

RETAIL/RESTAURANT SPACES FOR LEASE



CONCEPTUAL RENDERING

625-631 LINCOLN ROAD
MIAMI BEACH, FLORIDA

INHOUSE
COMMERCIAL

PROPERTY OVERVIEW

ADDRESS 625-631 Lincoln Road, Miami Beach, Florida 33139

LOCATION North block between Pennsylvania & Meridian Avenues

SIZE

Ground Floor	± 1,150-5,300 SF
Mezzanine	± 200-1,000 SF
Total	± 1,150-6,300 SF

CONDITION White-Box

POSSESSION Immediate

COMMENTS

- Three individual spaces fronting Lincoln Road, including two in white-box retail condition and one built out as a second-generation restaurant space.
- Available both short and long-term
- Available storage space facing Lincoln Lane North
- Located near lululemon, Sephora, J. Crew, HOKA, and Brandy Melville

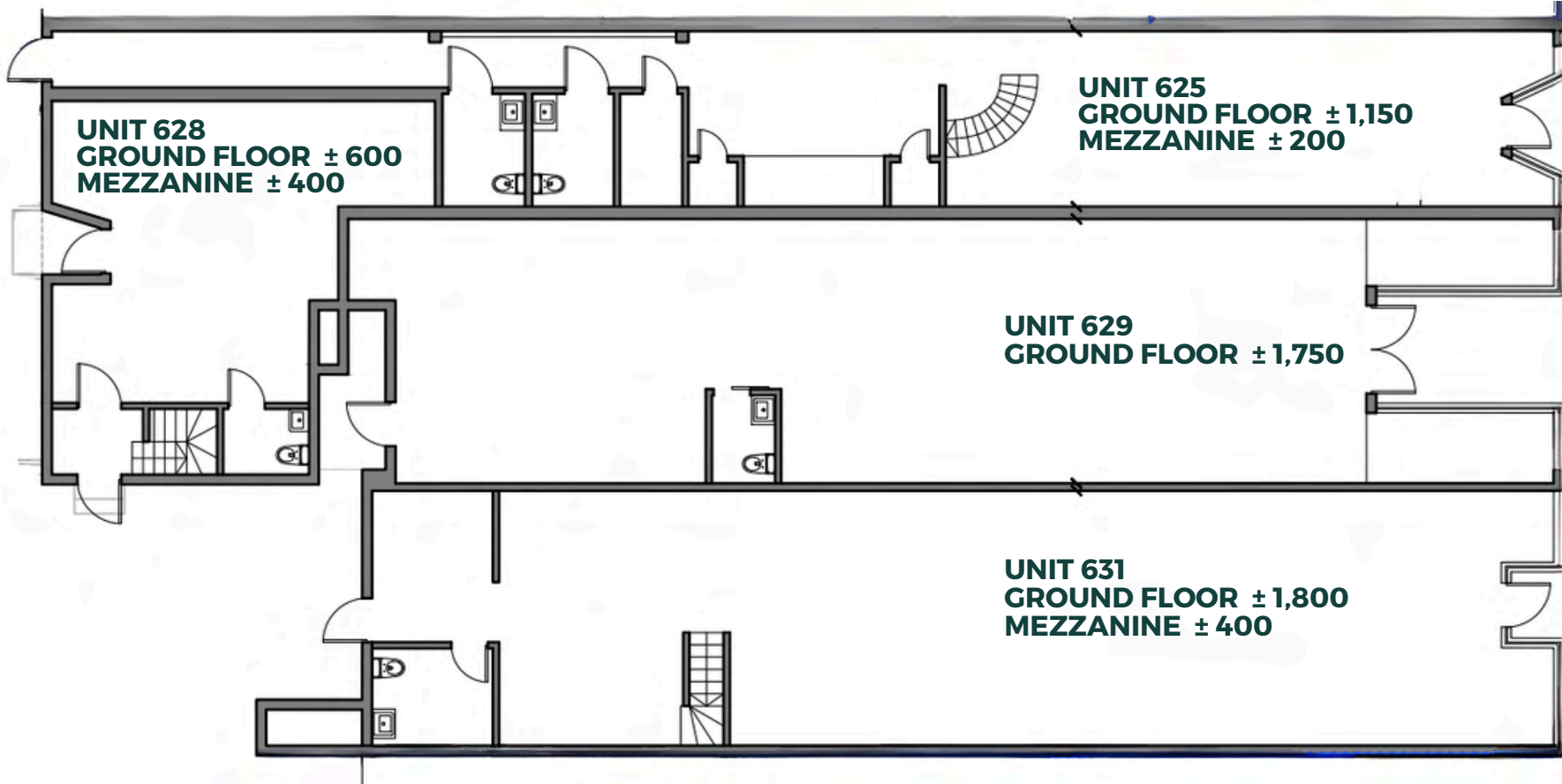
EXISTING CONDITION



FLOOR PLANS

LINCOLN ROAD

LINCOLN LANE



LINCOLN ROAD

INTERIOR PHOTOS



631 LINCOLN ROAD



629 LINCOLN ROAD



625 LINCOLN ROAD

RETAILER MAP

LINCOLN ROAD

LENNOX AVE

MANGO
LACOSTE
for all brands!
Beach Bunny
ITALIAN TRATTORIA

NIKE
CapitalOne
Apple
GAP

MICHIGAN AVE

ALLSAINTS
VICTORIA'S
SECRET

KIKO MILANO
SEE
UNCLUSTED
ealisted

PARKING
710 SPACES

JEFFERSON AVE

adidas
TUMI
PANDORA
SEPHORA
lululemon
MILLA
SKECHERS

sunglass hut
URBAN OUTFITTERS
havaianas
MINISO
IT'SUGAR

CB2

LINCOLN ROAD

MERIDIAN AVE

Culto Futbol
SWAROVSKI
Brandy Melville
J.CREW

SALT & STRAW
ARMANI EXCHANGE
HEKA
AKORA
Häagen-Dazs
All'Antico Vintato
ALDO
crocs
Starbucks
STARBUCKS

PARKING
1,460 SPACES

631 LINCOLN ROAD

EUCLID AVE

DAKLEY
The Heesecake Factory

PENNSYLVANIA AVE

GUESS
pelé
UNIQLO
NOBLE
33

MYKA
GREEK FROZEN YOGURT
H&M
Swatch
PIZZA
Lids
GARMIN

PARKING
550 SPACES

DREXEL AVE

SOUTH BEACH
FOOD HALL

NEGRONI
SUSHI BAR
CAFE - BISTRO
Häagen-Dazs
ZARA
Foot Locker
TACO BELL
M

SOUNDSCAPE PARK
SUF-SWE
Bank of America

PARKING

WASHINGTON AVE

SURROUNDING RETAIL MAP



LINCOLN ROAD

Miami Beach's Lincoln Road is one of the most unique shopping districts in the U.S., full of stunning architecture, world-class culture and destination retail stores. The 8-block-long pedestrian mall was designed by fabled art deco architect Morris Lapidus, filling the broad street with sculptures and native plants to give it a more intimate feel. Shops and restaurants line both sides of the street, where you can pick up a new outfit at H&M, Zara or Brandy Melville – or shop for something a little more upscale at Lulu, Scotch & Soda, or Intermix. This internationally recognized shopping & dining promenade in the heart of South Beach features more than 200 national retailers, designers, boutiques, art galleries, and restaurants.

PREMIER TENANTS LINCOLN ROAD



RECENTLY SIGNED AND OPENED ON LINCOLN ROAD



LINCOLN ROAD IS GROWING



NOLI

NOLI BY COMRAS IS A NEW 150,000 SF RETAIL, DINING, WELLNESS, AND LIFESTYLE MICRO-DISTRICT DEVELOPMENT ALONG LINCOLN ROAD BEING REDEVELOPED BY COMRAS COMPANY, SET TO OPEN AROUND 2027.

Image: C



RECENT SIGNINGS

ALO YOGA, EDGLRD, ALL'ANTICO VINAIO, AND H.WOOD GROUP ARE SOME OF THE MANY PREMIER TENANTS COMING SOON TO LINCOLN ROAD



LINCOLN ROAD IMPROVEMENTS

REVITALIZING THE 100-300 BLOCKS OF LINCOLN ROAD INCLUDING COMPLETE STREET REDESIGN, ROAD LANE AND MEDIAN CHANGES FOR TRAFFIC FLOW AND LIFESTYLE DEVELOPMENT



BILLIONAIRES' BEACH

A PROJECT DRIVEN BY THE BIGGEST NAMES IN LUXURY REAL ESTATE WITH OVER \$2.5 BILLION BEING INVESTED INTO A SIX-BLOCK STRETCH..



LINCOLN ROAD IN THE PRESS



Miami Beach City Commission Advances Lincoln Road Revitalization Project

The Miami Beach City Commission Meeting took an important step forward last week on June 28, voting to collaborate with SOBE SEA, LLC, an affiliate of The Ritz-Carlton-Sagamore ownership group (which consists of the Kanavos, Ben-Josef and Lowenstein families) on a public-private partnership to make urgent improvements to the 100-300 blocks of Lincoln Road. At the meeting, the commission agreed to the terms of a \$12 million financial plan that brings private and public sector partners together through equal funding of \$4 million by the developer, \$4 million by the City of Miami Beach, and \$4 million that will be requested during the state of Florida's appropriation process by the developer. The ownership group will also invest additional private funds into the project with a new public sidewalk and an updated guest arrival area for The Ritz-Carlton, South Beach.

The revitalization of the 100-300 blocks of Lincoln Road has been a community desire for many years as residents, businesses and visitors have witnessed crime, homelessness, and visual blight in the area. The redevelopment of the eastern portion of Lincoln Road includes repositioning the site as a mixed-use area with a new residential component. A major investment in infrastructure will address traffic, functionality, aesthetics, and safety. It will also update underground infrastructure to mitigate flooding and potential sanitary issues.



Four New Retailers Join Lincoln Road in Miami Beach, Florida

Miami Beach, Fla. — Four new retailers have joined Lincoln Road, a retail development spanning eight blocks in Miami Beach. Food-and-beverage concepts OAKBERRY, Ladurée and Pizzeria Romana now occupy 560, 302 and 1,900 square feet at the center, respectively. Jewelry brand MAJORICA has also opened a 1,400-square-foot store at Lincoln Road. Additionally, eyewear retailer Oakley reopened at the property in February.



What's coming to Lincoln Road Mall in South Beach? See the new stores and restaurants

A 45-foot-tall, 32,000-pound *naked woman* isn't the only new thing on Lincoln Road in Miami Beach. The open-air shopping and dining destination is adding new tenants to its lineup of 200 shops, cafes and galleries.

By May, several new businesses will call Lincoln Road's pedestrian promenade home. Some of them opened in December and January. But one was just a pop-up shop — and we're not talking artist Marco Cochrane's R-evolution sculpture that departs from the mall in April. Another is a temporary gallery.

Lincoln Road, a South Beach shopping street that was converted to one of the nation's first pedestrian malls in 1960, begins on Alton Road and unfurls for six blocks east toward Washington Avenue. Just beyond is the beachfront and the Ritz-Carlton South Beach hotel and Decoplage condominium.



A New Vision for Miami Beach Revitalizing Lincoln Road

The owners of the Ritz-Carlton South Beach and Sagamore Hotel South Beach hotels, registered as SOBE SEA, LLC, are pleased to announce they have secured \$4.85 million from the state of Florida toward the planned reconfiguration and much-needed revitalization of the 100 block of Lincoln Road and the beachwalk entrance.



Delilah Owner Eyes Venue on Miami Beach's Lincoln Road

The **Hwood Group** is looking to bring its celebrity touch to Miami Beach's Lincoln Road with initial plans to open an upscale **Nice Guy** restaurant.

The L.A.-based hospitality group — best known for celebrity haunts like **Delilah**, a favorite of rapper **Drake** — is in the early stages of taking over the entire 7,500-square-foot building at **947 Lincoln Road**, which abuts Michigan Avenue, according to a city filing. The Italian establishment would house 358 seats in total, including 96 booth seats and some bar seating.

"The proposed The Nice Guy restaurant venue will bring a sophisticated dining destination to the corner of Lincoln Road and Michigan Avenue by way of a gentle and thoughtful renovation of the existing contributing structure," the application states.



The state funds requested by SOBE SEA to fund the Lincoln Road revitalization project was approved by the Florida Legislature, and then by Florida Governor Ron DeSantis as part of his overall budget. The state funds will augment the \$4 million the ownership group has already committed to from its private funds and the additional \$4 million the City of Miami Beach has also earmarked for the streetwide improvements.

One of the public-private plan's most significant changes is a complete street redesign, including road lane and median changes, easing traffic flow and making the street safer for both pedestrians and drivers.

The plan also includes a new Art Walk, a pedestrian lush art-filled pathway to the heart of Miami Beach; a new public beach park; and a gateway monument among other enhancements featuring the "Lapidus Arch," which was part of Morris Lapidus' original unfulfilled vision to see Lincoln

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