



MOTTEK

CARBONE

NEW CONCEPT COMING SOON!

MAJOR FOOD GROUP

FOR VISUAL
REFERENCE ONLY

**SUBJECT
PROPERTY**

TROPHY RETAIL | SOUTH OF 5TH

RETAIL PROPERTY FOR SALE

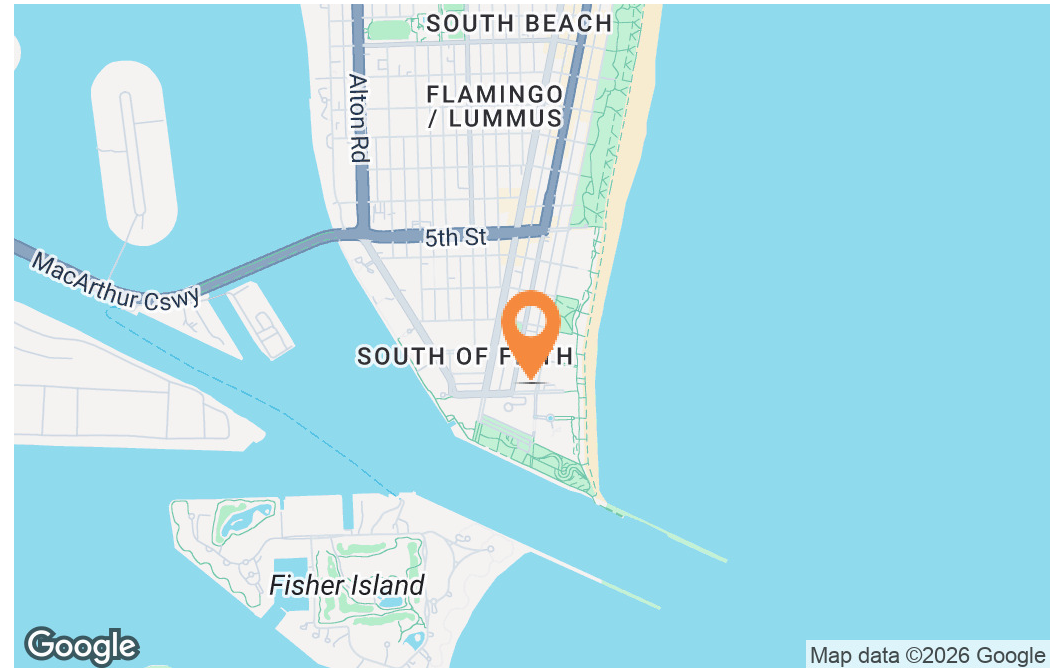
1 COLLINS AVENUE

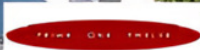


- PROPERTY TYPE**
Retail Condo
- TOTAL SIZE**
11,263 SF
- OUTDOOR AREA**
3,710 SF
- UNITS**
2

PROPERTY HIGHLIGHTS

- Property can be sold jointly for 11,263 SF
- Separate condo units:
 - CU 1 - 8,000 SF
 - CU 2 - 3,263 SF
- Ideal for restaurant use
- Equipped with a grease trap, an outdoor area
- Fully approved CUP for 11,000 SF restaurant





SUBJECT PROPERTY

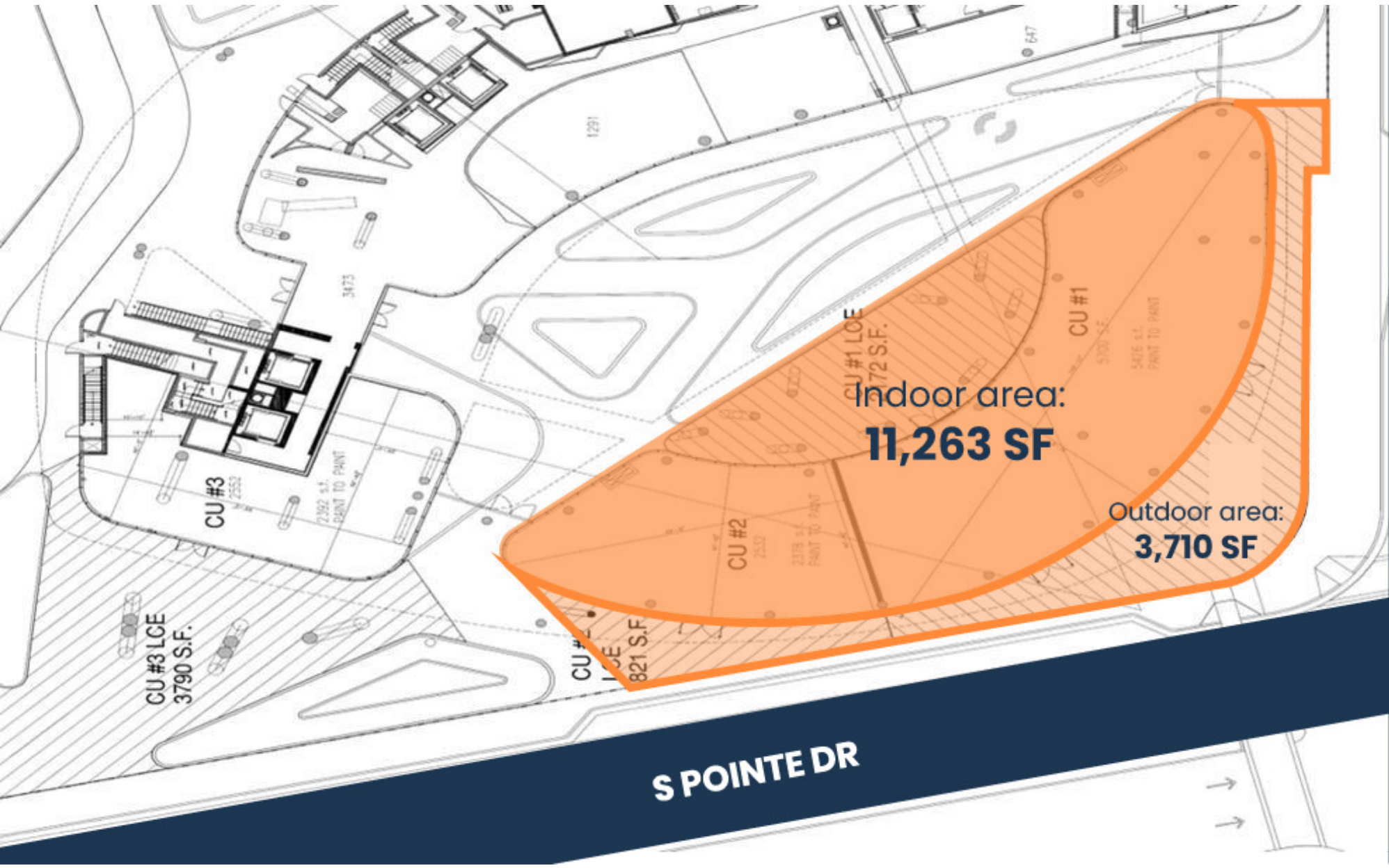
FRONTAGE 250'



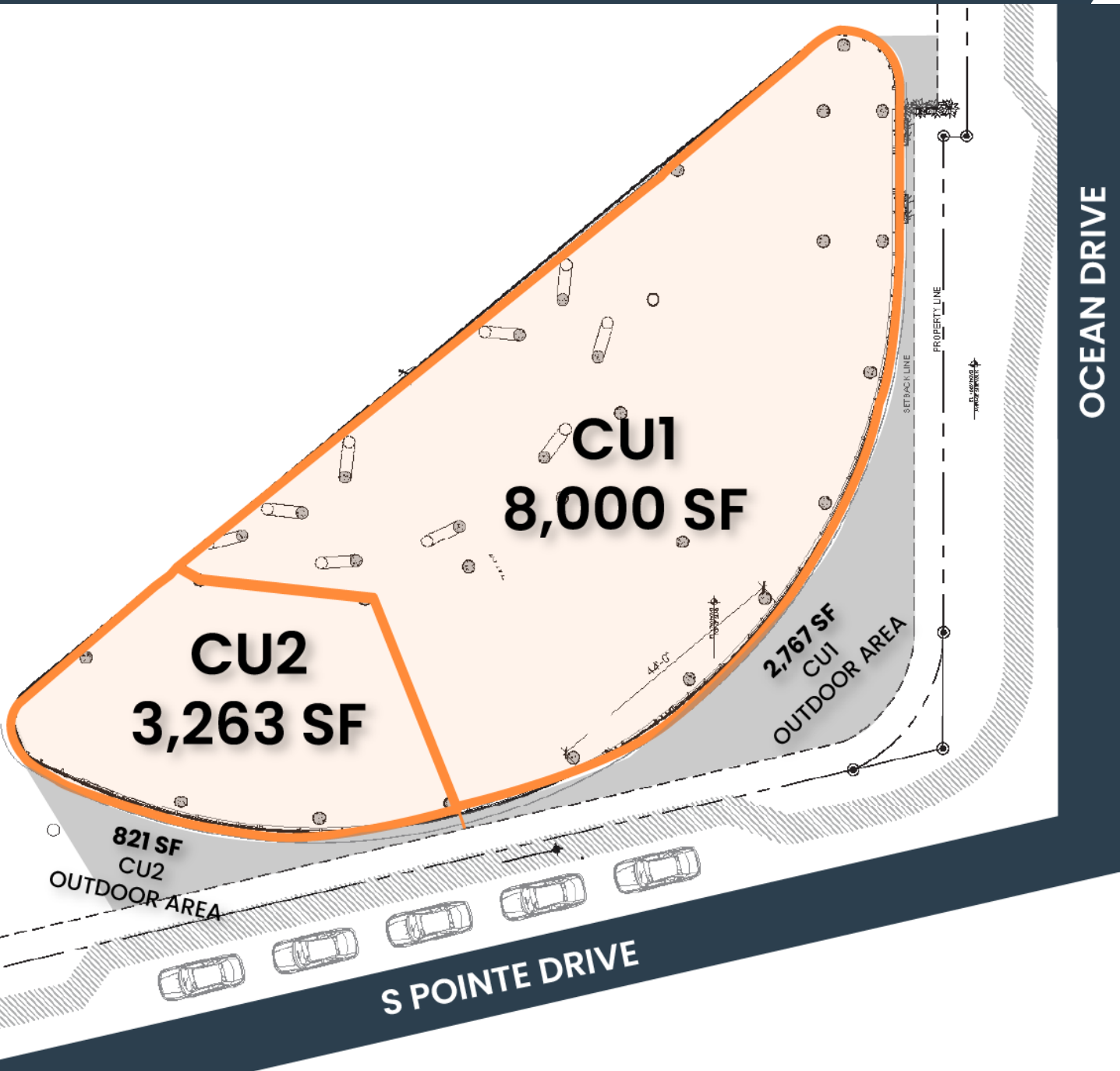

CATCH
SEAFOOD RESTAURANT
NO. 11 - 910 678

SUBJECT PROPERTY

3,710 SF



OCEAN DRIVE



OCEAN DRIVE

NEW CONCEPT BY



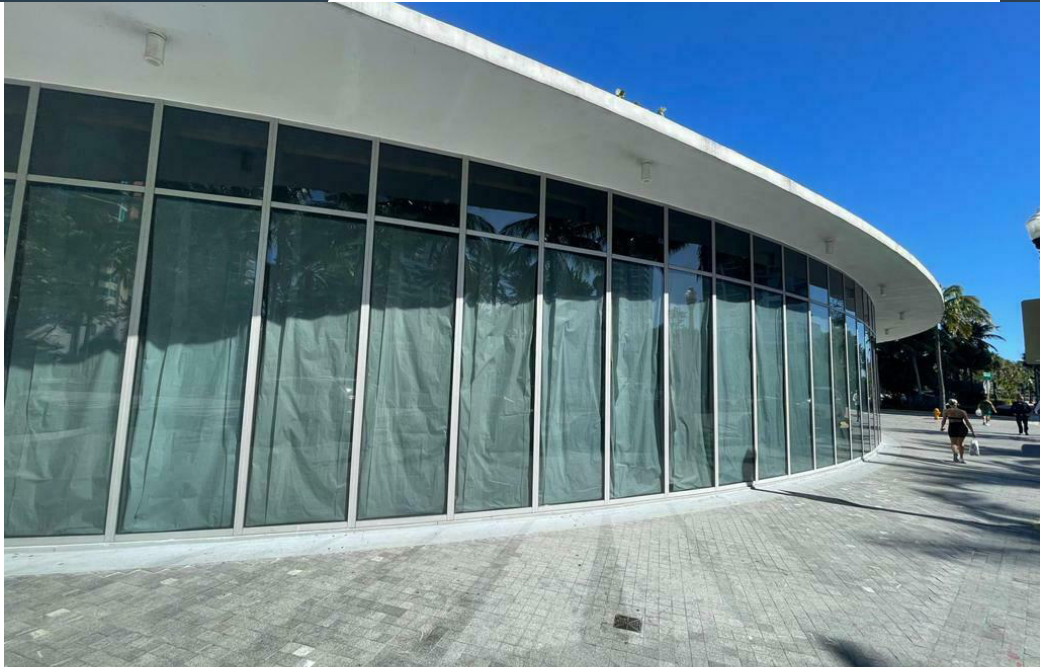
COMING SOON!

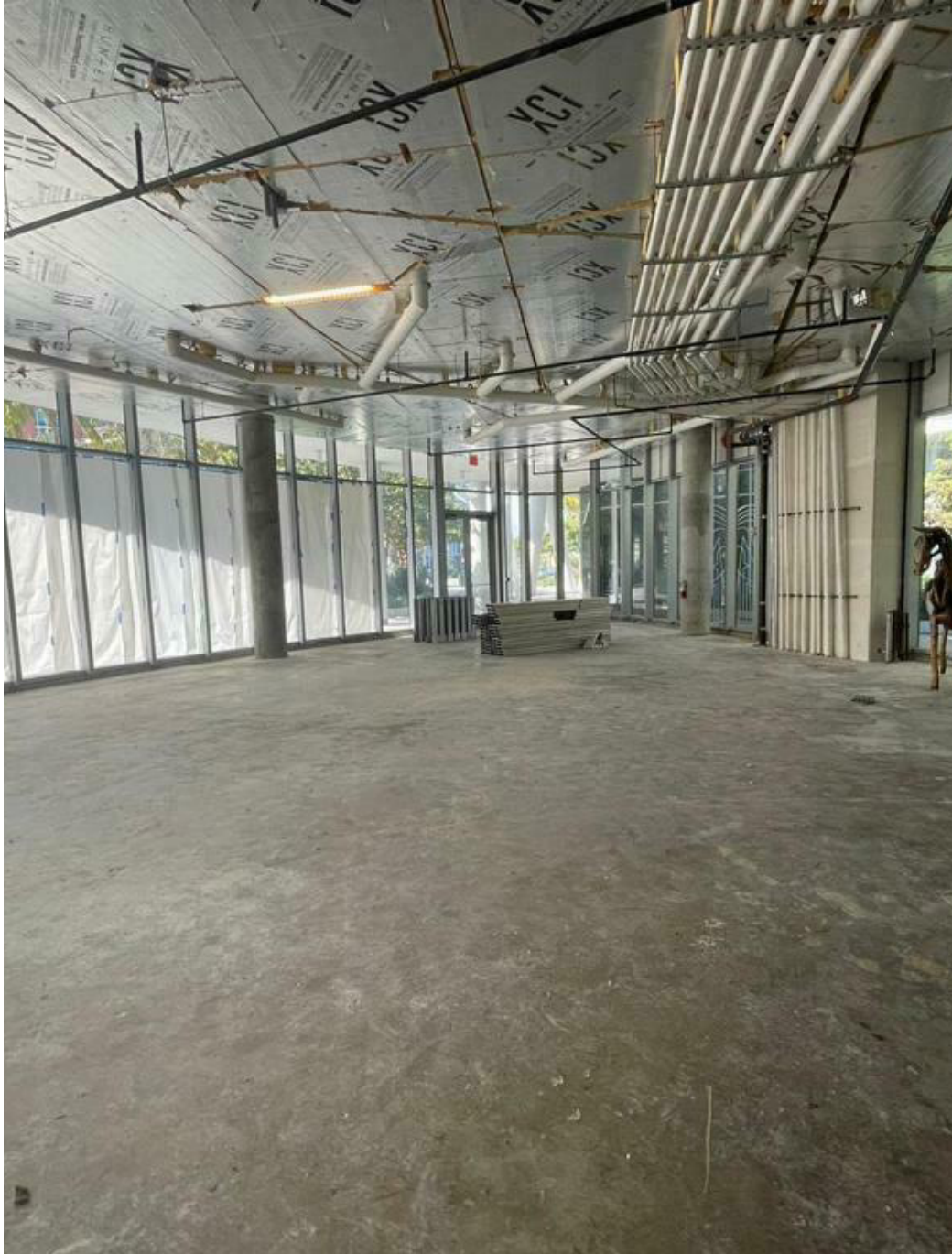


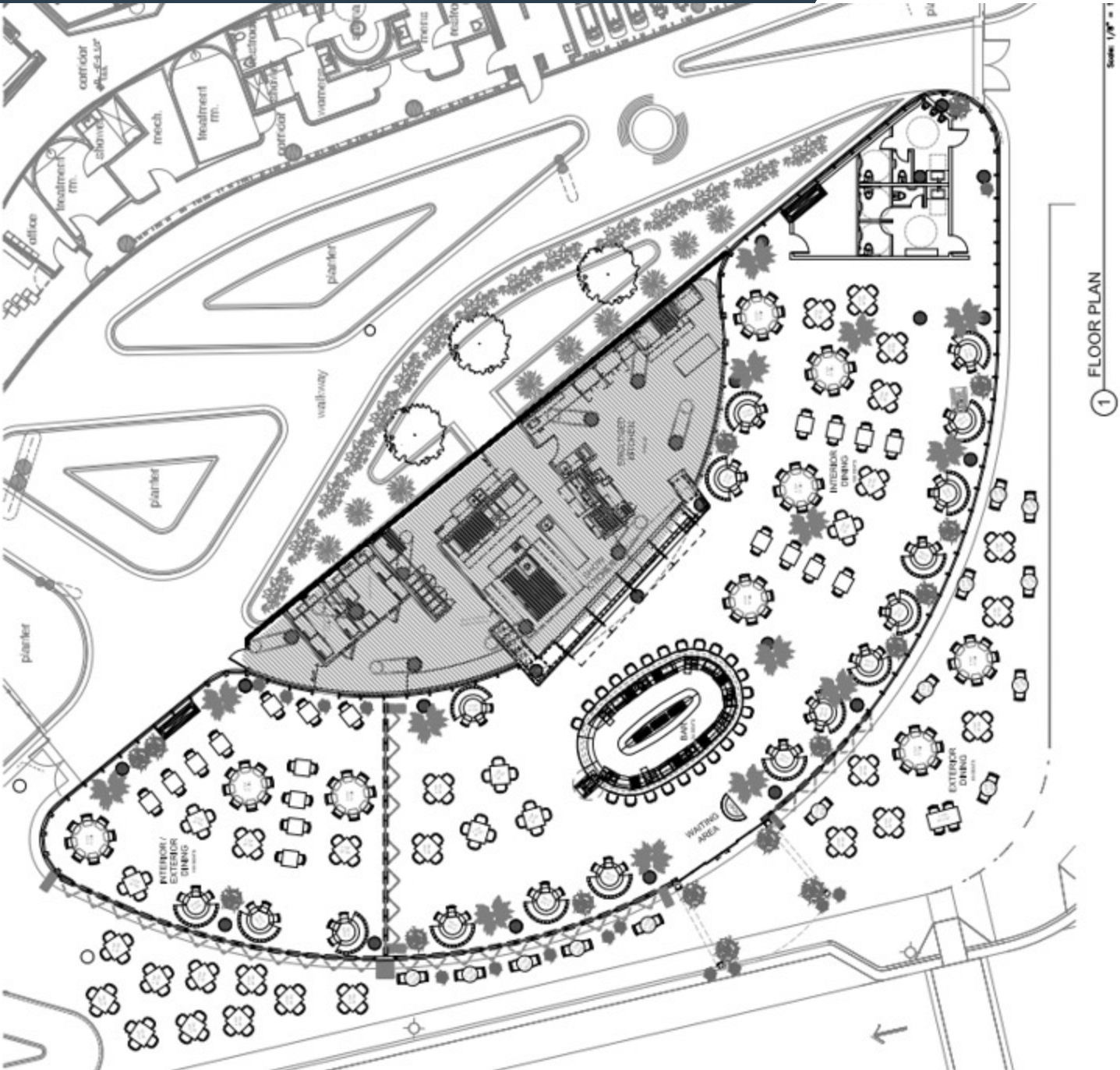
SUBJECT PROPERTY

3,710 SF

FRONTAGE 250'











1 OCEAN CONDO - RESTAURANT - MIAMI BEACH, FLORIDA

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1 OCEAN CONDO - RESTAURANT - MIAMI BEACH, FLORIDA

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1 OCEAN CONDO - RESTAURANT - MIAMI BEACH, FLORIDA

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CONTINUUM
NORTH TOWER

SOUTH
POINTE
TOWER

PORTOFINO
TOWER

APOGEE

MURANO
AT PORTOFINO

RED
KOSUSHI
Goer's
STORE GRUB

CARBONE

TOP GROSSING RESTAURANT
TO BE ANNOUNCED!



FLAGSHIP RESTAURANT OPPORTUNITY

RETAIL PROPERTY FOR LEASE

South Pointe Dr

Ocean Drive



CONTINUUM
NORTH TOWER



SOUTH POINTE
TOWER



PORTOFINO TOWER



APOGEE

MIAMI BEACH DEVELOPMENTS

RETAIL PROPERTY FOR SALE



HOTEL

1 CLOUD ONE
Keyah Real Estate Group
7 stories
238 keys



MIXED-USE

2 1501 COLLINS AVE
Pebb Capital & Maxwell Real Estate
Office & Retail
145,000 SF



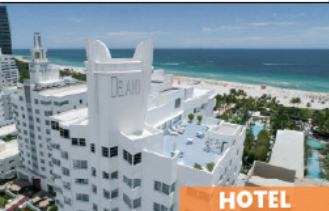
OFFICE

3 THE RIVANI
Black Lion & Massa Investments
8 stories
145,000 SF



MIXED-USE

4 RITZ-CARLTON
Di Lido Beach
17 stories
50 units
60 keys



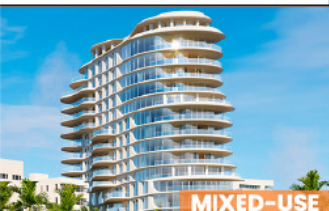
HOTEL

5 DELANO RENOVATION
Cain
7 stories
202 keys



MIXED-USE

6 RALEIGH & ROSEWOOD
SHVO
17 stories
60 keys
42 units



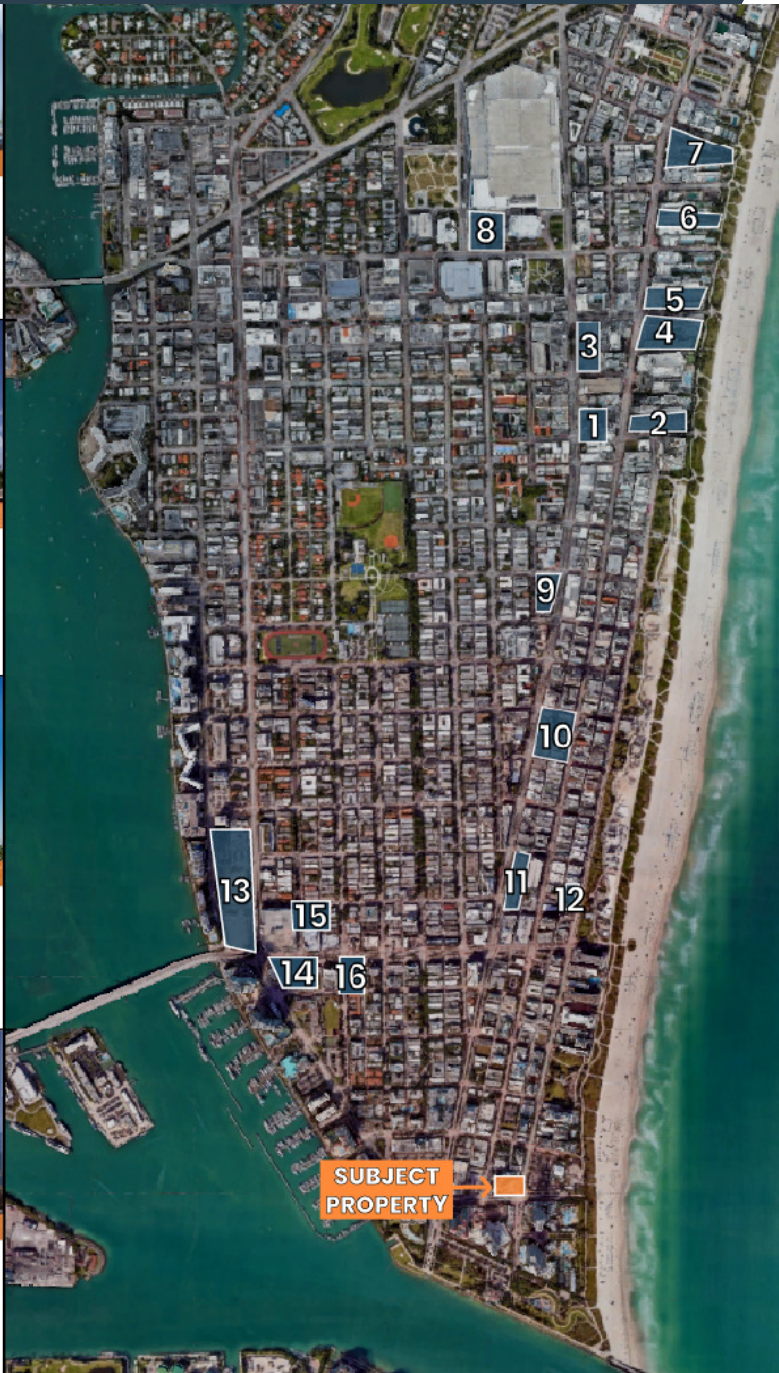
MIXED-USE

7 SHORE CLUB
Witkoff & Monroe Capital
7 stories
238 keys



MIXED-USE

8 GRAND HYATT
Terra & Turnberry
17 stories
800 keys



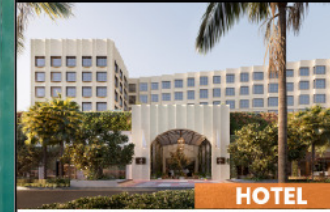
HOTEL

9 ESSEX HOUSE EXPANSION
Jeta Group
3 stories
45 keys



MIXED-USE

10 THE CLEVELANDER
Jeta Group
3 stories
45 keys



HOTEL

11 THE GOODTIME
550 9th LLC
7 stories
110 keys



HOTEL

12 CELINO EXPANSION
Optimum Group
7 stories
202 keys



RESIDENTIAL

13 FIVE PARK
GFO/Terra
48 stories
98 units



OFFICE

14 1100 FIFTH AVENUE
Sumaida + Khurana
5 stories
76,000 SF



HOTEL

15 HOHAUSER HOTEL
Fernandez Hotel
7 stories
64 keys



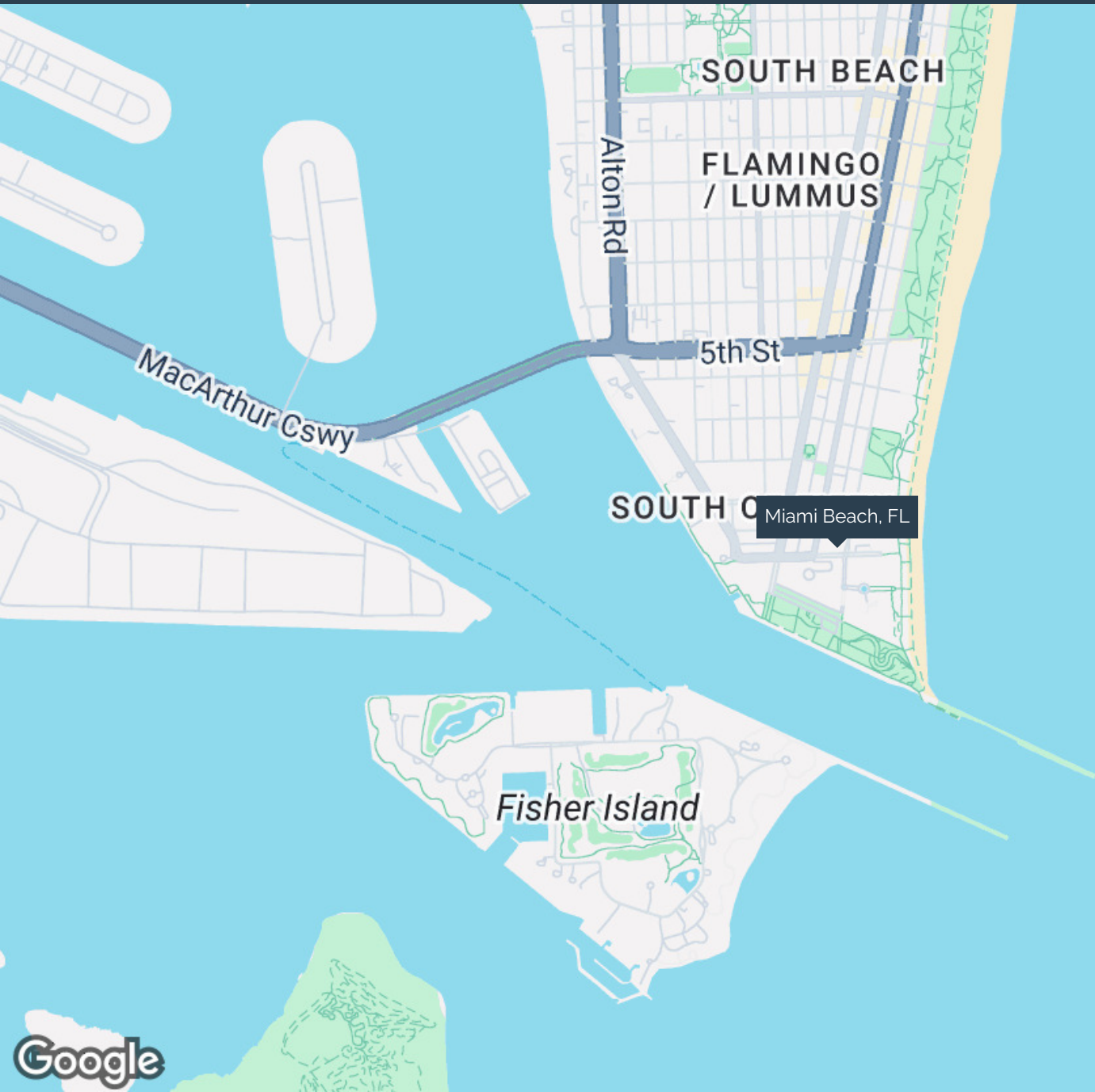
OFFICE

16 THE FIFTH
Sumaida + Khurana
5 stories
60,000 SF

NEARBY RESTAURANTS

RETAIL PROPERTY FOR SALE





Map data ©2026 Google

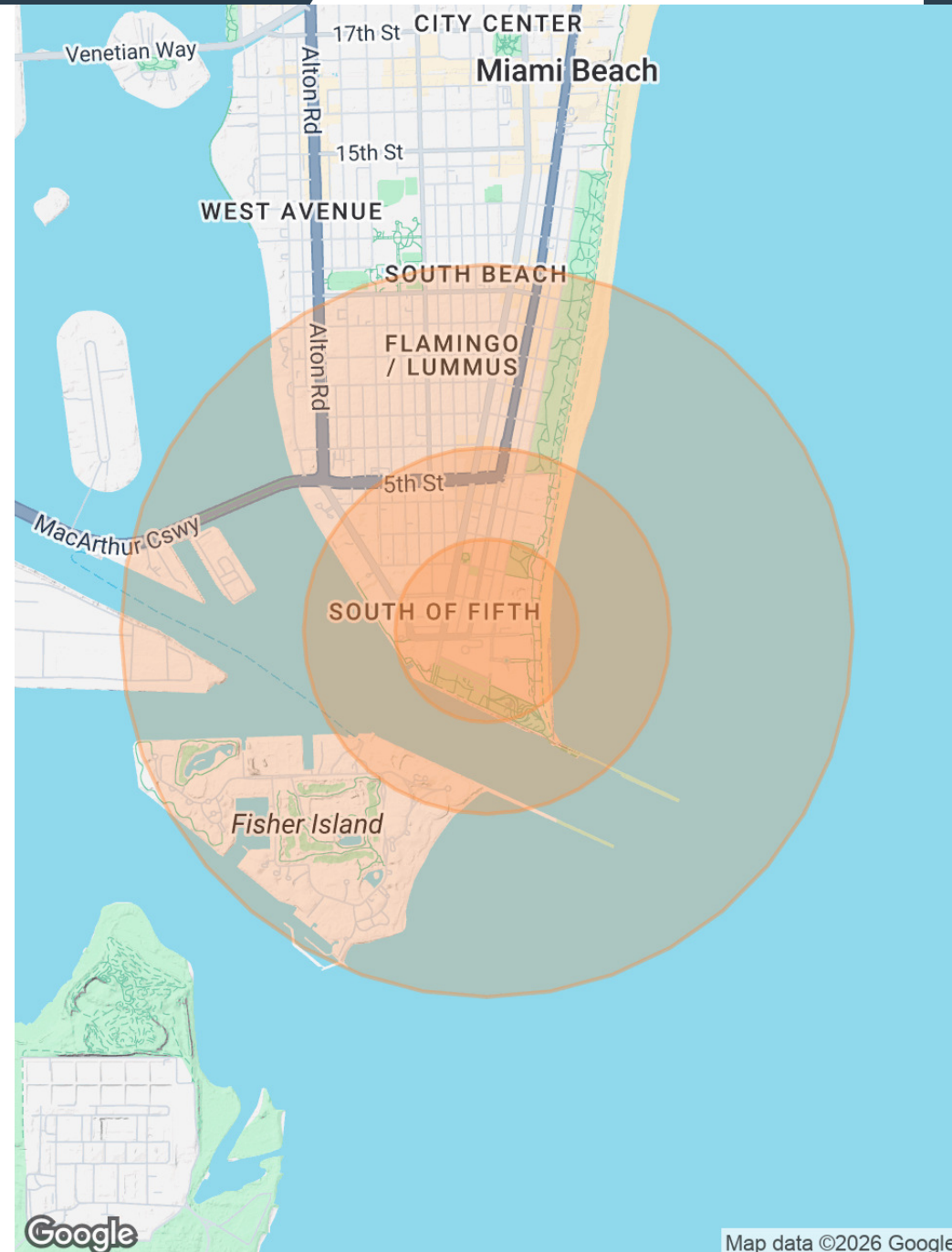
ANNUAL EXPENSES 2026

- Insurance - \$4,852
- RET - \$68,500
- HOA - \$183,183 (\$15,265 per month)
- TOTAL: \$256,235



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,213	6,594	18,940
Average Age	50.3	46.5	43.5
Average Age (Male)	50.6	46.6	43.0
Average Age (Female)	48.1	45.0	44.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,434	6,321	15,857
# of Persons per HH	0.9	1.0	1.2
Average HH Income	\$73,237	\$68,034	\$61,340
Average House Value	\$969,108	\$878,758	\$560,118
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	49.7%	54.5%	57.4%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	1,379	4,028	11,920
Total Population - Black	49	474	960
Total Population - Asian	63	121	375
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	0	13
Total Population - Other	521	1,493	4,460

2020 American Community Survey (ACS)



Map data ©2026 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.**





FABIO FAERMAN, CCIM, MBA
Broker Associate
fff@facommercial.com
+1 786 262 9966



SEBASTIAN FAERMAN
Sales Associate
sf@facommercial.com
+1 786 262 3771

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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.

Presented By:

FABIO FAERMAN, CCIM

 786.262.9966

 info@facommercial.com

