

Miami Beach Retail/Restaurant For Lease



2814 Collins Ave Miami Beach, FL 33140





Up to 7,239 SF available



Large outdoor patio fronting Collins Ave and in building breezeway



Underneath new Rentyl Resorts short-term rental units



Located directly across Miami Beach Edition Hotel, Edition Residences, and AC Hotel Miami Beach



Walking distance to the Faena Hotel Miami Beach, Palms Hotel and Spa, One Hotel, W Hotel, and more



High volume restaurants along Collins Avenue include the Matador Room, Pao by Paul Qui, Los Guegos by Francis Mallman, Water Rooftop, OLA, STK Steakhouse, and the Market at the Edition



Valet parking available

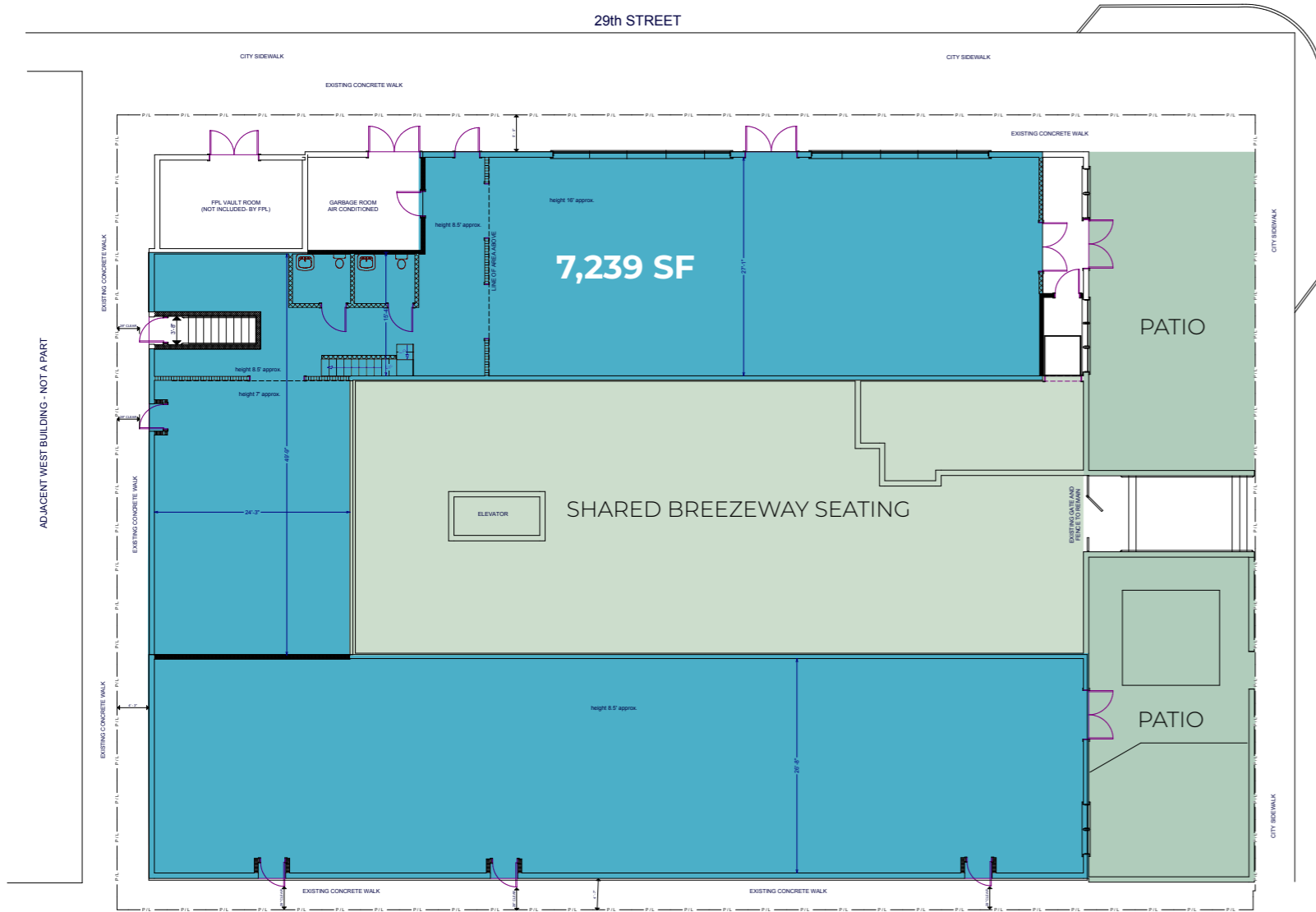


PROPERTY HIGHLIGHTS

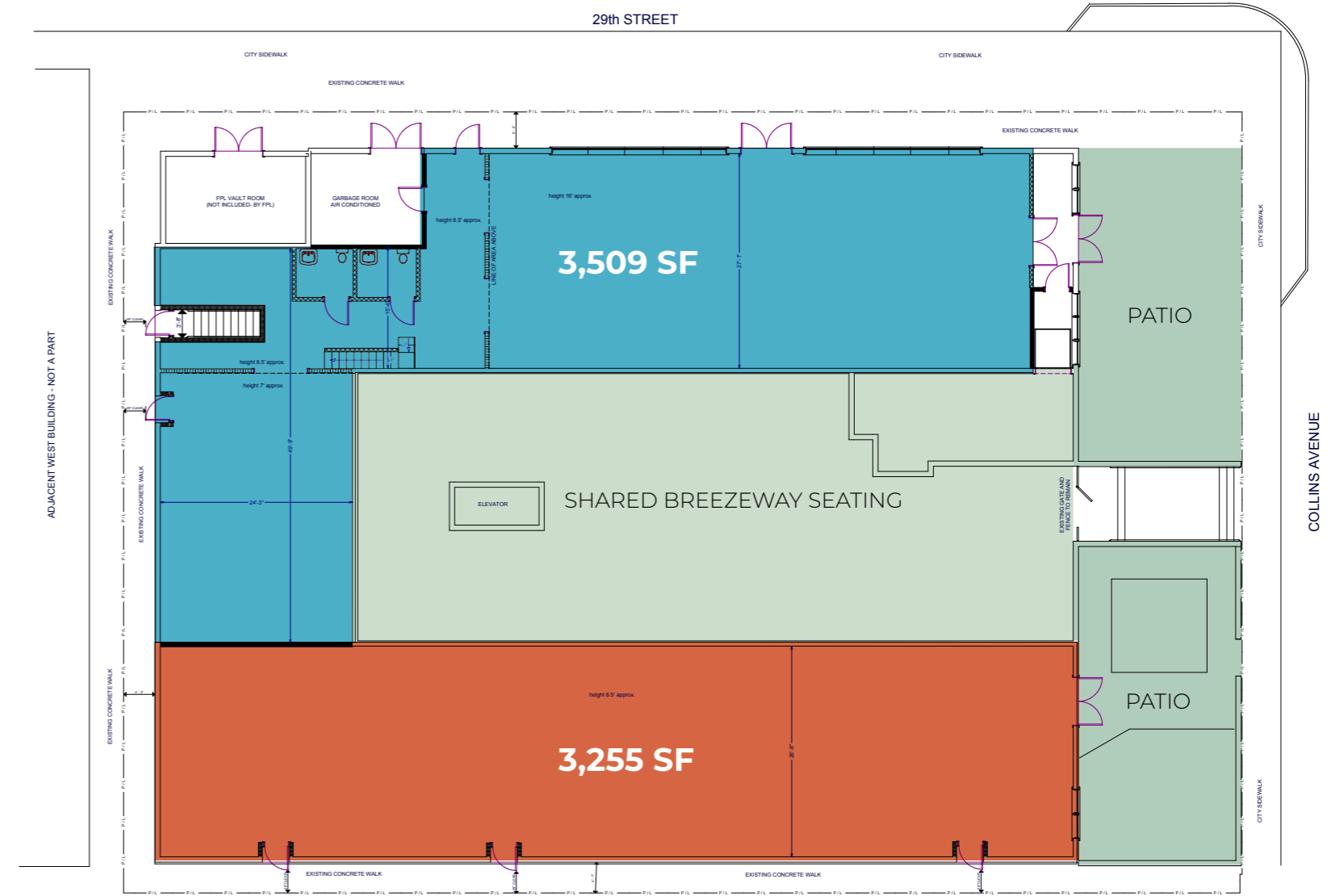
FLOOR PLAN

ADDITIONAL 625 SF MEZZANINE ON NORTH SIDE OF SPACE

PROPOSED FLOOR PLAN - OPTION 1



PROPOSED FLOOR PLAN - OPTION 2





AREA OVERVIEW

3 Miles Demographics



56,465
Population



92,824
Daytime Population

30,885 
Estimated HH

\$145,721
Average HHI



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