

# THE CROSBY

RETAIL CONDO | THE CROSBY

RETAIL PROPERTY FOR SALE

601 N MIAMI AVE

 RELATED

 MERRIMAC  
VENTURES

 FA  
Commercial

**SALE PRICE**

Subject  
To Offer

**TOTAL SIZE**

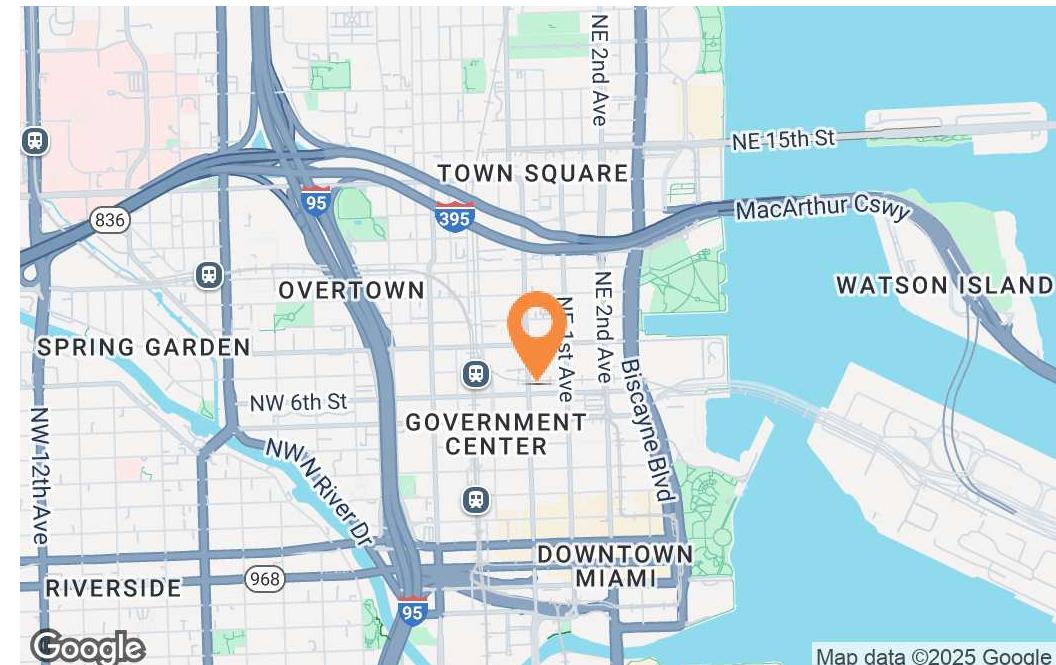
3,160 SF

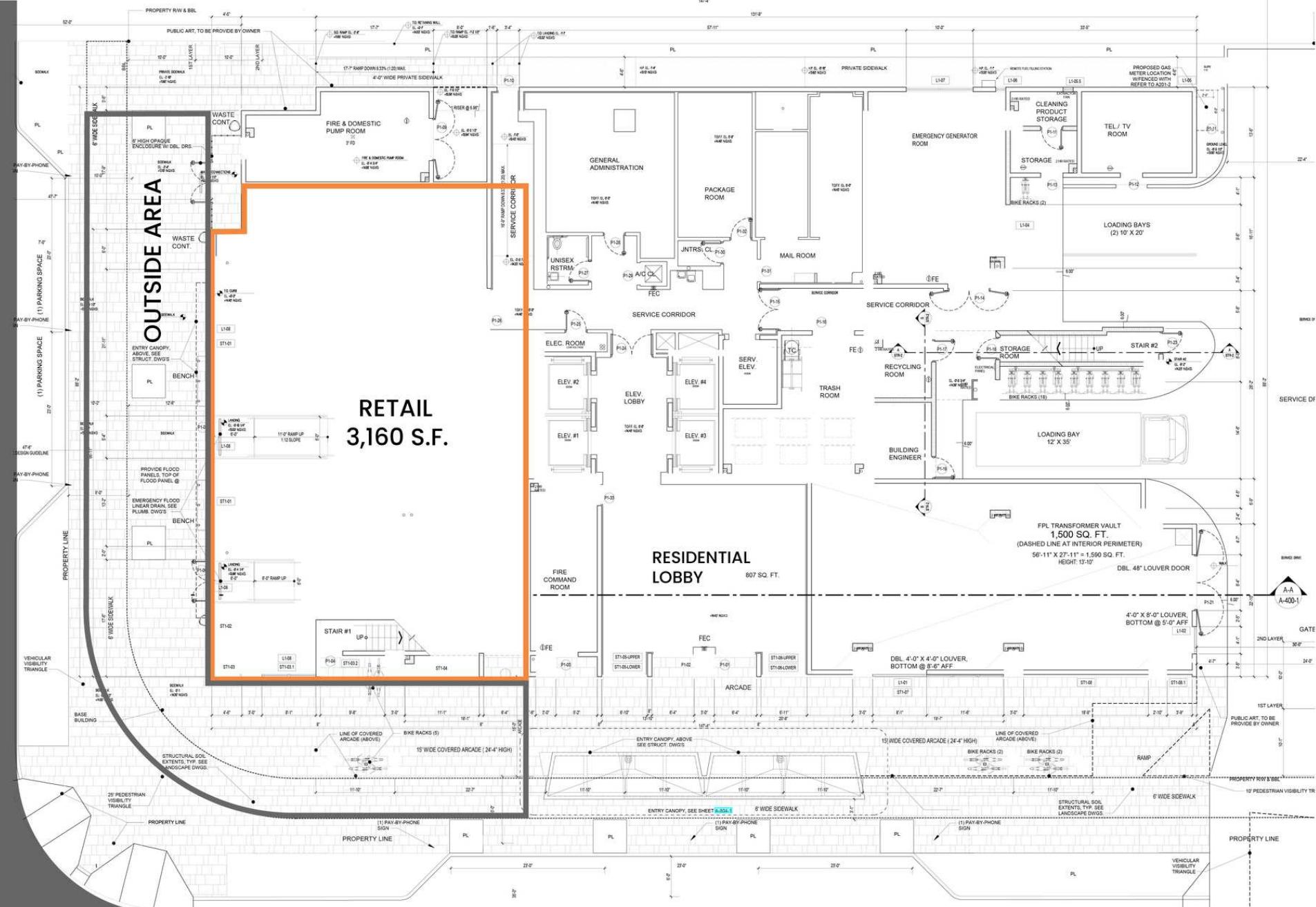
**PROPERTY OVERVIEW**

Own a retail space in The Crosby, the heart of Downtown Miami's vibrant scene. This space offers unmatched visibility and foot traffic, surrounded by top-tier dining, shopping, and entertainment. With direct access to Miami's urban energy and a built-in clientele from The Crosby's residences.

**PROPERTY HIGHLIGHTS**

- 32 stories
- 450 residences
- Co Tenants: Apple, Sephora, Lululemons, Lucid, Ray Ban and more
- High foot traffic for maximum retail exposure
- Versatile space for customizable retail concepts
- Ample storefront for eye-catching retail displays
- Proximity to popular amenities and attractions

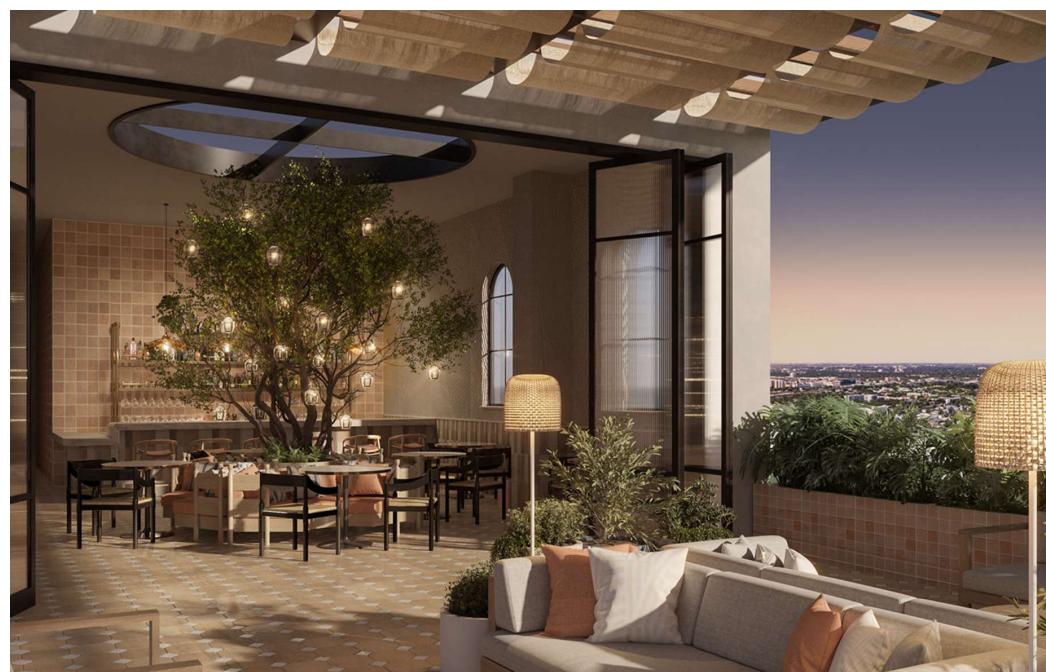






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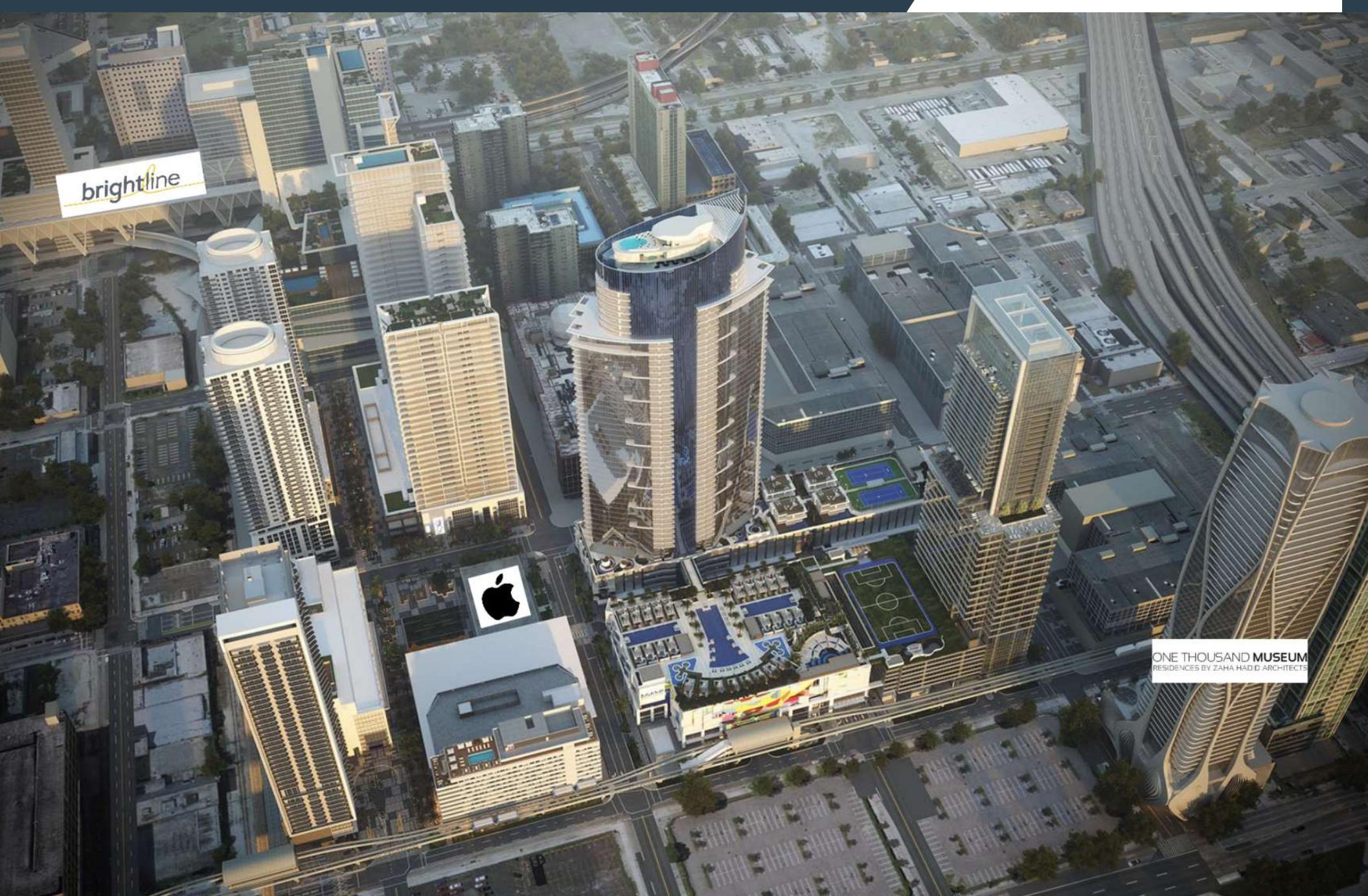
[FACOMMERCIAL.COM](http://FACOMMERCIAL.COM)

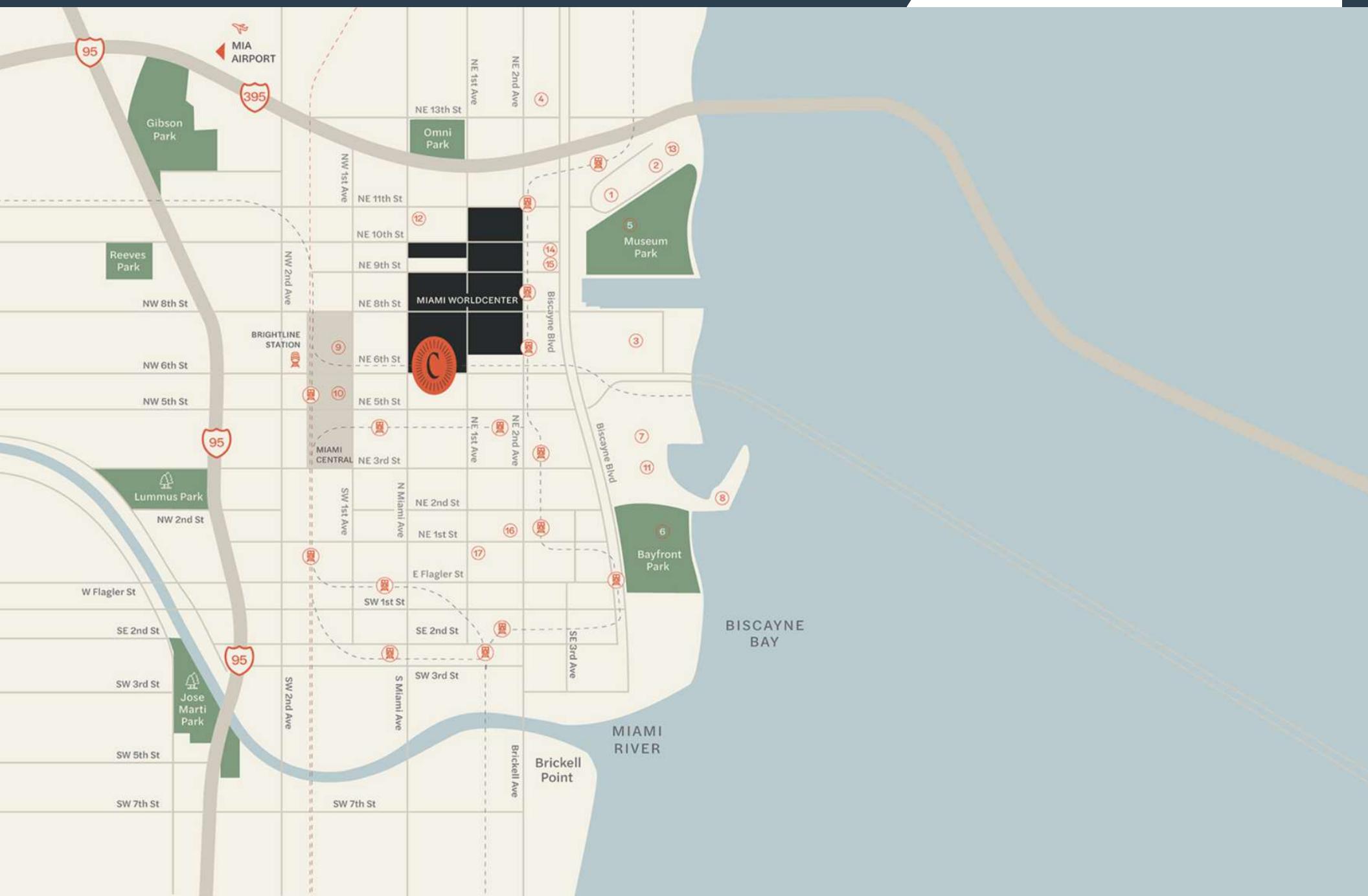
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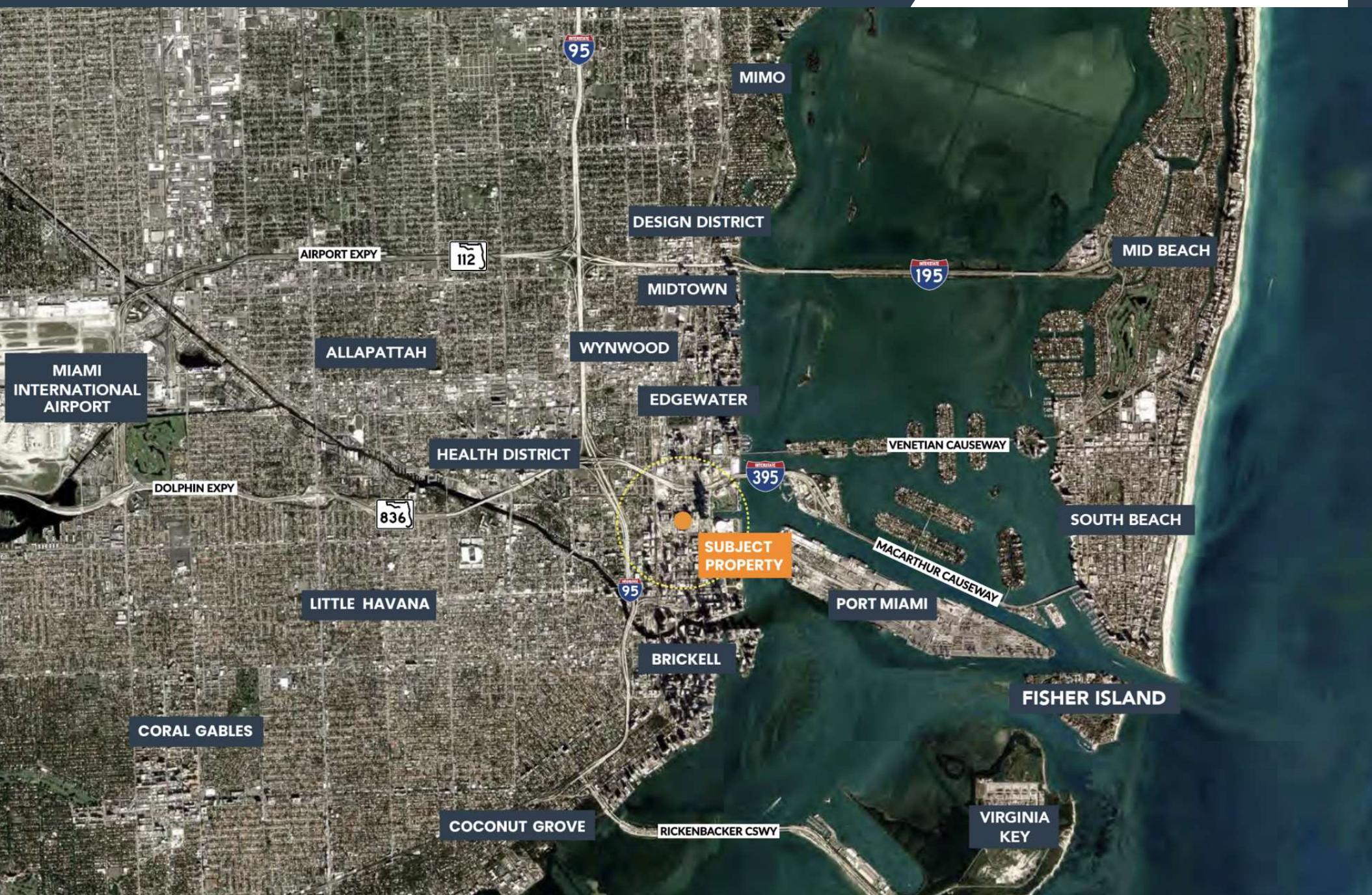
AERIAL

RETAIL PROPERTY FOR SALE







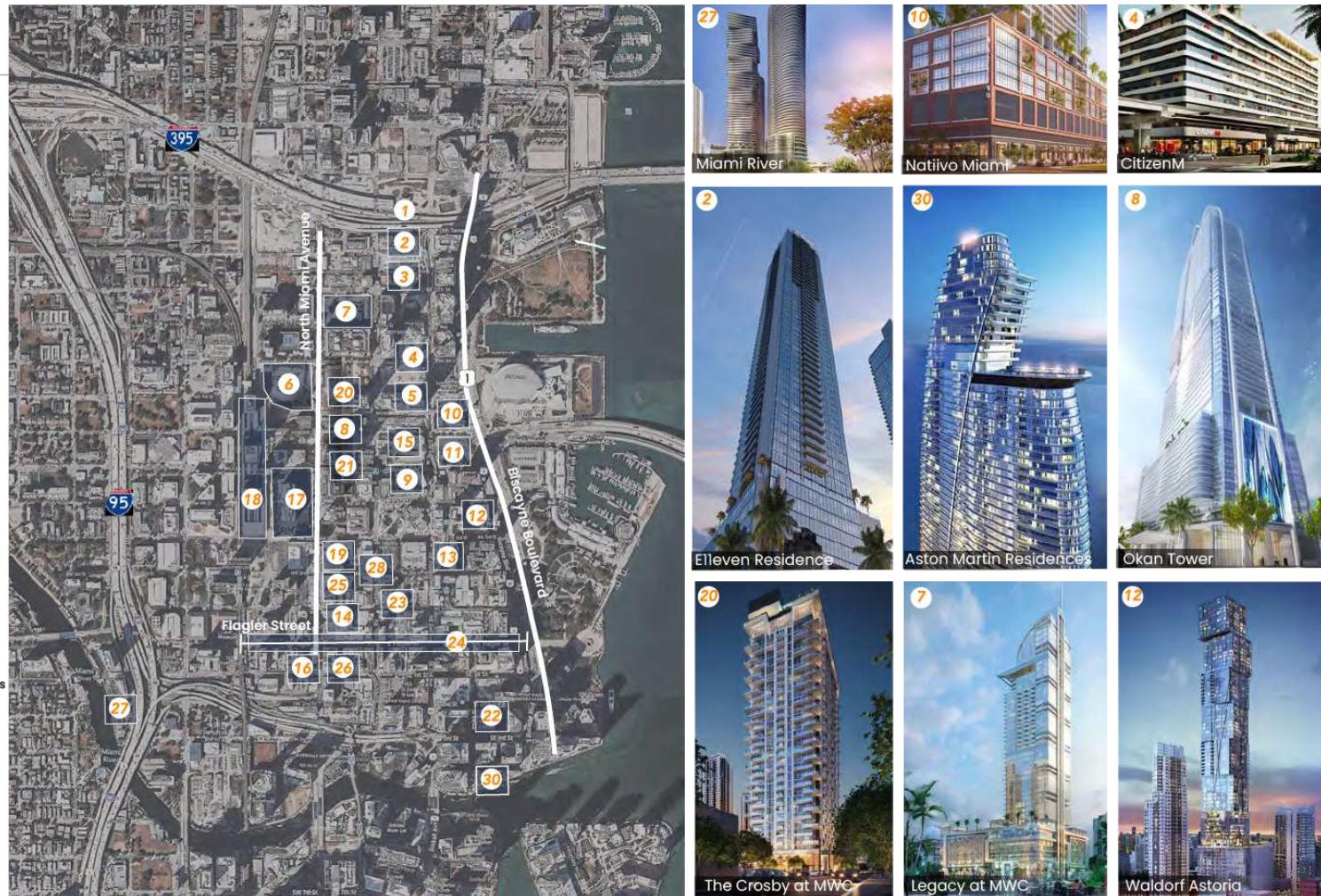


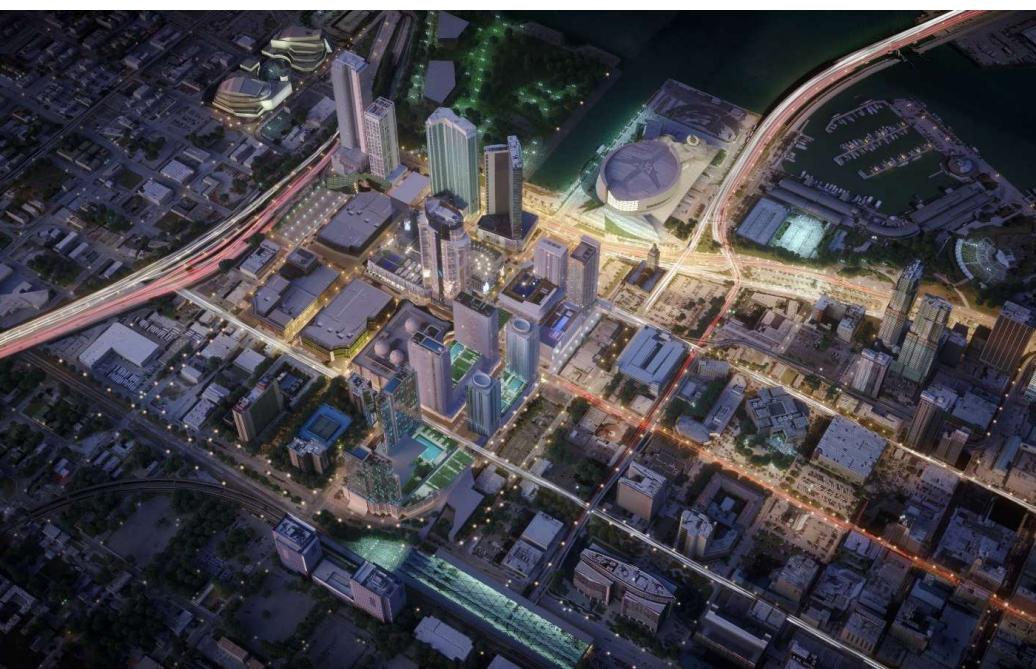


## Nearby Developments

1. Underdeck Miami	16. Lions Group NYC
2. Eleven Hotel Residences/ Beyond	17. US District Courthouse
3. Naftali Group	18. Miami Central Station
4. CitizenM at MWC	19. The District
5. Bezel at MWC	20. The Crosby at MWC
6. Witkoff and Monroe Capital	21. Downtown 5th
7. Legacy at MWC	22. Monarc at Met Apartments
8. Okan tower	23. Diamond District
9. Related Group   Merrimac Ventures	24. Flagler Street Streetscape
10. Natiivo Miami	25. Metro Mall Jewelry Center
11. Elser Residences	26. New Courthouse
12. Waldorf Astoria	27. Miami River
13. YotelPad	28. Namdar
14. Lalezarian Properties	29. Hyatt   Gencom
15. 501 First Residences	30. Aston Martin Residences

675 units  
461 units | 375 Hotel keys  
Two Supertall Towers 1.3 million total sf of development  
252 Hotel keys  
434 units  
2,200 units  
310 condos | 210 hotel keys  
399 units  
450 units  
412 units  
646 units  
360 units  
453 units  
565 units  
448 units

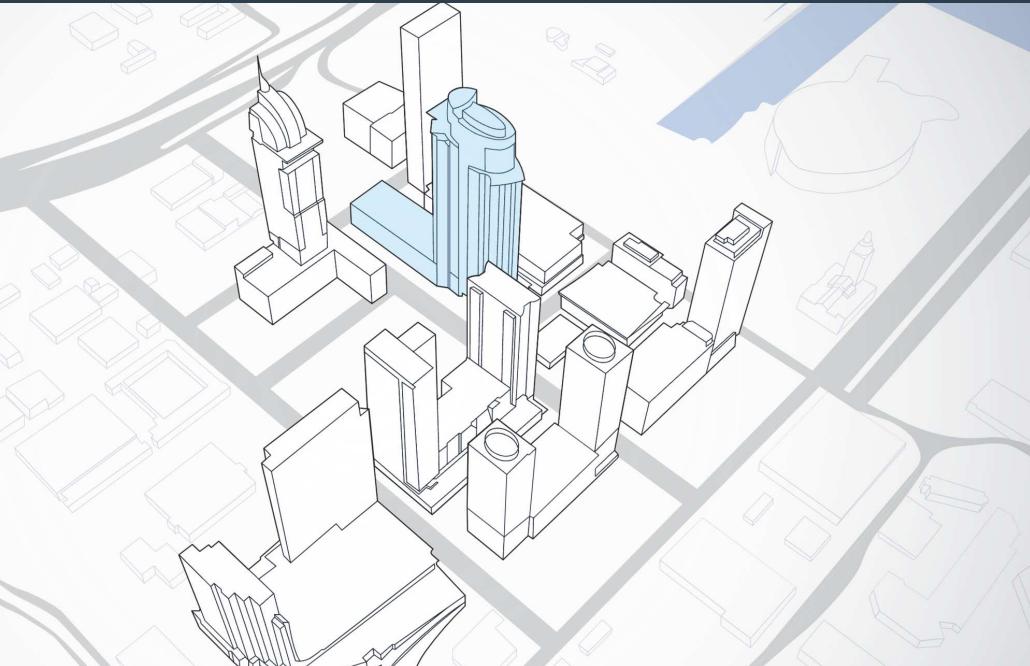






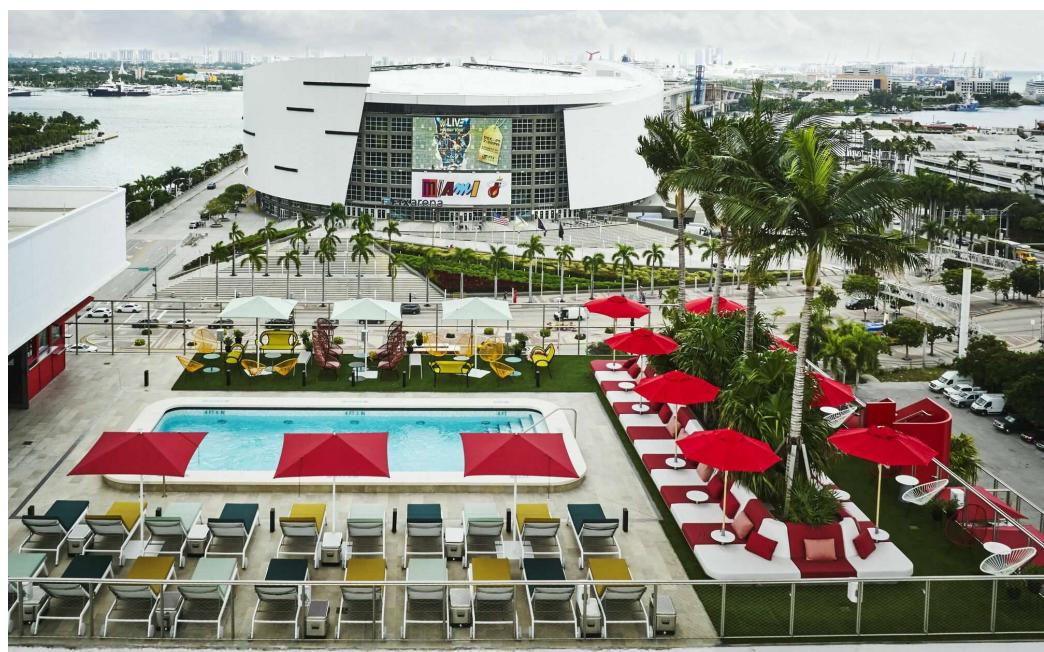
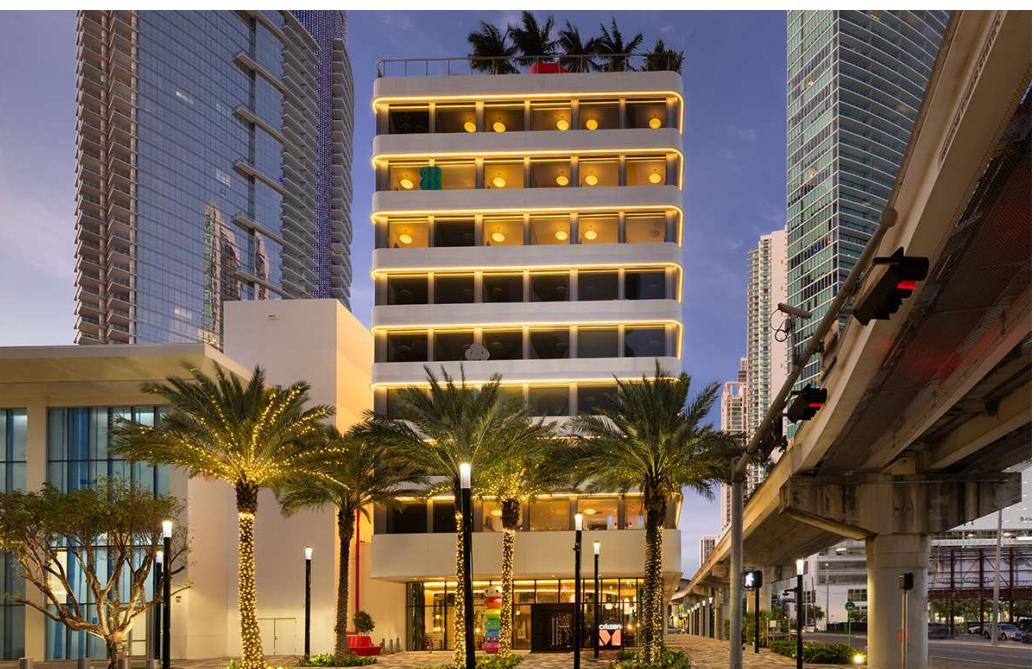
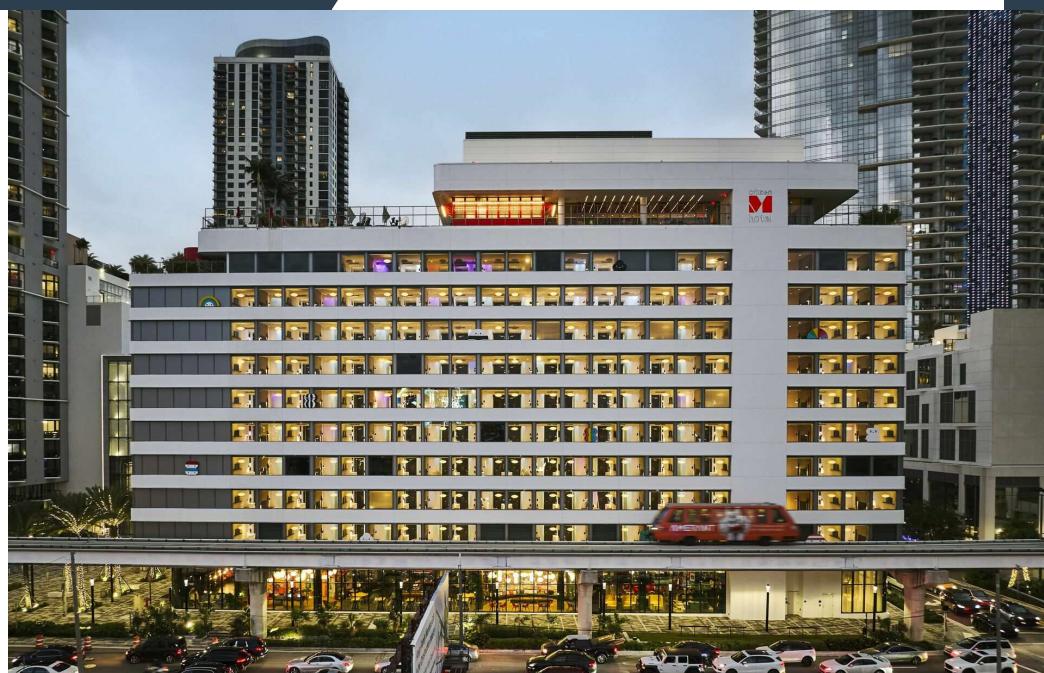
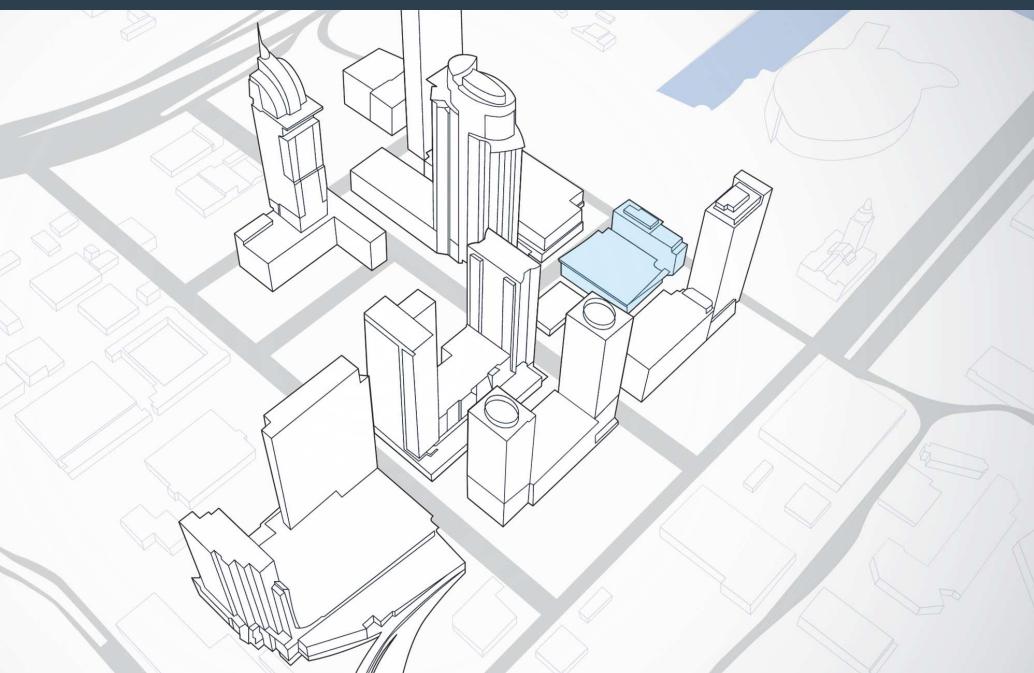
# THE PARAMOUNT LUXURY CONDO

RETAIL PROPERTY FOR SALE



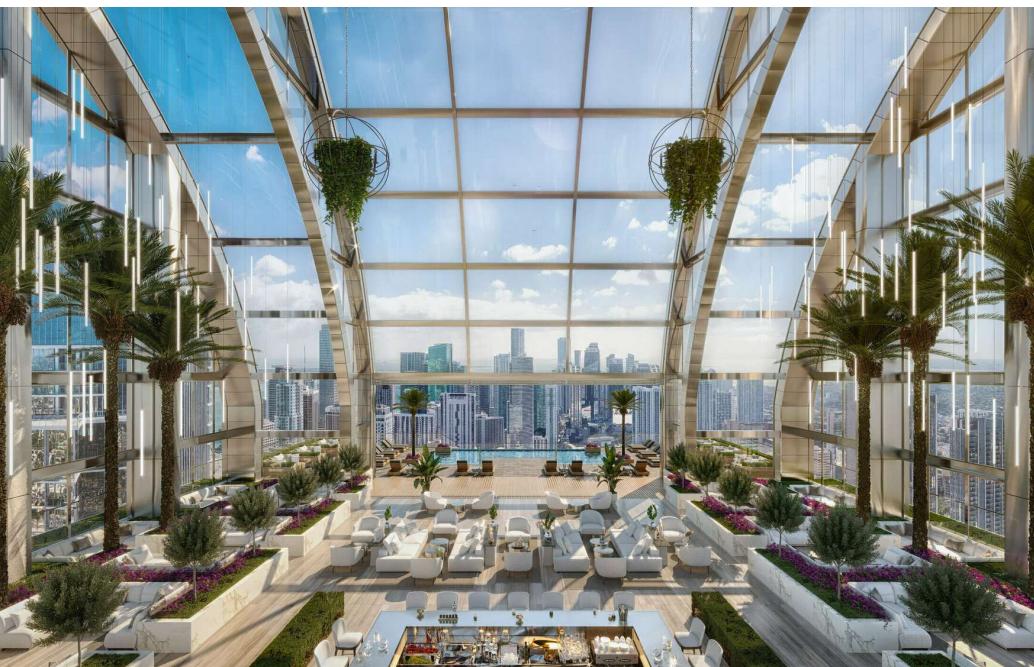
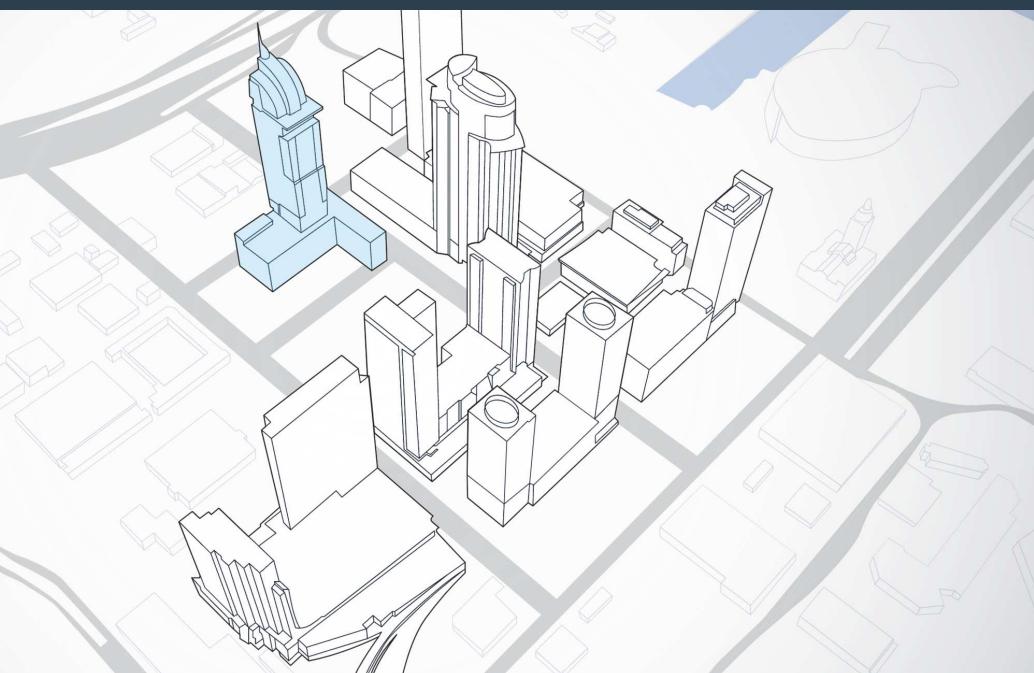
CITIZENM HOTEL

RETAIL PROPERTY FOR SALE



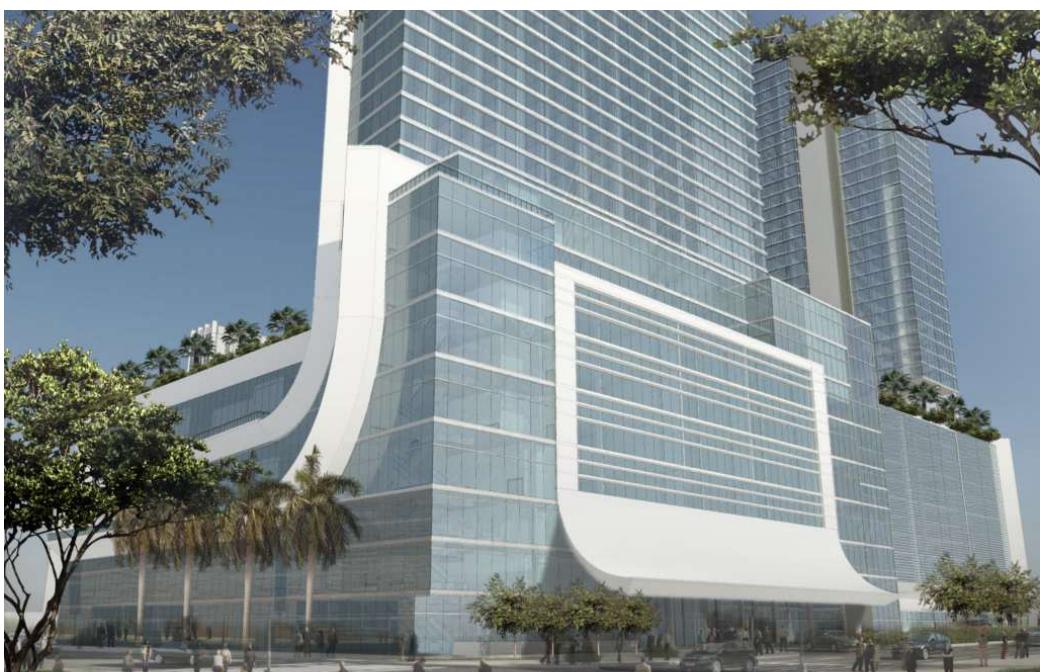
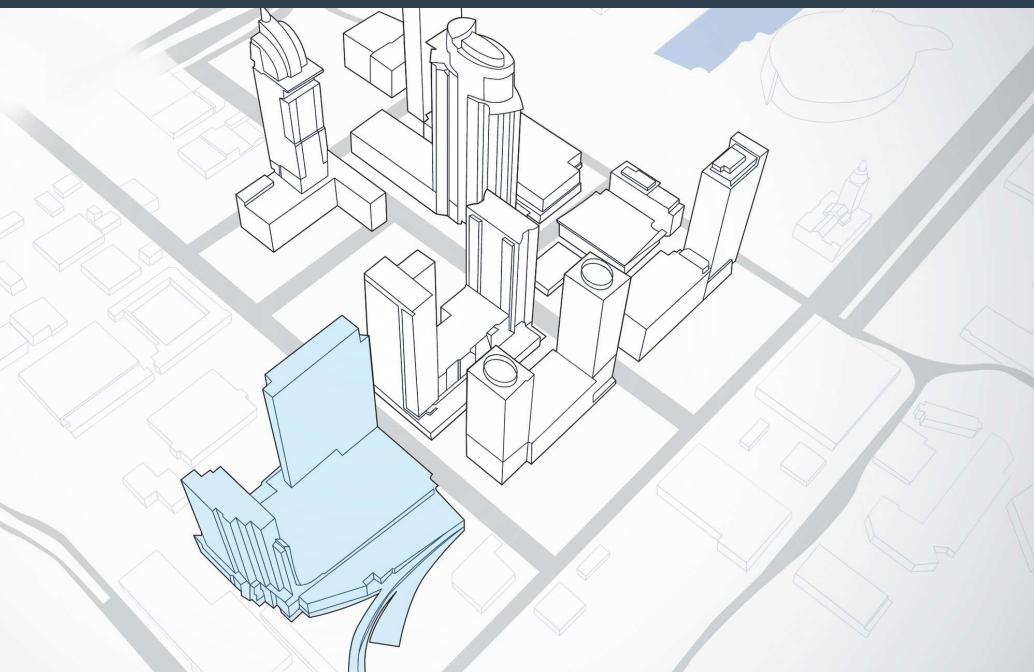
# LEGACY HOTEL AND RESIDENCES

RETAIL PROPERTY FOR SALE



# MIXED-USE PROJECT BY WITKOFF

RETAIL PROPERTY FOR SALE

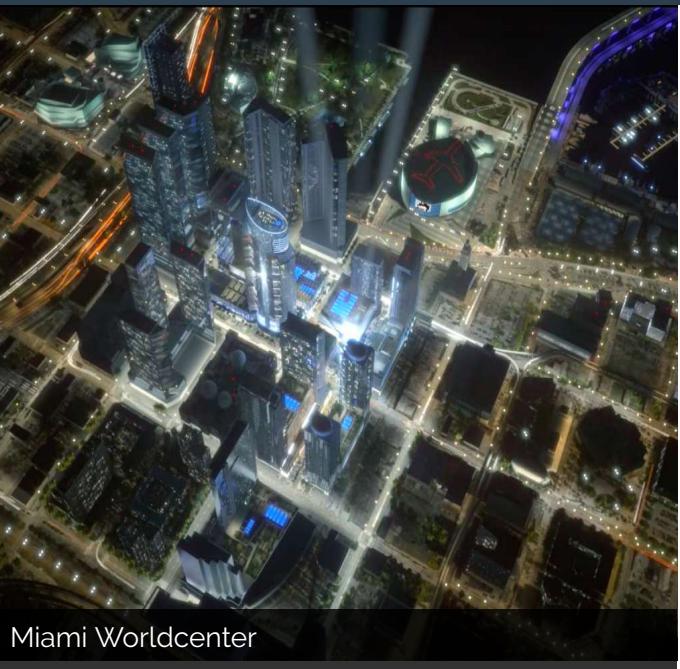


### BRIGHTLINE/MIAMI CENTRAL STATION

One of the most advanced passenger rail systems in the nation connecting downtown Miami, Fort Lauderdale, West Palm Beach and Orlando. It also serves as the central hub to all forms of transportation with direct access to the Metromover, Metrostation and Tri-Rail with 280,000 square feet office, 185,000 square feet retail, 800 apartments.



## DISCOVER DOWNTOWN MIAMI



Miami Worldcenter



Miami Central Station



Waldorf Astoria Hotel & Residences Miami



Aston Martin Residences



E11even Residence



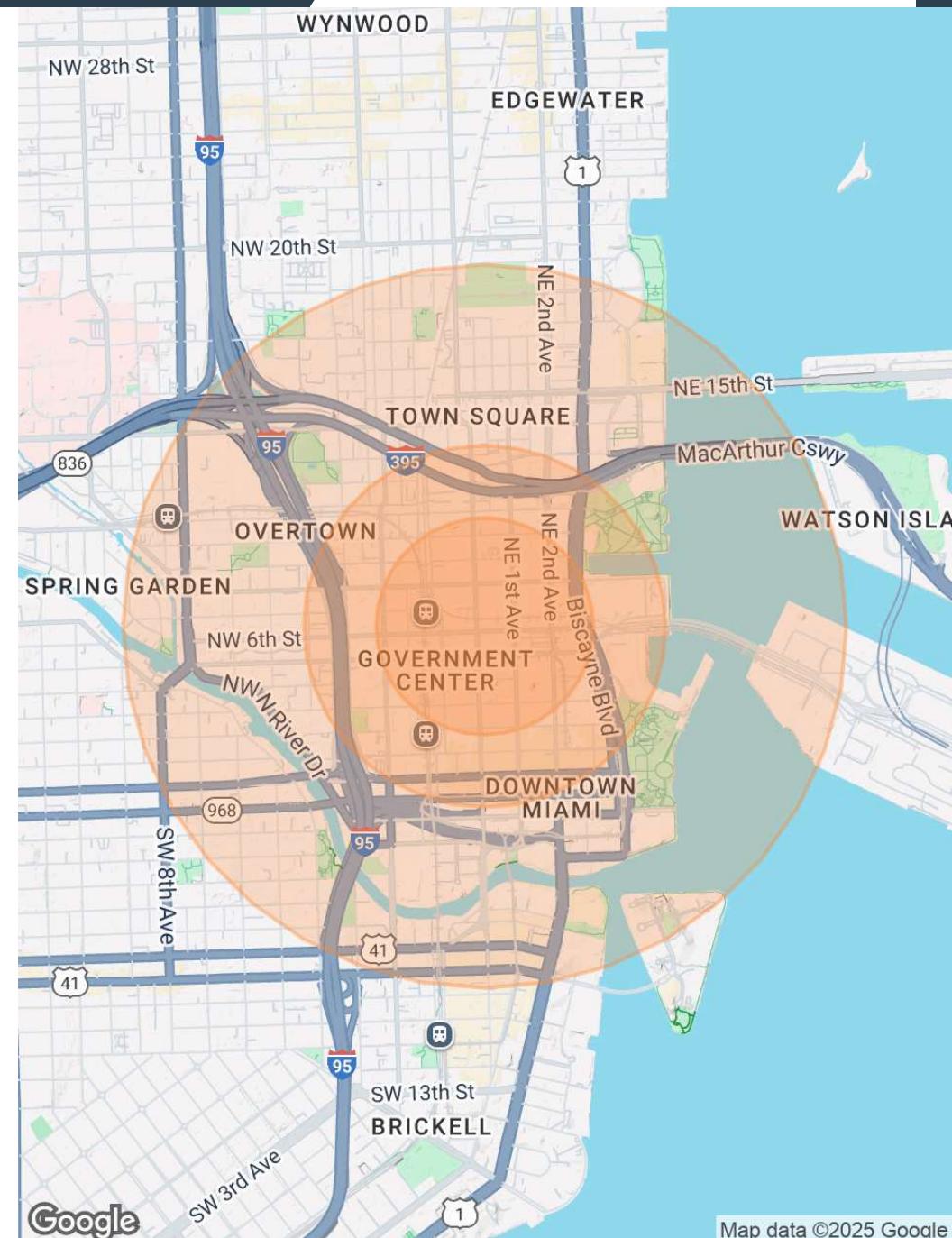
Okan Tower

# DEMOGRAPHICS MAP & REPORT

## RETAIL PROPERTY FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11,893	20,564	65,540
Average Age	35	37	38
Average Age (Male)	35	36	38
Average Age (Female)	35	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,591	8,361	31,048
# of Persons per HH	3.3	2.5	2.1
Average HH Income	\$96,081	\$100,459	\$109,245
Average House Value	\$192,702	\$374,093	\$577,162
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	49.4%	49.6%	55.7%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	6,233	9,691	27,190
Total Population - Black	3,459	4,664	9,606
Total Population - Asian	146	467	1,610
Total Population - Hawaiian	0	0	6
Total Population - American Indian	12	28	232
Total Population - Other	536	1,489	7,003

Demographics data derived from AlphaMap



Map data ©2025 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**.





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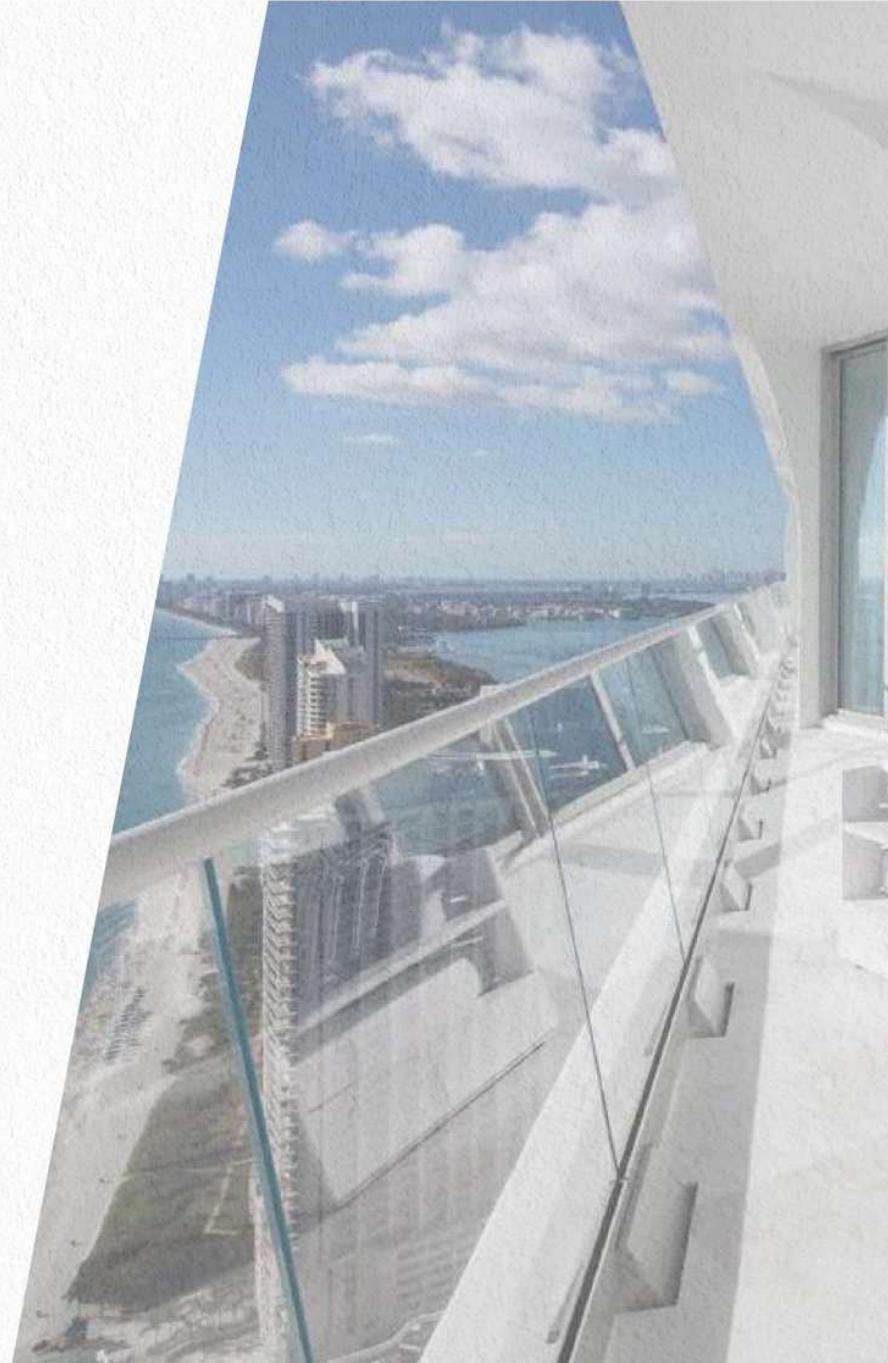
## COMMERCIAL DIVISION OF FORTUNE

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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 Paolo, and Manhattan to Paris.



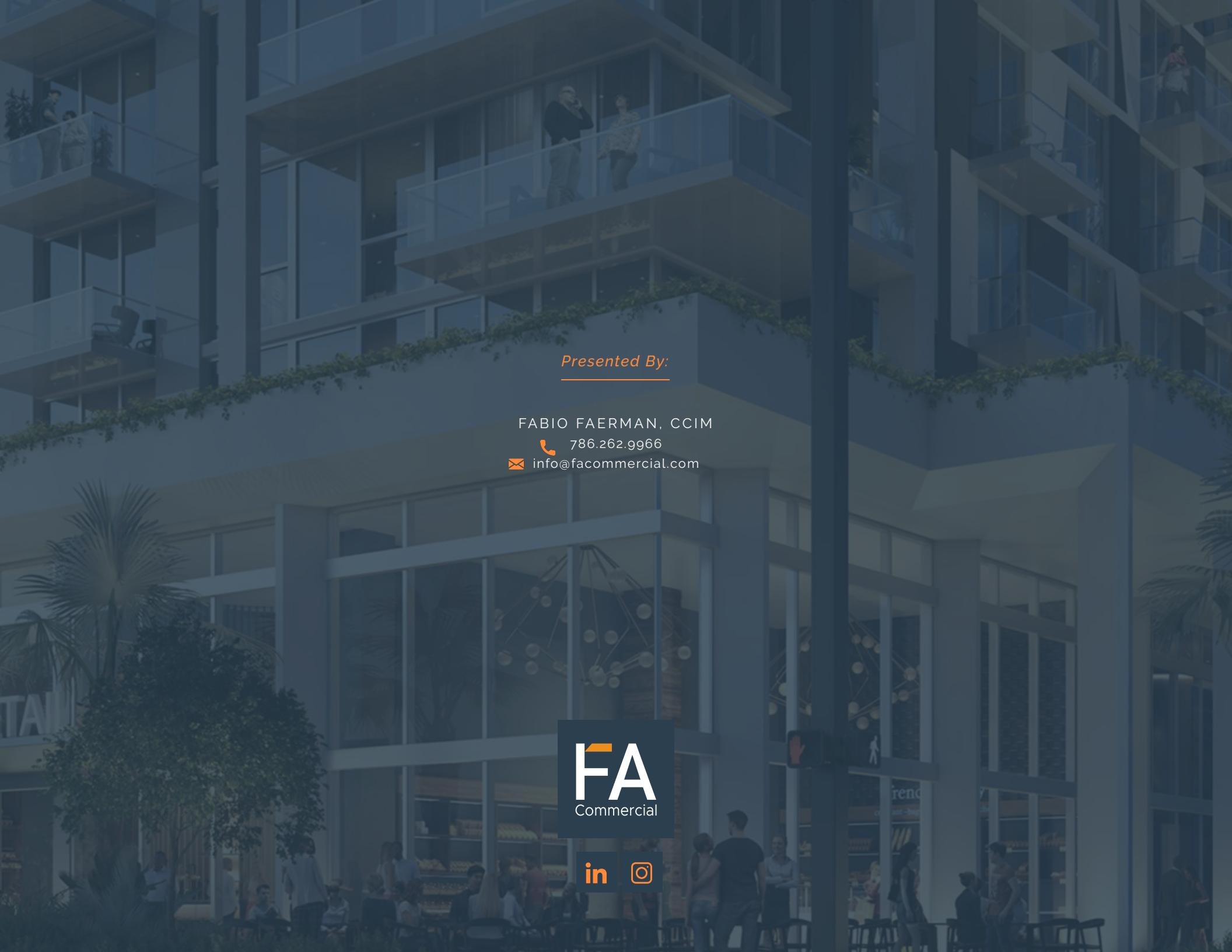
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

A large, modern building with multiple stories and glass railings on the balconies. People are visible on the balconies. The building has a curved facade with greenery on the roof. In the foreground, there's a glass-enclosed area with a large spherical light fixture and some people walking by.

*Presented By:*

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