

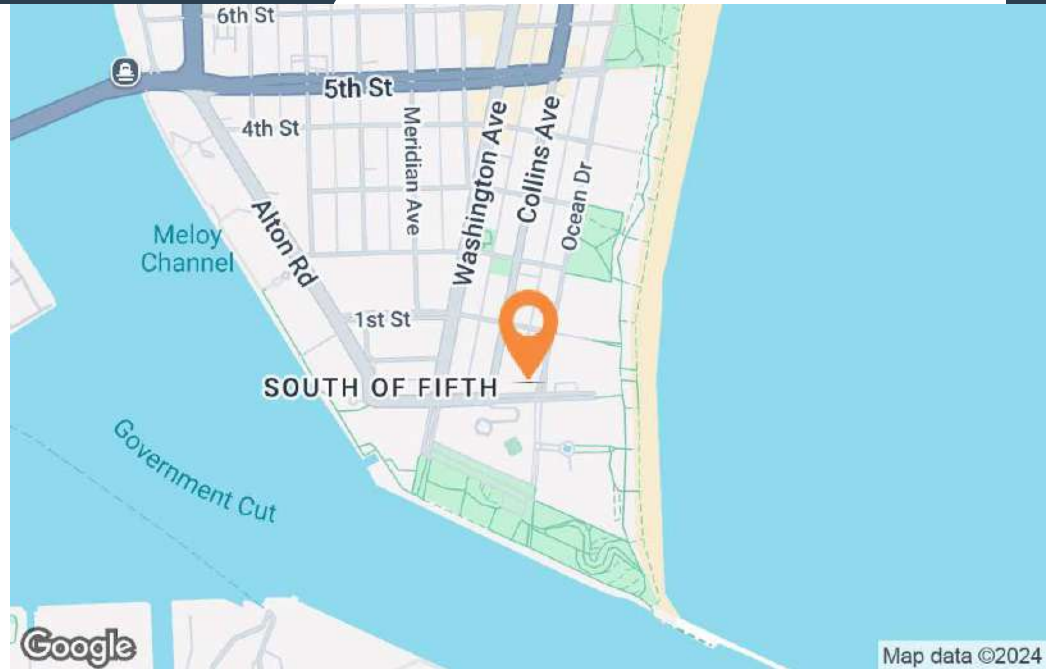
# GENERATIONAL ASSET | RETAIL/RESTAURANT | SOUTH OF 5TH



RETAIL PROPERTY FOR SALE



1 COLLINS AVENUE



**PROPERTY OVERVIEW**

Introducing GENERATIONAL ASSET at 1 COLLINS AVENUE, a prime retail property in the heart of Miami Beach, offering a rare investment opportunity. Boasting 14,000 SF of space with exceptional visibility, this vacant building is ideal for retail or street retail investors. The property's flexibility to be subdivided into multiple spaces makes it versatile for various end users or investors. Equipped with a grease trap and an outdoor area, it is ready for a restaurant business. Save time with already approved CUP for restaurant use. The property stands out with 250' of frontage facing prestigious condo towers like the Continuum, Catch & Nikki Beach, surrounded by renowned high-end restaurants. Don't miss the chance to own a property in the highest income neighborhood in the country. Explore the potential of this well-positioned property in a thriving area. Contact for pricing details and to seize this exceptional opportunity.

**SALE PRICE**  
Subject To Offer

**TOTAL SIZE**  
14,000 SF

**PROPERTY HIGHLIGHTS**

- CU 1 & CU 2 can potentially be sold separately
- Ideal for restaurant use with restaurant ready shell
- Grease trap in place
- Highest income neighborhood in the country
- CUP approved For restaurant has already been approved, save over a year in Permitting & approvals
- Frontage is 250' directly facing most expensive prestigious condo tower in Miami the Continuum, Catch & Nikki Beach .



**SUBJECT PROPERTY**

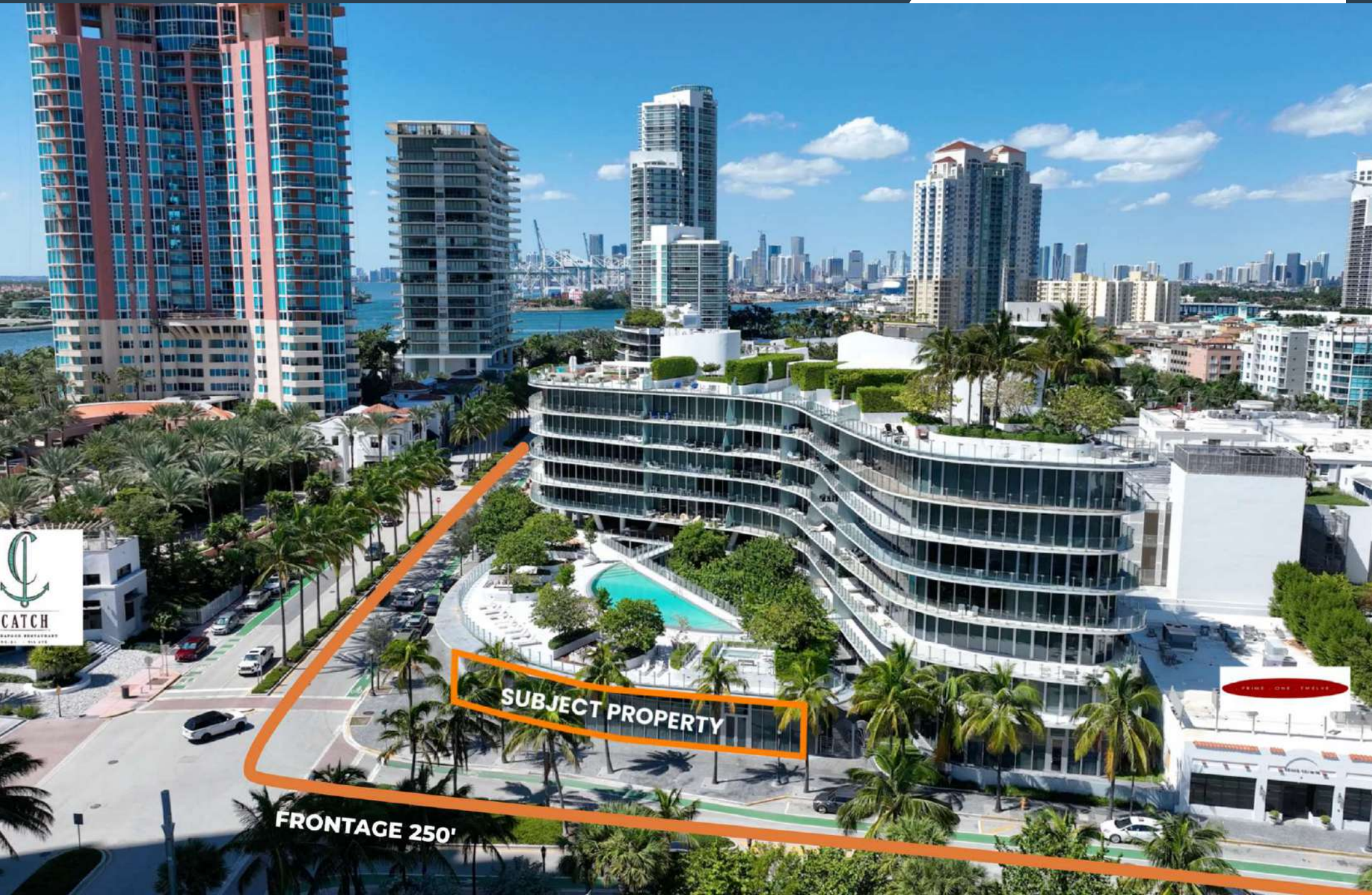
**3,588 SF**



**SUBJECT PROPERTY**

**3,588 SF**

**FRONTAGE 250'**



SUBJECT PROPERTY

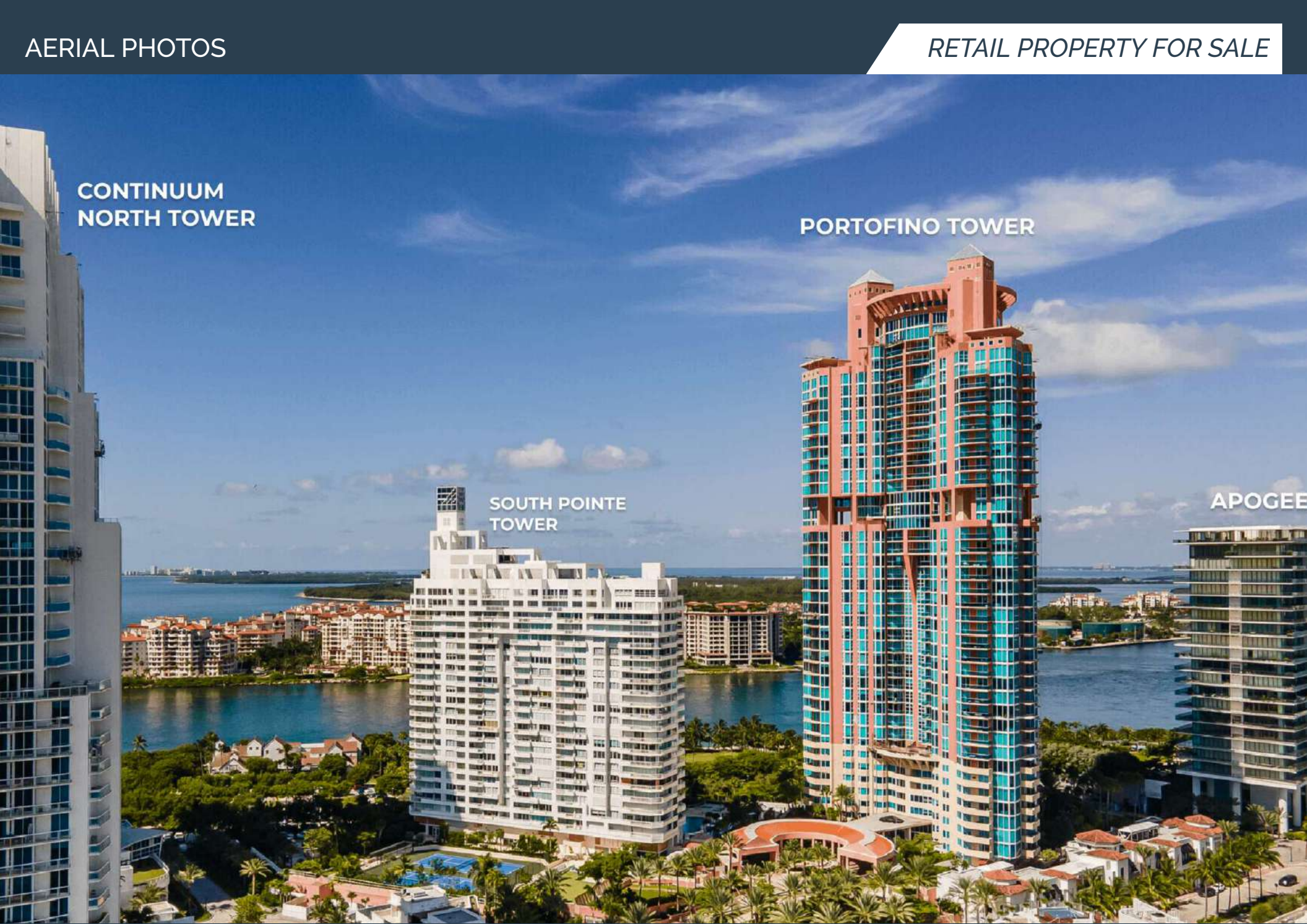
FRONTAGE 250'

CONTINUUM  
NORTH TOWER

PORTOFINO TOWER

SOUTH POINTE  
TOWER

APOGEE

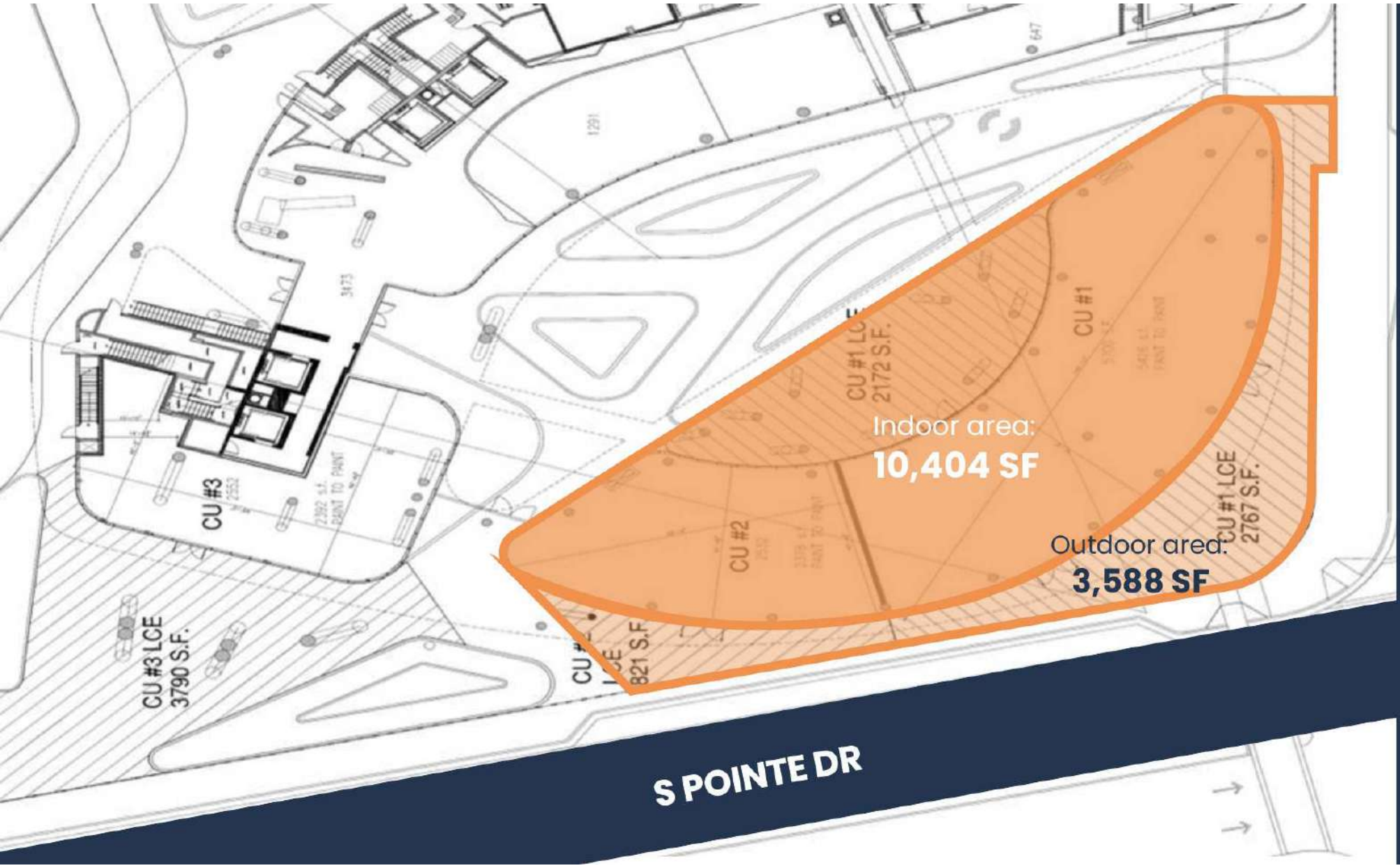






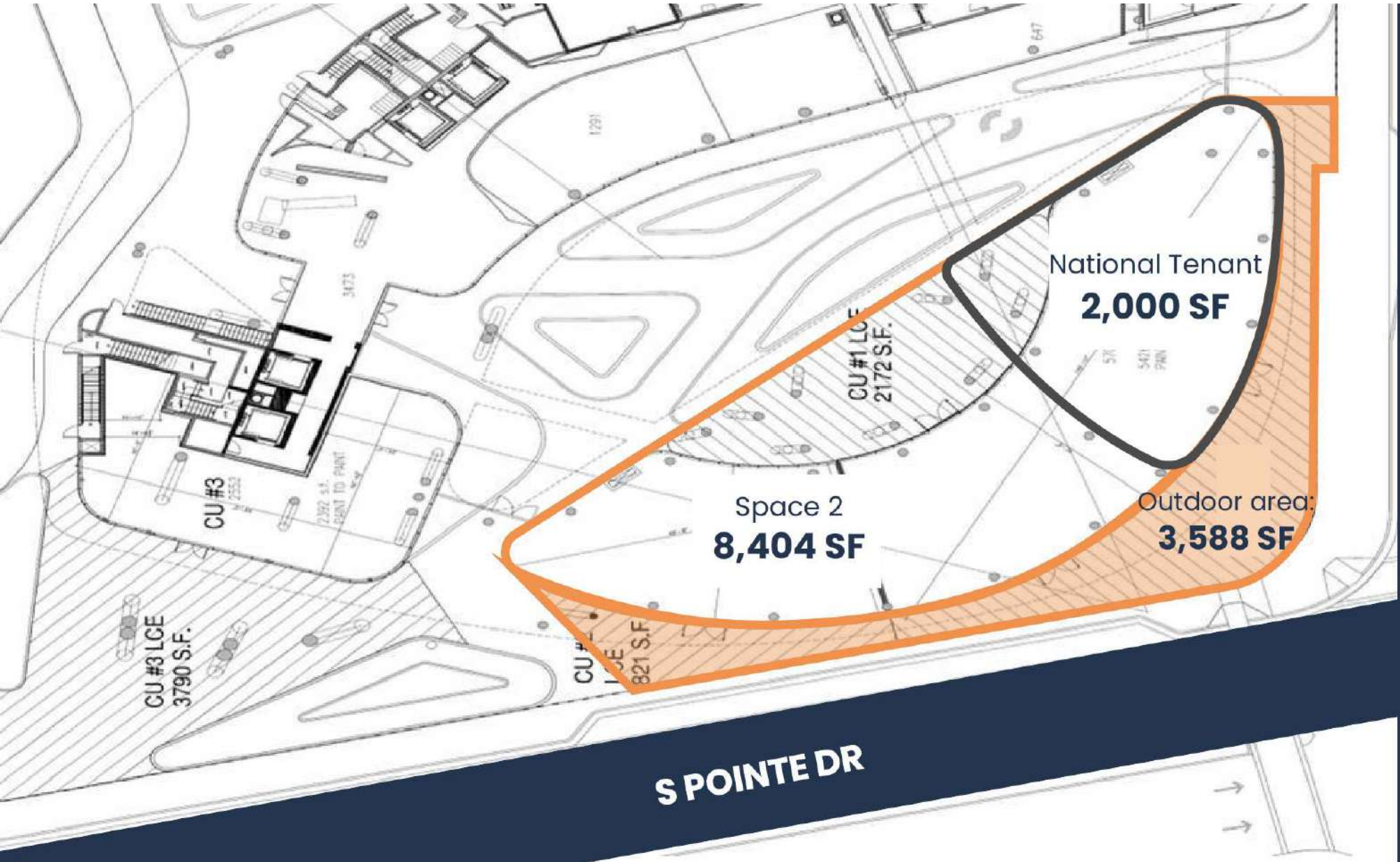






OCEAN DRIVE

S POINTE DR







AN CONDO - RESTAURANT - MIAMI BEACH, FLORIDA

Product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. [KKAID]



AN CONDO - RESTAURANT - MIAMI BEACH, FLORIDA

Product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc (KKAID)



AN CONDO - RESTAURANT - MIAMI BEACH, FLORIDA

Product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc (KKAIID)







TOP HOSPITALITY GROUP FROM DUBAI  
TO BE ANNOUNCED SOON AT MAREA

O  
GAIA  
~  
RED KOSUSHI

FLAGSHIP RESTAURANT OPPORTUNITY  
SUBJECT PROPERTY

CATCH

MIKKI BEACH  
MIAMI BEACH

CARBONE

Joe's

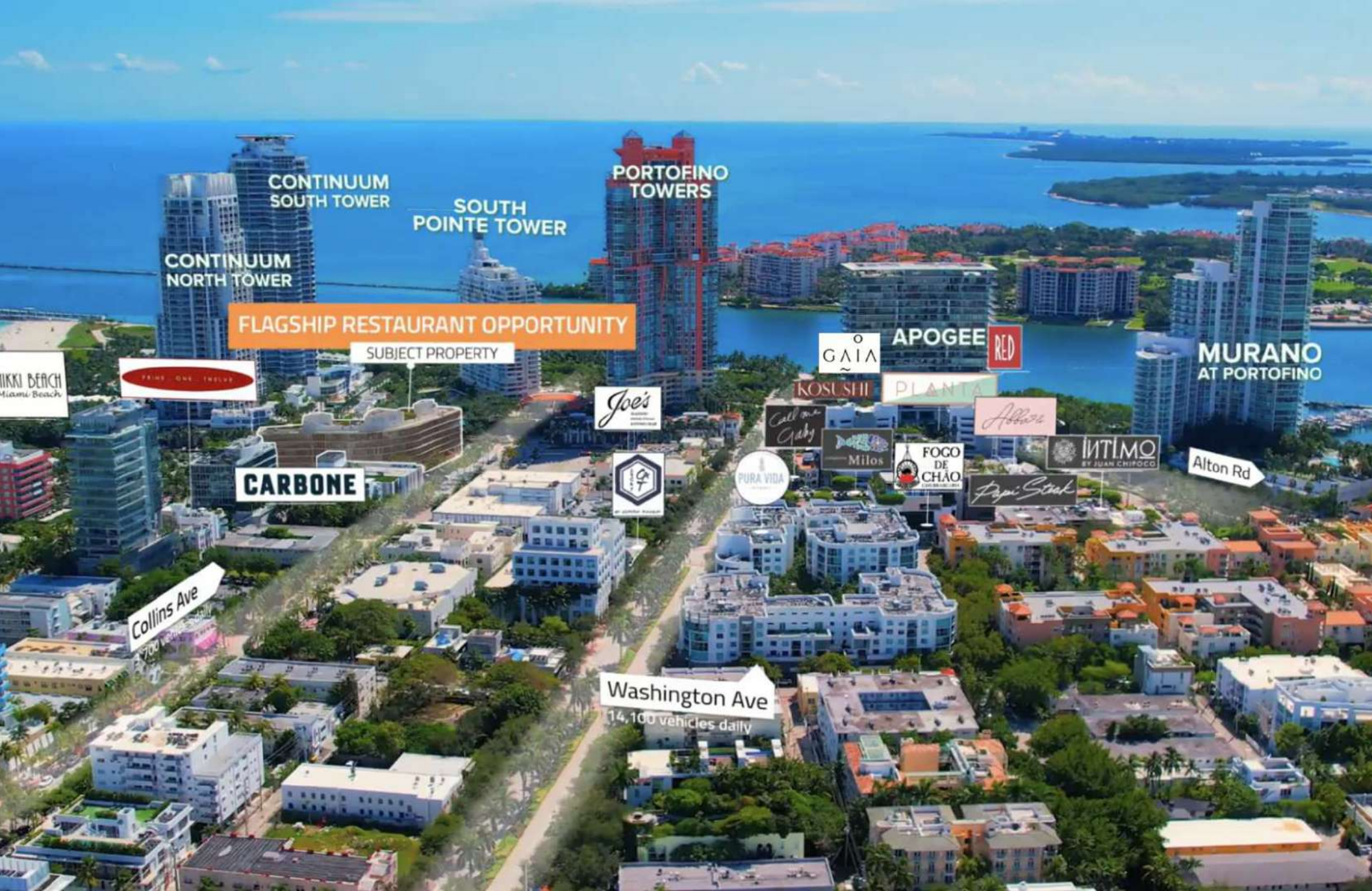
RED ONE SWEET

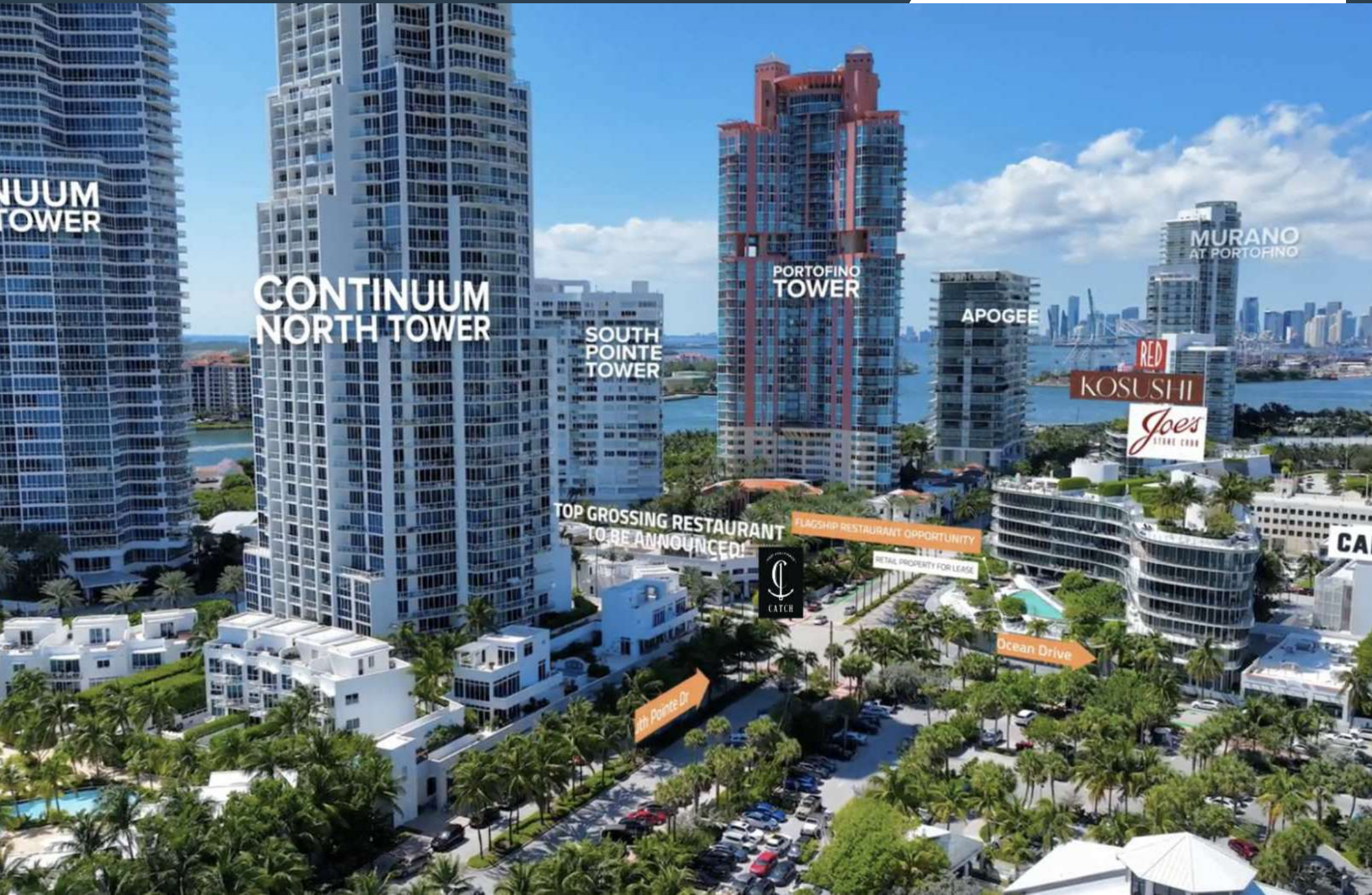
Collins Ave  
3,700 vehicles daily

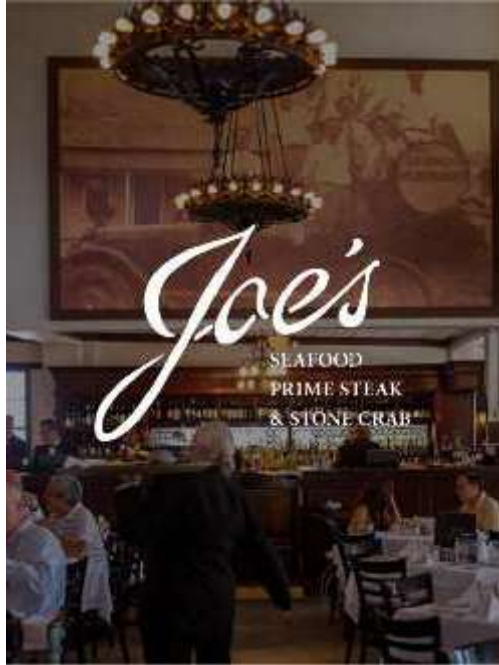
Washington Ave  
14,700 vehicles daily

Ocean Dr

Alton Rd



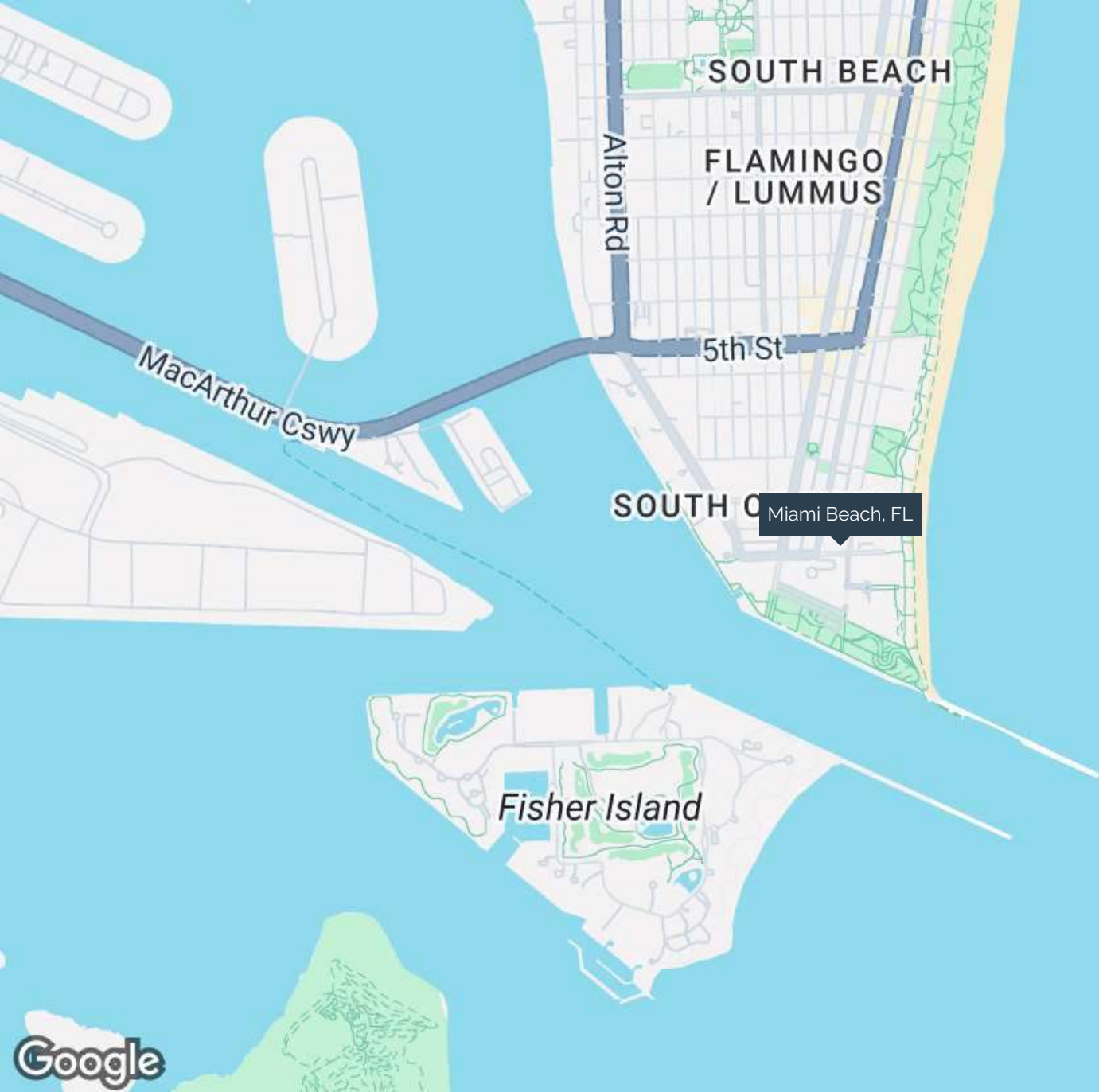






Google

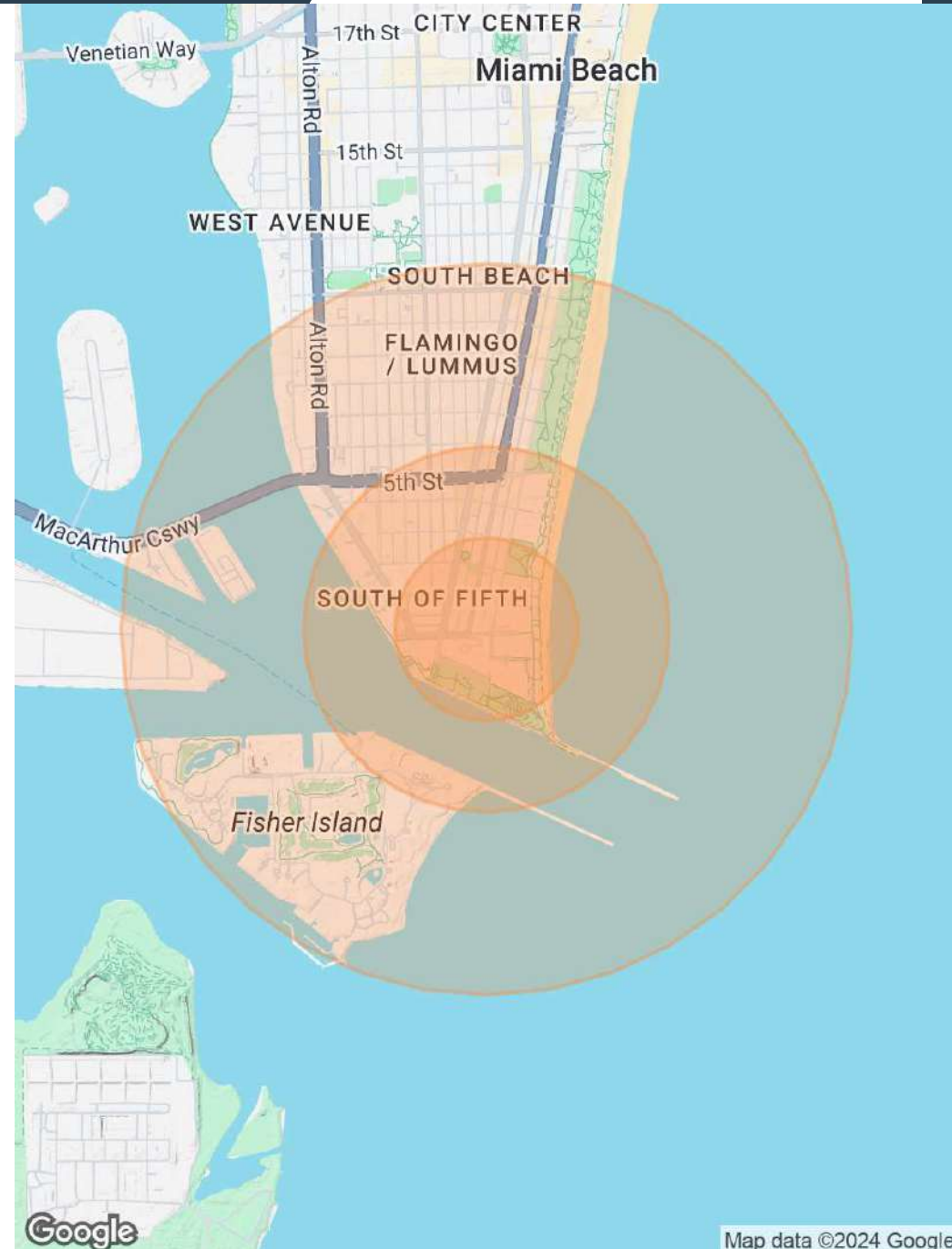
Map data © 2024



Map data ©2024 Google

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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
<b>ETHNICITY (%)</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Hispanic	49.7%	54.5%	57.4%
<b>RACE</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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)



**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

## COMMERCIAL DIVISION OF FORTUNE

### FORTUNE INTERNATIONAL GROUP

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

### FORTUNE INTERNATIONAL REALTY

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



**CONFIDENTIALITY & DISCLAIMER**

All materials and information received or derived from FA Commercial Advisors, LLC its directors, officers, agents, advisors, affiliates and/ or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.


Neither FA Commercial Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FA Commercial Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.


EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FA Commercial Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FA Commercial Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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](mailto:info@facommercial.com)

**FA**  
Commercial



- RESTAURANT - MIAMI BEACH, FLORIDA