

# RETAIL SPACE FOR LEASE

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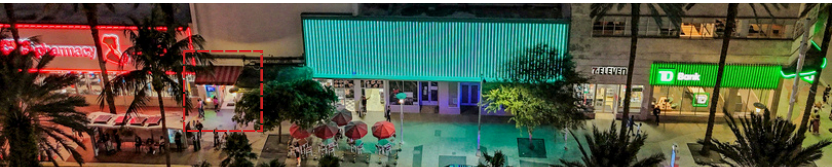
318 LINCOLN ROAD  
MIAMI BEACH, FLORIDA

INHOUSE  
COMMERCIAL



# OVERVIEW

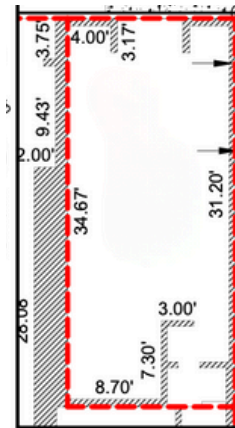
<b>ADDRESS</b>	318 Lincoln Road, Miami Beach, Florida
<b>LOCATION</b>	South block between Washington and Collins Avenues
<b>SIZE</b>	Ground Floor ± 560 SF
<b>CONDITION</b>	Currently Sweet Life Gelato
<b>POSSESSION</b>	30-60 days
<b>COMMENTS</b>	<ul style="list-style-type: none"><li>• Located in the same building as Talkin Tacos, Mr. Jones, Smack'd Burgers and on the same block as CVS, Raising Canes and Alo Yoga</li><li>• Ownership recently completed facade renovation to incorporate strip lighting</li><li>• Flagship signage opportunity available</li></ul>



# PLANS

GROUND FLOOR  
± 560 SF

LINCOLN ROAD



# INTERIOR PHOTOS



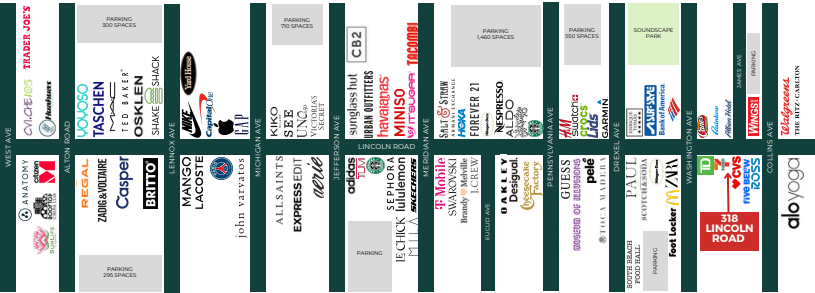
# AERIAL VIEW

## LINCOLN ROAD



# NATIONAL RETAILER MAP

## LINCOLN ROAD



# LINCOLN ROAD

Miami Beach's Lincoln Road is one of the most unique shopping districts in the U.S., featuring stunning architecture, world-class culture, and destination retail stores. The 8-block pedestrian mall, designed by famed art deco architect Morris Lapidus, is filled with sculptures and native plants to create a more intimate feel. Shops and restaurants line both sides of the street, where you can shop at H&M, Zara, Forever 21, or upscale stores like Ted Baker and Lululemon. This internationally recognized shopping and dining promenade in the heart of South Beach features more than 200 national retailers, designers, boutiques, art galleries, and restaurants.

## PREMIER TENANTS LINCOLN ROAD



Foot Locker



## RECENTLY SIGNED AND OPENED ON LINCOLN ROAD



MANGO



crocs

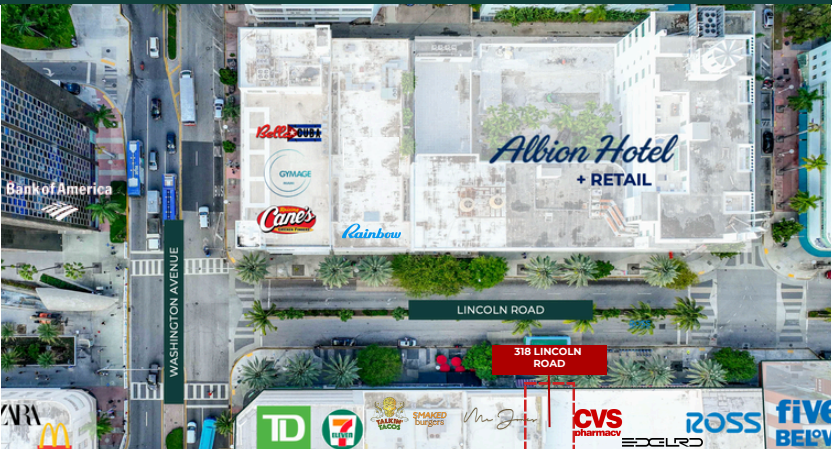


alo



All'AnticoVinoio

# NEIGHBORING RETAIL





# SURROUNDING AREA

## BILLIONAIRES' BEACH

The Billionaires' Beach transformation is 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 IMPROVEMENTS

Miami Beach is leading an effort to revitalize the 100-300 blocks of Lincoln Road including complete street redesign, road lane and median changes for traffic flow.



## RECENT SIGNINGS

Big brands such as Alo Yoga and Edgird have plans to open headquarters/studios on the block. Alo Yoga purchased 13,840 sf and EDGLRD signed 30,000 sf.



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