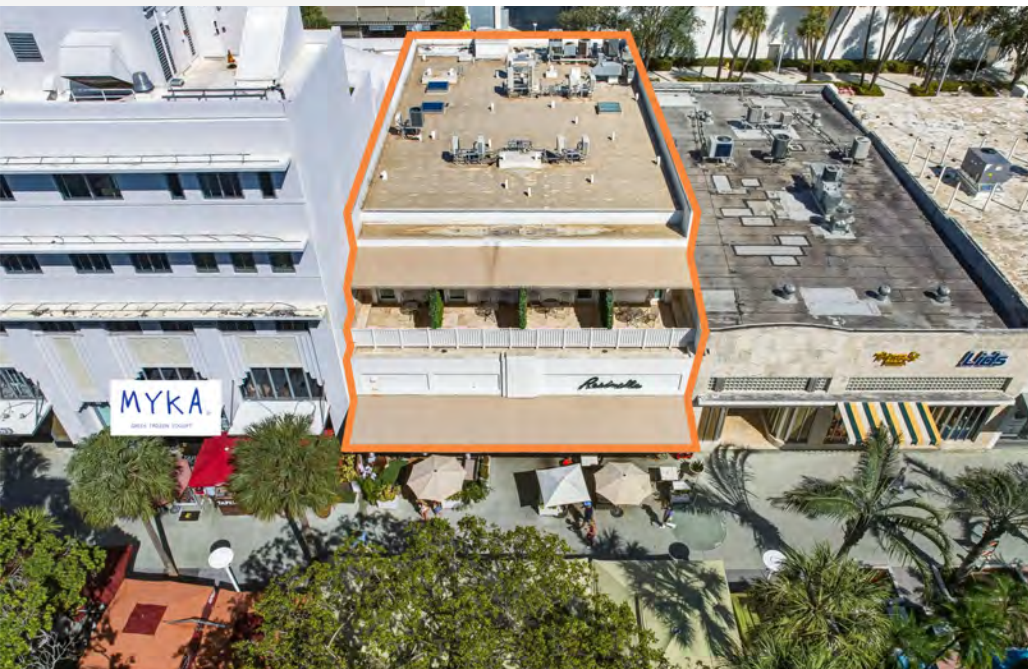
PROPERTY HIGHLIGHTS

- Ground floor (4,160 SF) consists of 2 available restaurant spaces
- Unit 1: 1,990 SF
- Unit 2: 2,170 SF
- Ground floor can be leased all together or separate, including second floor
- Second floor (5,250 SF) is a boutique hotel/Airbnb of 8 rooms
- Positioned in a high-traffic area with strong pedestrian flow
- Free from existing franchise or branding agreements

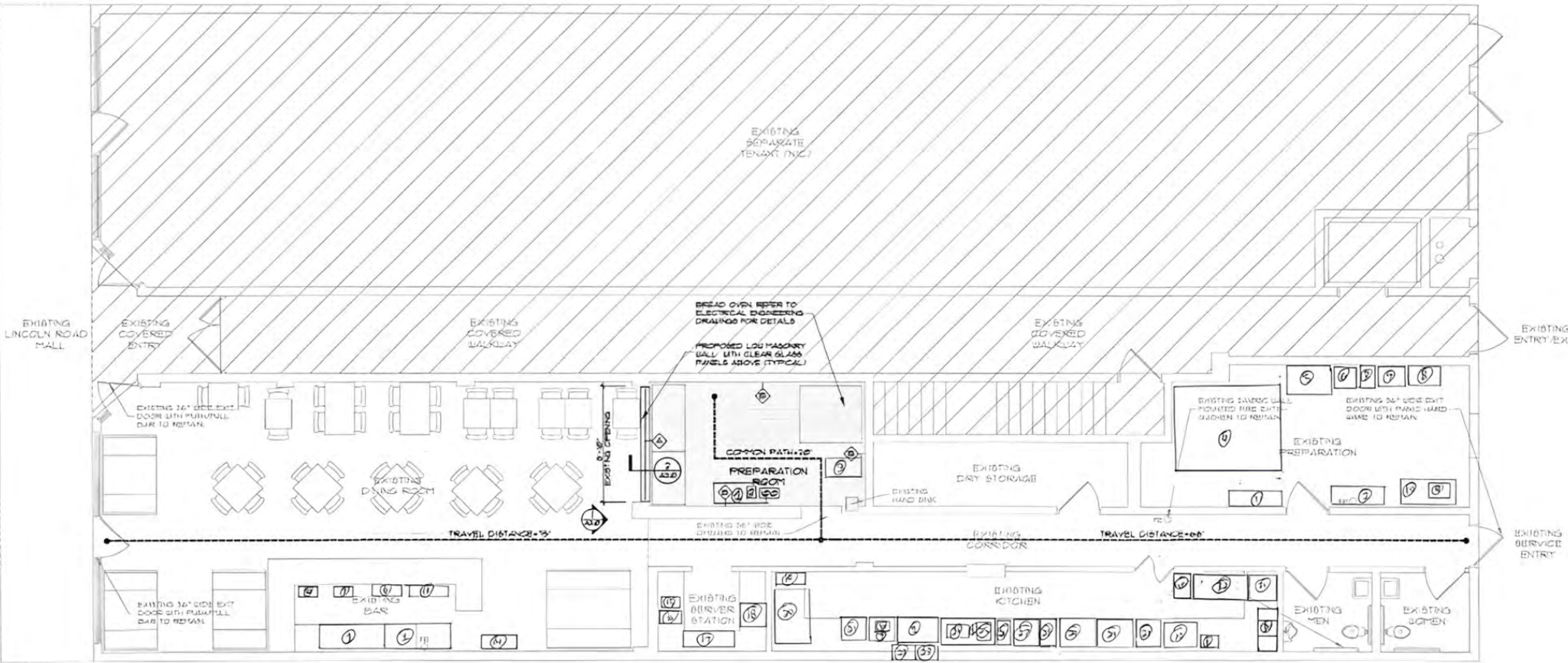
YouTube



WATCH OVERVIEW
PROPERTY VIDEO



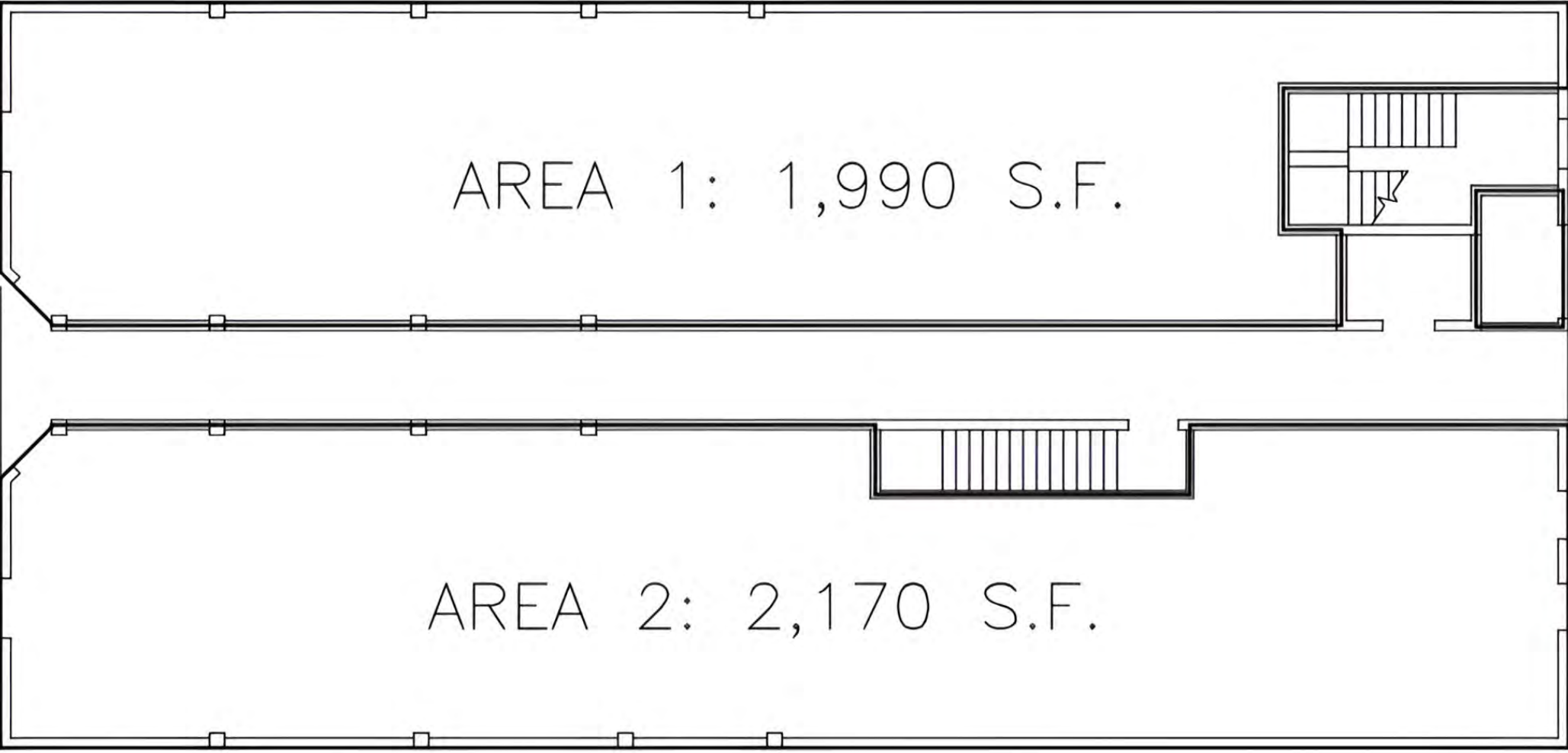
Map data ©2025 Google



Equipment Schedule

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35

 **PARTIAL GROUND FLOOR PLAN**
PROPOSED
SCALE 1/4" = 1'-0"



AREA 1: 1,990 S.F.

AREA 2: 2,170 S.F.

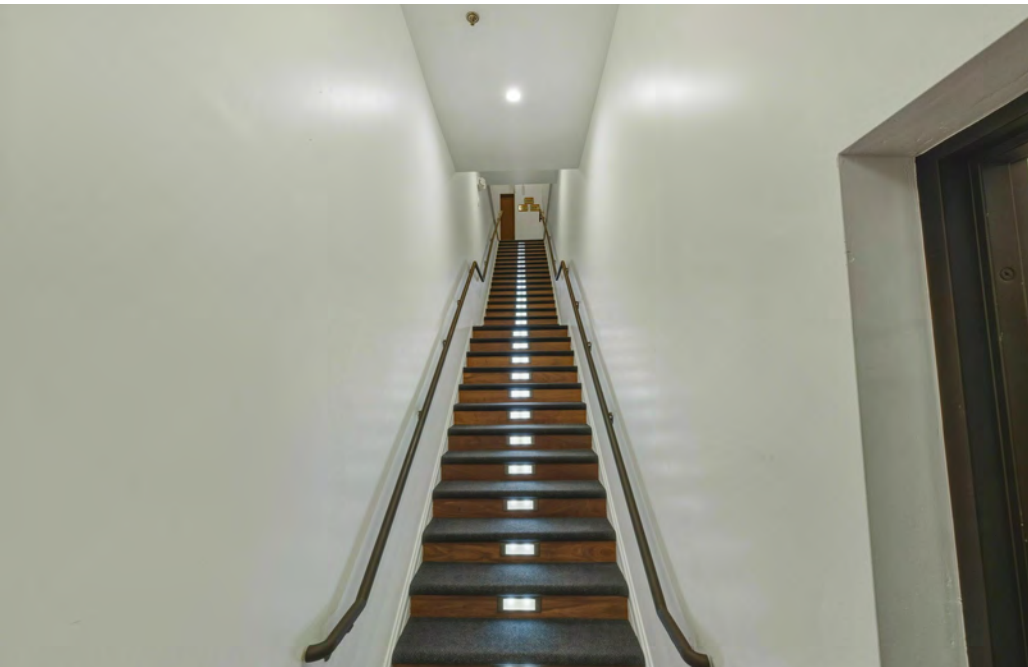
PROPERTY EXTERIOR

RETAIL PROPERTY FOR LEASE









AERIAL PHOTOS

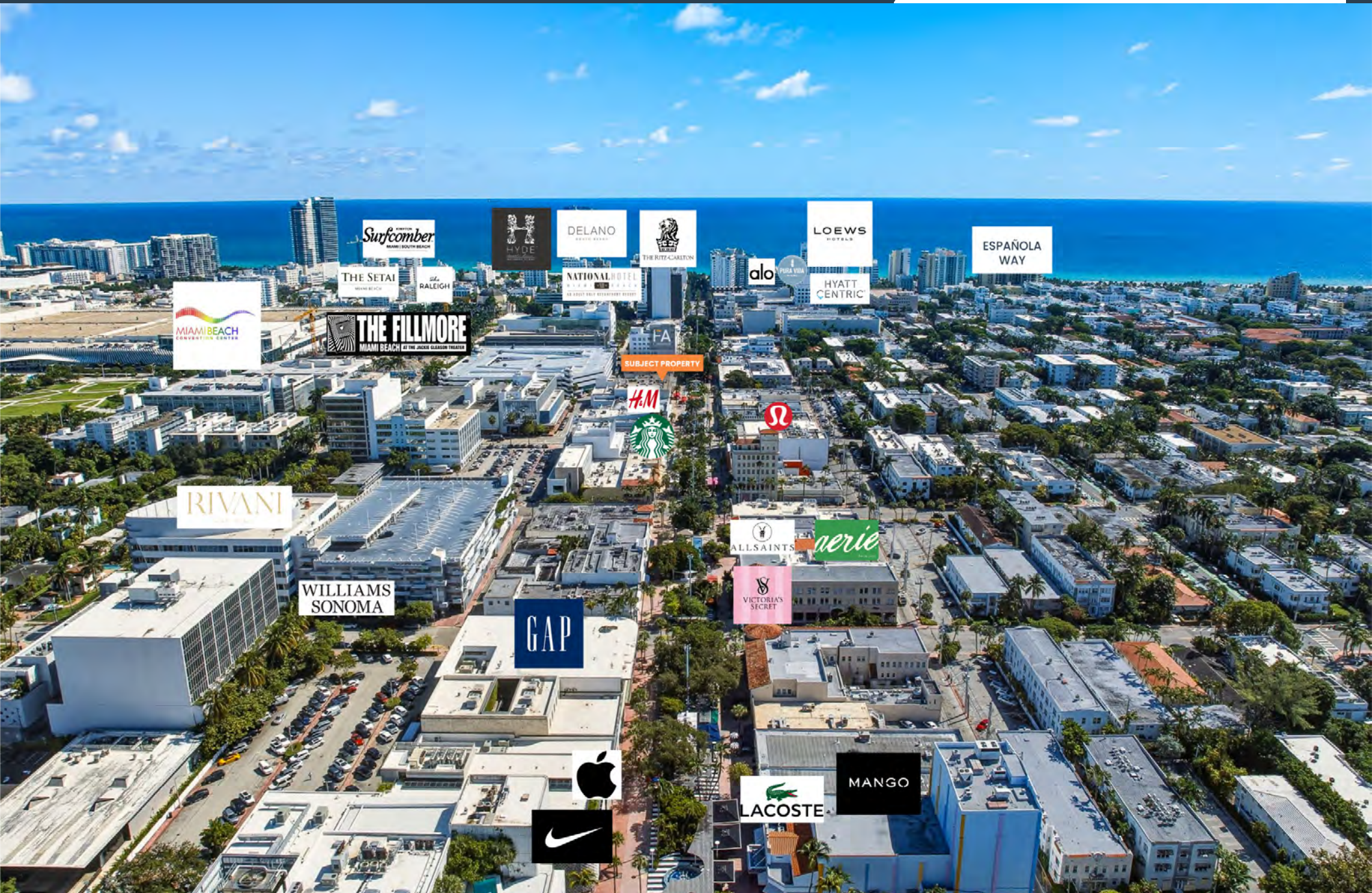
RETAIL PROPERTY FOR LEASE



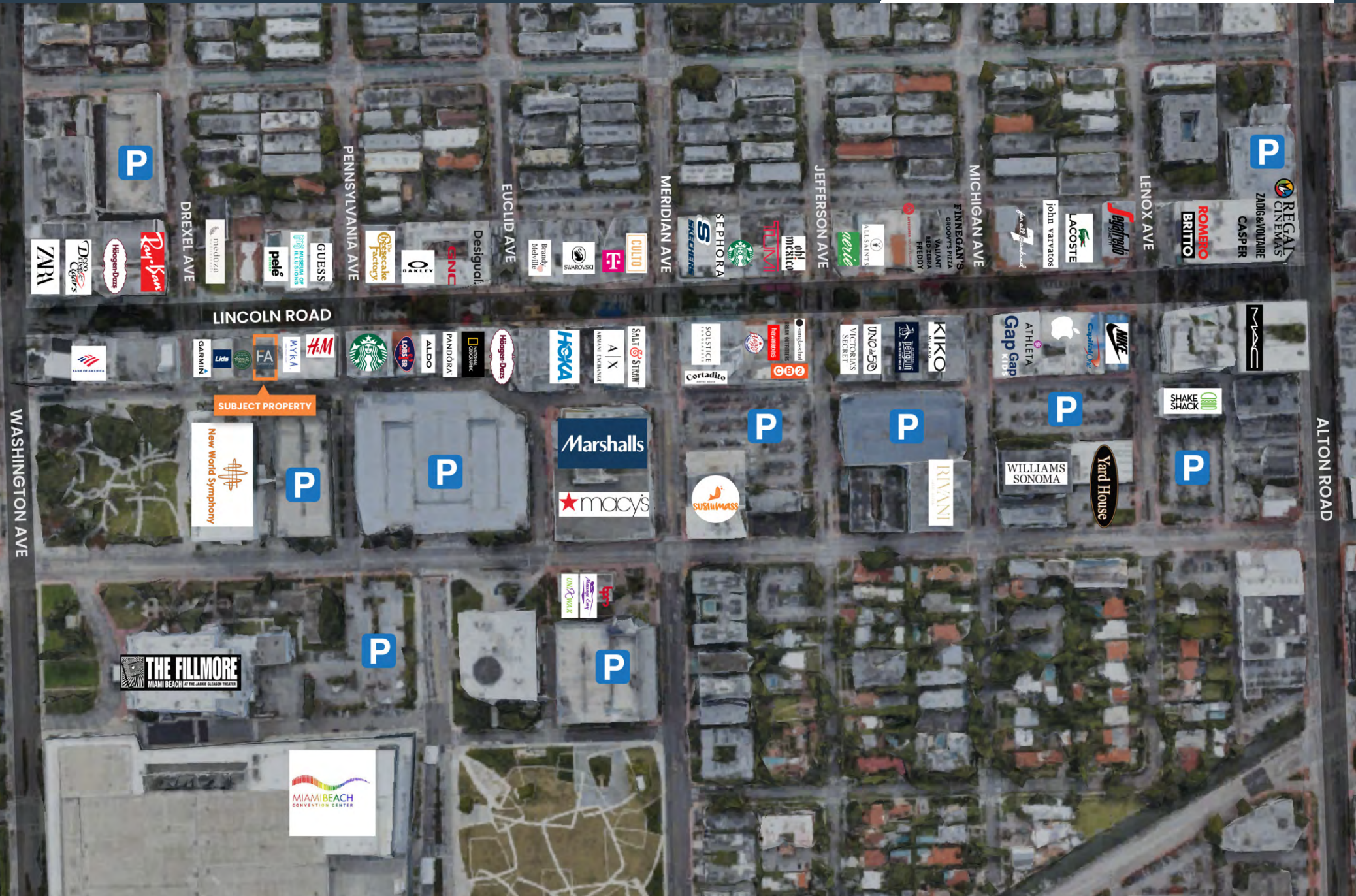












RIVANI is set to redefine the modern workspace experience in Miami Beach with the introduction of its groundbreaking Class X concept. Designed to merge luxury, wellness, and productivity, RIVANI offers an elevated environment where high-performance living meets holistic well-being.

The project features white-glove concierge service, valet, private social spaces, conference and podcast rooms, and a curated culinary program. Wellness amenities include a spa with cold plunge and infrared sauna, meditation and fitness areas, and biohacking facilities — bringing the “desk to zen” philosophy to life.

With its forward-thinking approach, RIVANI marks a new benchmark in workspace design — transforming the way individuals work, reset, and thrive.



MIAMI BEACH DEVELOPMENTS

RETAIL PROPERTY FOR LEASE



Rosewood The Raleigh



72 Miami Beach Condo



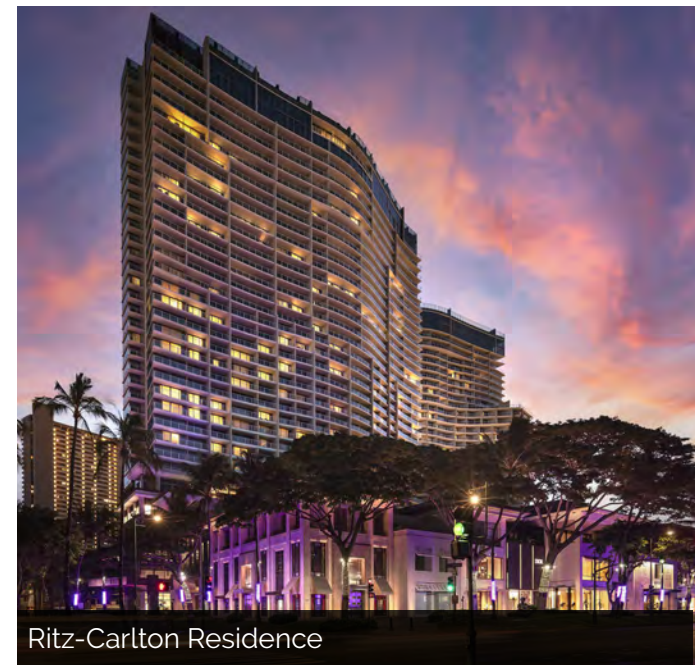
1250 West Avenue Condo



The Shore Club & Resort



Grand Hyatt Convention Center Hotel



Ritz-Carlton Residence

DISCOVER MIAMI BEACH



Lincoln Road Mall



South Beach

RETAIL PROPERTY FOR LEASE



Moxly Hotel Miami Beach



Miami Beach Convention Center



The Jackie Gleason Theater of the Performing Arts



Miami Art Deco District

DEMOGRAPHICS MAP & REPORT

RETAIL PROPERTY FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,800	6,865	27,693
Average Age	43	44	44
Average Age (Male)	44	44	44
Average Age (Female)	43	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,357	4,155	16,450
# of Persons per HH	1.6	1.7	1.7
Average HH Income	\$76,952	\$83,549	\$107,918
Average House Value	\$613,796	\$656,381	\$680,306
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	52.9%	52.0%	46.3%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	1,686	3,172	14,635
Total Population - Black	166	314	954
Total Population - Asian	96	169	652
Total Population - Hawaiian	2	5	10
Total Population - American Indian	25	44	120
Total Population - Other	558	926	3,173

Demographics data derived from AlphaMap



Map data ©2025 Google

OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation**.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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