

A V E N U E

**298
LINCOLN RD.**

Miami Beach, Florida 33139

RETAIL | RESTAURANT
FOR LEASE



AVENUEREP.COM



PROPOSED RENDERING

EXISTING BUILDING



PREMISES

298 - 302 LINCOLN ROAD

GROUND +/- 764 SF UP TO +/- 3,920 SF

2ND +/- 740 SF UP TO +/- 3,886 SF

3RD +/- 693 SF

DELIVERY IMMEDIATE

RENT UPON REQUEST

PROPERTY INFO

- PRIME RETAIL| RESTAURANT LOCATION ON LINCOLN ROAD, A PREMIER PEDESTRIAN THOROUGHFARE KNOWN FOR ITS VIBRANT ATMOSPHERE AND HEAVY FOOT TRAFFIC.
- FLEXIBLE SPACE CONFIGURATIONS TO SUIT VARIOUS BUSINESS NEEDS, FROM SMALLER RETAIL OUTLETS TO LARGER RESTAURANT SPACES.
- MULTIPLE TENANT SPACES AVAILABLE, OFFERING FLEXIBILITY FOR OFFICE, RETAIL, OR ADDITIONAL DINING AREAS.
- PROPOSED INTERIOR PARTITIONS TO ALLOW CUSTOMIZATION OF SPACE ACCORDING TO TENANT REQUIREMENTS.
- CLOSE PROXIMITY TO CULTURAL LANDMARKS LIKE THE NEW WORLD SYMPHONY, FILLMORE MIAMI BEACH, THE COLONY THEATRE, AND REGAL SOUTH BEACH CINEMA COMPLEX.
- SURROUNDED BY MAJOR NATIONAL BRANDS SUCH AS NIKE, H&M, ZARA, AND APPLE, ATTRACTING A DIVERSE AND AFFLUENT CUSTOMER BASE.
- APPROXIMATELY 11 MILLION ANNUAL VISITORS TO LINCOLN ROAD, WITH A SIGNIFICANT PROPORTION BEING TOURISTS AND AFFLUENT SHOPPERS.
- OVER 12.6 MILLION HOTEL STAYS ANNUALLY IN THE MIAMI BEACH AREA, ENSURING A CONTINUOUS INFLUX OF POTENTIAL CUSTOMERS.



starting at \$500

FAENA

Nightly rates starting at \$700

THE W

Nightly rates starting at \$500

SHELBORNE

Nightly rates starting at \$200

CATALINA

Nightly rates starting at \$225

THE GALE

Nightly rates starting at \$250

ALBION

Nightly rates starting at \$200

SHORE CLUB

Nightly rates starting at \$400

Under Renovation

KIMPTON SURFCOMBER

Nightly rates starting at \$250

DELANO HOTEL

Nightly rates starting at \$400

NATIONAL HOTEL

Nightly rates starting at \$300

RITZ-CARLTON

Nightly rates starting at \$400

DECOPLAGE CONDOMINIUM

0-4BR condos from \$350k-\$2M

SLS

Nightly rates starting at \$400

SAGAMORE HOTEL

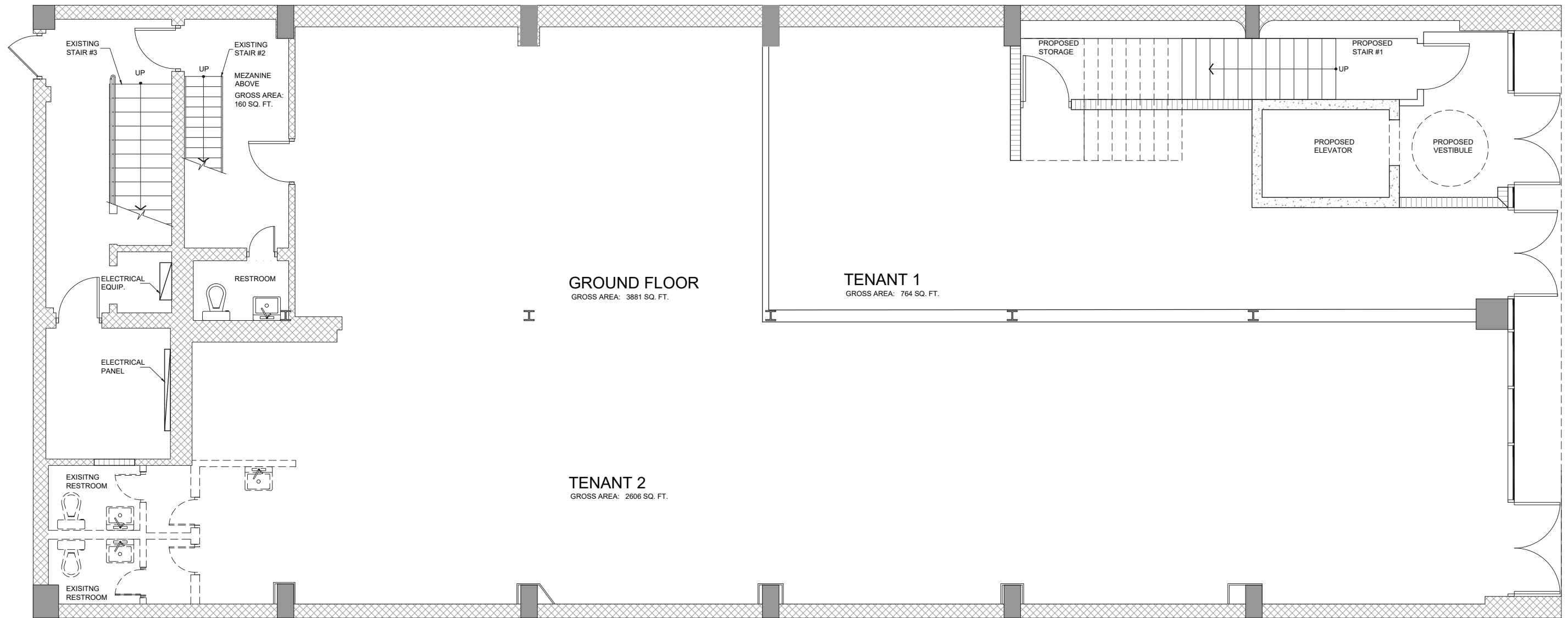
All suites w/ nightly rates starting at \$275



Alvin's Island

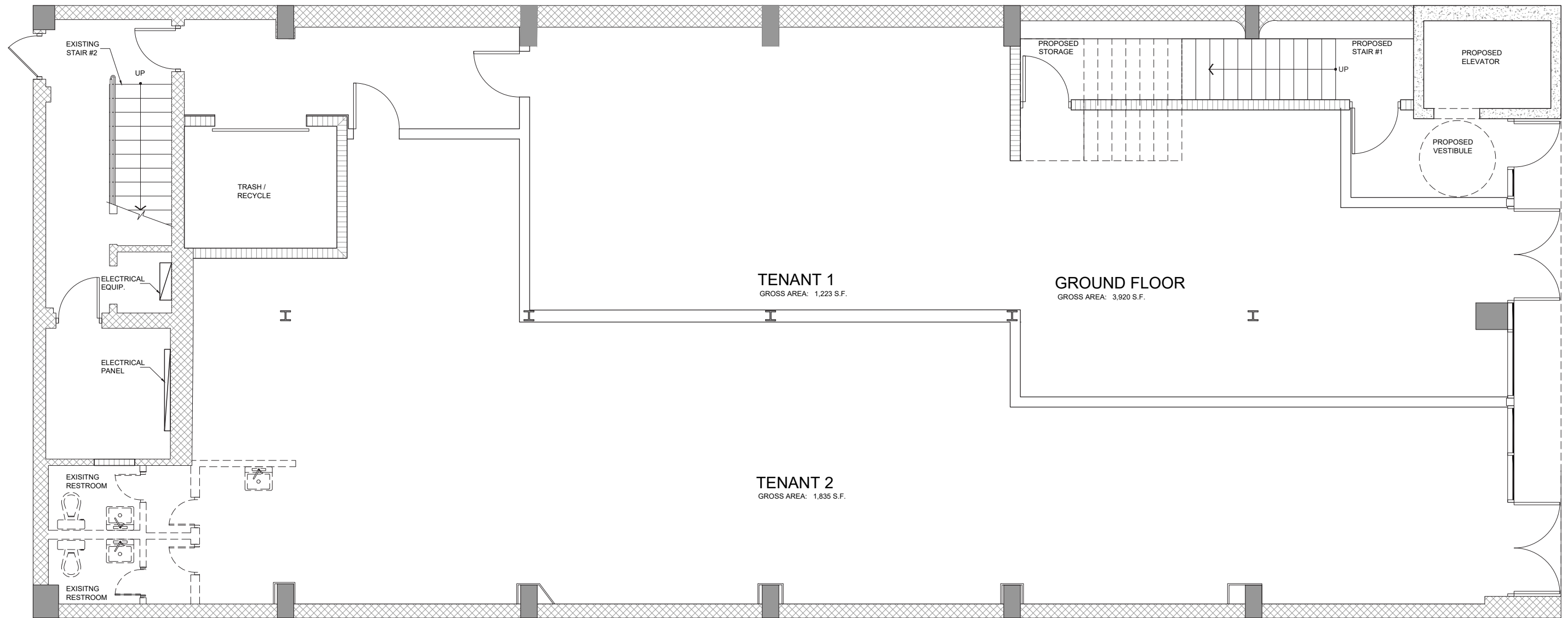
23,500 VPD



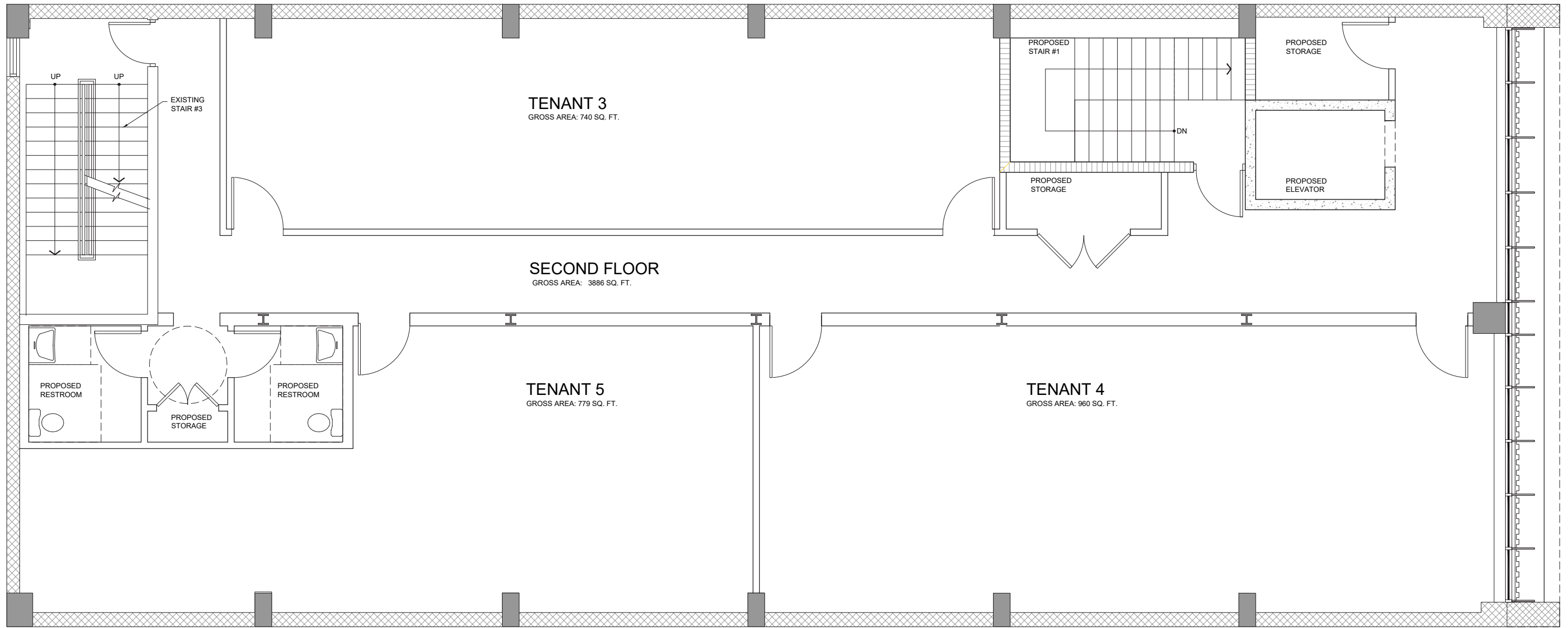


LINCOLN RD.

GROUND FLOOR (OPTION A)



GROUND FLOOR (OPTION B)



LINCOLN RD.

SECOND FLOOR



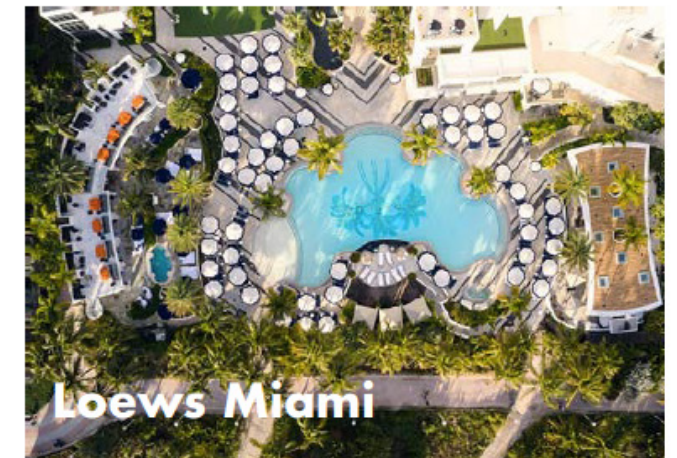
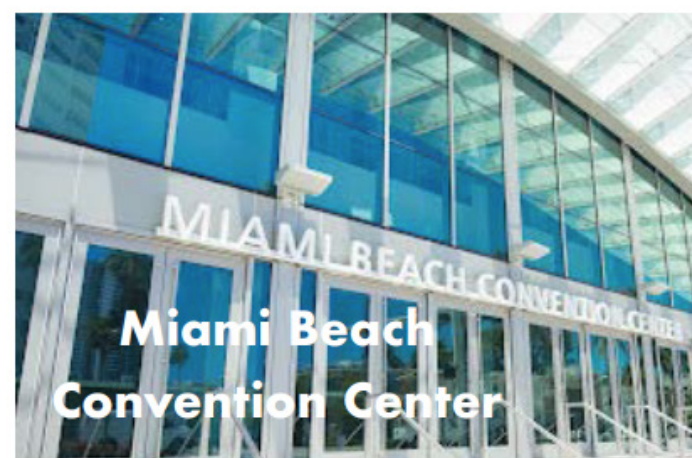
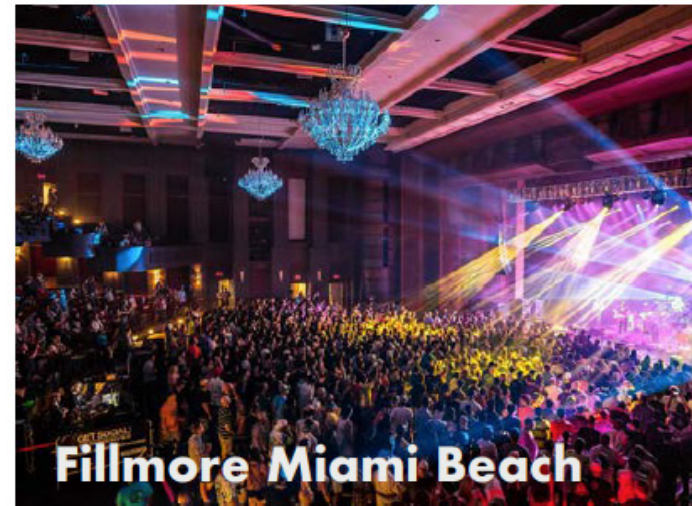
PROPOSED RENDERINGS

Lincoln Road spans the heart of Miami Beach with overall traffic approximately 11 Million annual visitors and over 12.6 Million hotel stays annually in the region.

With over 800,000 SF of retail, the mix on Lincoln Road counts major national brands including Nike's only flagship store in Florida; the largest H&M and Zara stores in the Southeast US, located in tastefully repurposed historical buildings; and one of the busiest Apple stores, alongside many others.

Considered a hub for arts, architecture, and culture, some of Miami's most popular performance venues are located in the Lincoln Road District, including New World Symphony, the Fillmore Miami Beach at the Jackie Gleason Theatre, The Colony Theatre (originally home to Paramount Pictures), The Miami Beach Urban Studios (MBUS), 1111 Lincoln Road, Oolite Arts, and Regal South Beach cinema complex.

Over 1 Million SF of office space also lines the road, providing a steady stream of professionals at lunch hour and after work.



HIGHLIGHTS

AVENUEREP.COM



EXCLUSIVE LISTING AGENTS

COSTA GRILLAS
305 397 8012
cgrillas@avenuerep.com

AARON J. BUTLER
305 397 8012
ajbutler@avenuerep.com