

SOUTH BEACH

1600 Lenox Ave, Miami Beach, Florida 33139

FOR SALE

INCOME PRODUCING PROPERTY



CONFIDENTIAL

This is a confidential memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property and has been prepared by Chariff Realty Group, ("Chariff Realty Group"), primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective investor may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Chariff Realty Group, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective investors are advised to verify the information independently.

The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the property or of the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Chariff Realty Group.

EXECUTIVE SUMMARY

3

	TOTAL BUILDING SIZE:	6,790 SF ±
	TOTAL LOT SIZE:	7,500 SF ±
	SALES PRICE:	\$12,000,000
	ZONING:	CU-1



Area Highlights

- Premier location on 16th Street between Lincoln Rd & Alton Rd.
- Anchored by Yardbird, SuViche & Abbey Brewing Co.
- Surrounded by top national and local retailers
- Rare trophy asset with flexible use: extend leases, owner-user, or new develop

RETAIL/RESTAURANT OPPORTUNITY IN THE HEART OF SOUTH BEACH

1600 Lenox Ave is a rare single-story corner property situated between Lincoln Road and Alton Road, anchored by Yardbird Southern Table & Bar, SuViche, and Abbey Brewing Co. The 6,790 SF \pm building on a 7,500 SF \pm lot offers strong visibility, stable income, and long-term flexibility for investors or future owner-users.



WHERE THE FUTURE OF LINCOLN ROAD BEGINS

Located at the Gateway of Lincoln Road, the property sits steps from the corridor's newest wave of investment, including the NoLi micro-district, Rivani Group acquisitions, and major public-realm upgrades. These improvements are boosting foot traffic, strengthening the tenant mix, and elevating the overall experience of the immediate area. With its prime corner position and established tenancy, 1600 Lenox Ave is poised to benefit directly from the next phase of growth on Lincoln Road.

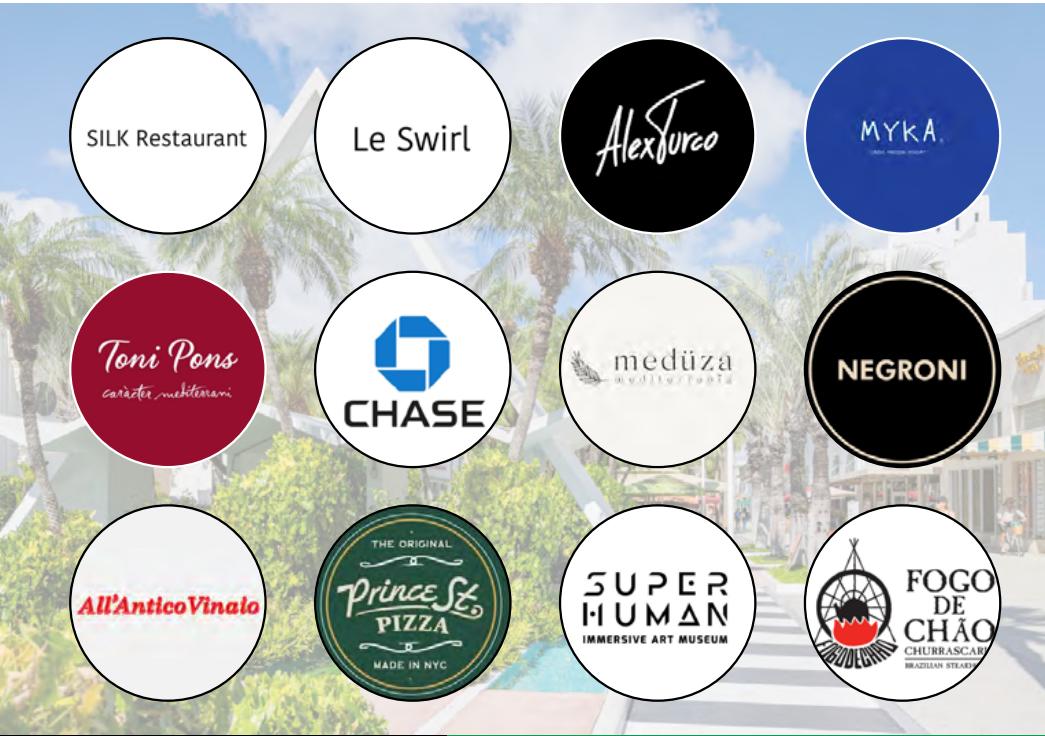
All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

**www.chariff.com
(305) 576-7474**

LINCOLN ROAD REINVENTION



- Increased local foot traffic from NoLi and art installations
- The entrance of Lincoln Road is becoming a destination corridor
- Rising tenant demand for adjacent, non-mall retail with patio space
- Limited supply of single-story restaurant buildings with corner identity
- Strong rent-growth trajectory over next 24–48 months



UPCOMING TENANTS



A new wave of renowned dining, retail, experiential, and financial brands is actively leasing and opening along Lincoln Road and its surrounding streets, reinforcing the corridor's resurgence as one of South Beach's most dynamic lifestyle destinations. These include internationally and nationally recognized concepts such as Myka, Meduza, Negroni, Le Swirl, Silk Restaurant and more.

LINCOLN ROAD REDEVELOPMENT MOMENTUM (2025-2027)

\$117M redevelopment on Lincoln Lane North (NoLi Micro-District)

- 150,000 SF lifestyle district coming 2027
- Chef-driven concepts, boutique retail, wellness & beauty
- Smaller footprints increase leasing velocity
- Advanced streetscape redesign + pedestrian experience upgrades

Public-Art Expansion (Miami Beach + Lincoln Road BID)

- 14 monumental installations (2025–2026 cycle)
- Sculptures, rooftop inflatables, cultural activations
- Designed to increase walkability and destination appeal

Landmark Infrastructure Improvements

- Lincoln Road Clock Tower renovated (Q4 2025)
- Renewed BID + City investment

A complete repositioning of **Lincoln Road** into a curated, high-design, lifestyle-focused district revitalizing the entire western gateway — steps from **1600 Lenox Ave**

WHY NOW?

Lincoln Road is Entering a New Growth Cycle


\$117M
redevelopment driving
tenant repositioning


Public-art
initiatives expanding
year-round traffic


Increasing demand
for smaller, curated
retail footprints


Cultural + municipal
investment at a
10-year high



Trophy-tenant lineup



**YARDBIRD SOUTHERN
TABLE & BAR**



SUVICHE



**THE ABBY
BREWING CO.**



**Long
Term
Upside**



YARDBIRD SOUTHERN TABLE & BAR

8

Renowned for its innovative take on Southern comfort food, Yardbird Southern Table & Bar has become a **staple in South Beach since opening its doors.**

Established as a culinary haven, Yardbird offers a **vibrant dining experience** with a menu that features renowned dishes like their **crispy Yardbird fried chicken and delicious bourbon-infused cocktails.** The restaurant's success is attributed to its warm, inviting atmosphere and exceptional service, making it a popular destination for both locals and tourists.

Its prominent location in South Beach has solidified its reputation as a **must-visit dining spot in the South Florida market.** With its strong performance and established customer base, Yardbird provides a reliable and **lucrative tenant for any prospective building investor.**





THE ABBY BREWING CO.

A beloved local institution, The Abby Brewing Co. stands out for its dedication to **crafting high-quality, small-batch beers** that resonate with the **South Beach community**.

With a focus on traditional brewing methods and a commitment to innovation, The Abby has garnered a **loyal following among beer enthusiasts**. Its success is marked by its vibrant taproom, where patrons enjoy a **diverse range of brews in a relaxed setting**.

The brewery's presence in South Beach highlights its role as a key player in the region's burgeoning craft beer scene, attracting a steady stream of customers eager to experience its unique offerings. As a reliable and established business, The Abby Brewing Co. adds a layer of **stability and appeal to any investor's portfolio**.





SUVICHE

Combining the best of **Peruvian and Japanese cuisine**, Suviche has carved out a niche for itself in the South Beach dining landscape. Since its inception, Suviche has been celebrated for its fresh, flavorful fusion dishes, including its signature sushi and ceviche creations.

The restaurant's **innovative menu and chic, modern ambiance** have made it a favorite among food lovers and a hotspot for those **seeking a unique culinary experience**. Suviche's success in South Florida is a testament to its ability to deliver exceptional dining experiences that consistently delight and attract a diverse clientele.

Investing in this building ensures the presence of a well-established and popular tenant like Suviche, **promising continued stability and profitability**.



All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

THE BEST OF BOTH WORLDS

As more mature retail corridors like Ocean Drive, Collins Ave, and Washington Ave become increasingly saturated with a multitude of brands, **Alton Road** is evolving into a refreshing alternative, catering specifically to the preferences and needs of **Miami Beach's local residents**, particularly those in **South Beach**.

Alton Road allows for convenient access to the **main corridors of South Beach** including SoFi, Lincoln Road, Venetian Causeway, MacArthur Causeway & I-195 by having relatively smoother traffic flow compared to the congestion often experienced on Collins Ave & Washington Ave, making it more practical for commuting and navigating around South Beach. The upscale residential

neighborhoods surrounding Alton Road offer a quieter and more serene living/working environment compared to the more tourist-oriented Collins Ave and Washington Ave. Alton Road offers **better accessibility and parking options** for both customers and employees compared to the busy tourist areas of the beach.

1600 Lenox Ave brings investors stable income while capitalizing on **future rent increases** on Alton Road and surrounding retail corridors.



ABOUT THE AREA

SOUTH BEACH

MIAMI BEACH, FLORIDA

 **92,000+**
Total Population

 **10M+**
Overnight Visitors

 **70,000+**
Total Employees

 **22,000+**
Hotel Rooms

 **\$117,306**
Avg. HH Income

Shopping



Fifth & Alton



Blvd at Lenox



Dining



SoFi

ABOUT THE AREA

POINTS OF INTEREST



SOUTH BEACH IS THE HEART OF MIAMI

South Beach is the heartbeat of Miami's tourism, attracting millions annually with its beaches, nightlife, and cultural offerings, fueling substantial revenue for the city.

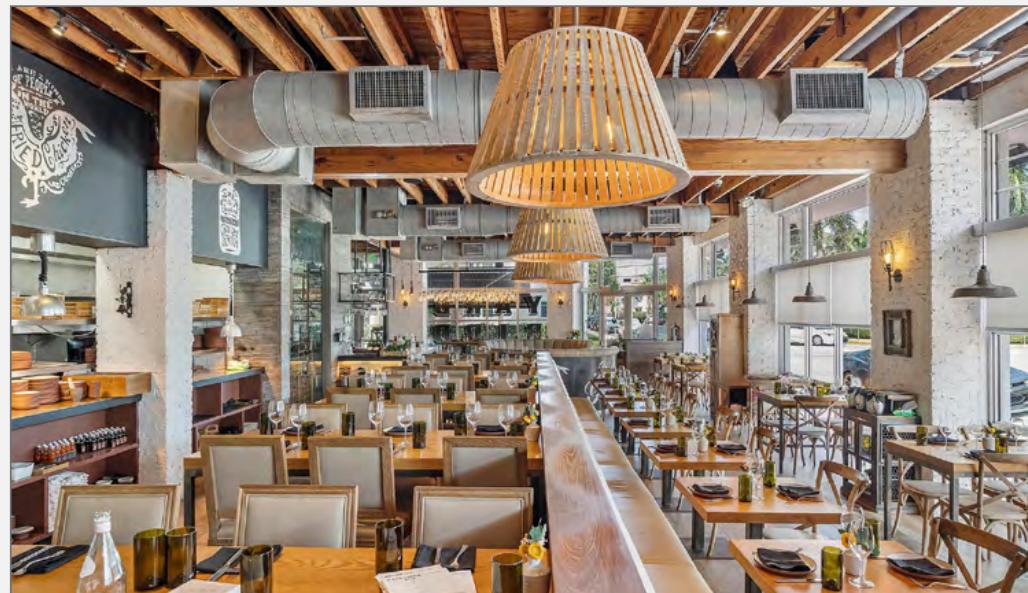
For investors, its allure lies in the constant influx of visitors and the area's enduring popularity, presenting lucrative opportunities in hospitality and leisure sectors.

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

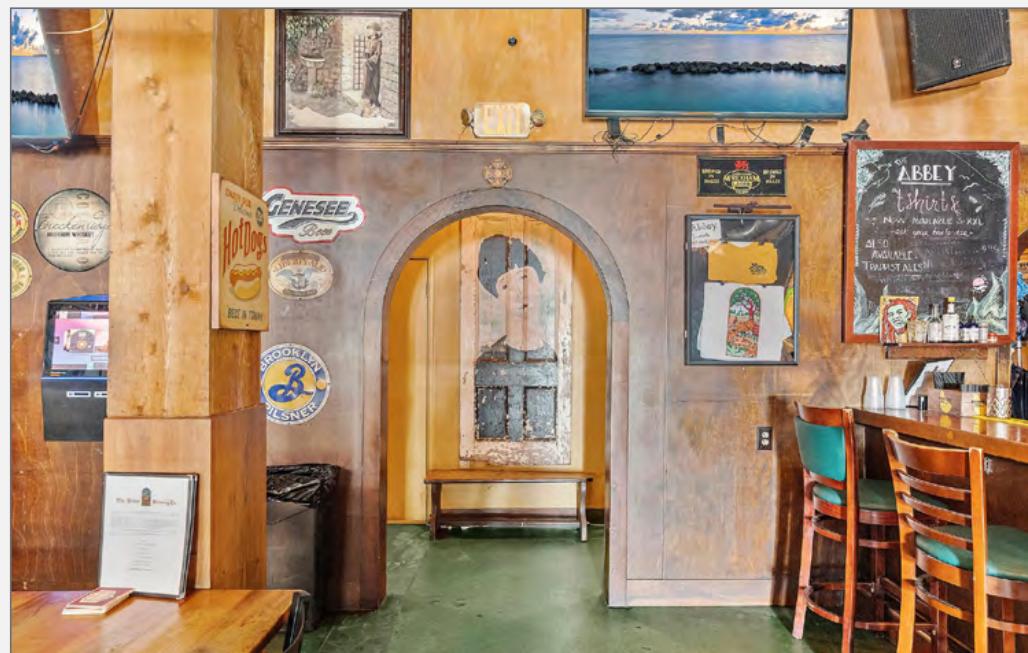
www.chariff.com
(305) 576-7474

INTERIOR PHOTOS

14



INTERIOR PHOTOS



All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

AERIAL VIEW

65+
Restaurants

281+
Businesses

11.6M+
Tourists Visited

2.2M+
Int'l Tourists Visited

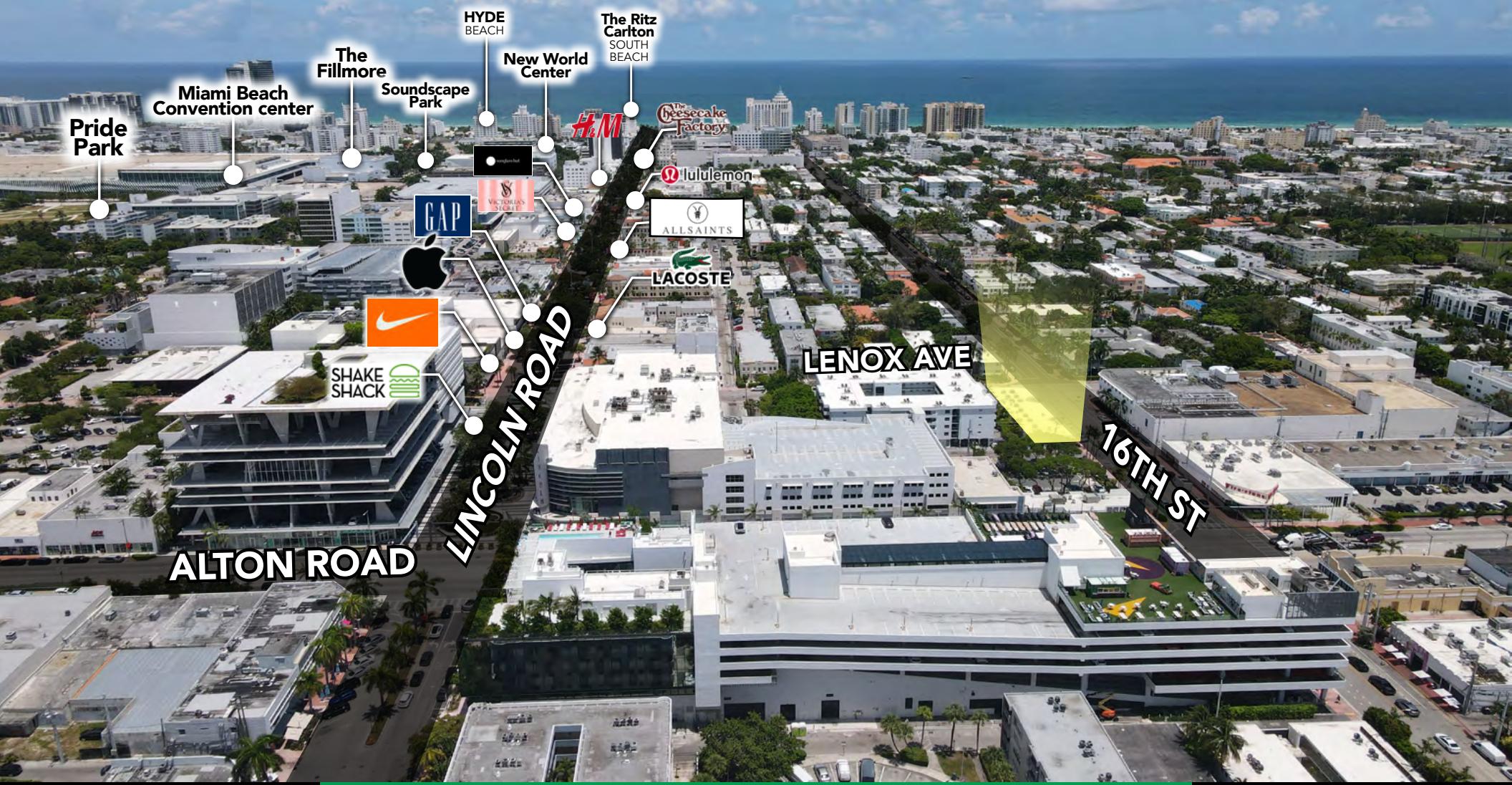
81.1%
Hotel Occupancy Rate

\$2B
Total Hospitality Sales in Miami Beach

\$1.5B
Total Retail Sales in Miami Beach

23K
Visitors to Lincoln Rd Daily

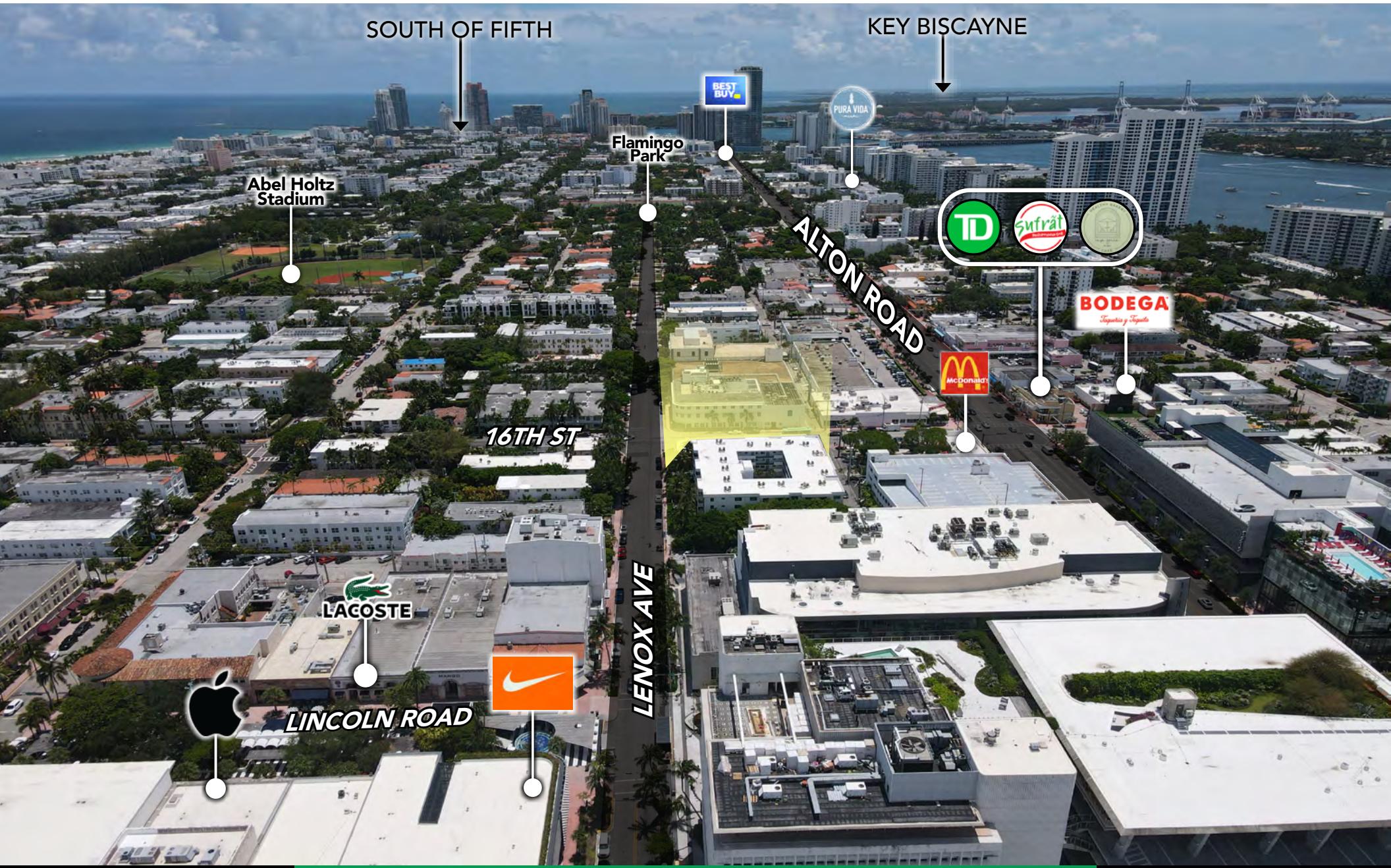
6.7M
Total Overnight Visitors



All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

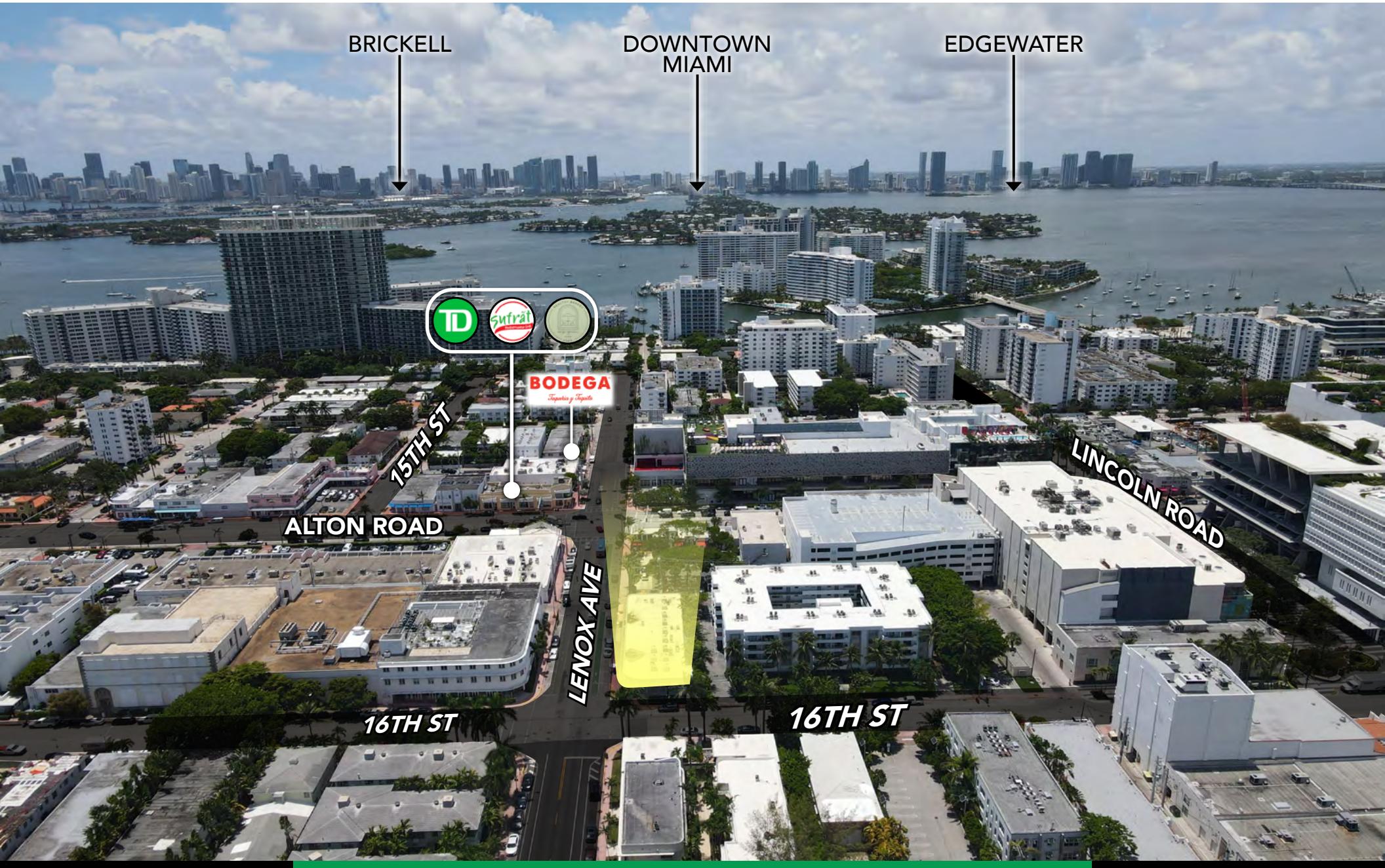
AERIAL VIEW

17



AERIAL VIEW

18





5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

www.chariff.com

(O) 305-576-7474
(F) 305-576-7494

○ @chariff
Twitter icon @chariff
Facebook icon @chariffrealty

Main Contact:

Lyle Chariff

President/Broker
(305) 576-7474
lyle@chariff.com

Mauricio Zapata

Principal/Broker
(305) 576-7474
mauricio@chariff.com

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.