



VERTICAL
REAL ESTATE



Leasing Opportunity - Flagship Retail & Restaurant

551 Lincoln Road, Miami Beach, FL 33139



EXECUTIVE OVERVIEW

Vertical Real Estate is proud to present an exceptional leasing opportunity at 551 Lincoln Road, a premier commercial building in the heart of Miami Beach’s most prominent retail corridor. Located along one of the most recognizable and heavily trafficked pedestrian streets in the country, this property offers unparalleled visibility and direct access to Miami Beach’s vibrant shopping, dining, and cultural scene.

Positioned on Miami’s most iconic retail street, 551 Lincoln Road enjoys exposure to high-net-worth residents, affluent tourists, and international visitors year-round. The property is surrounded by a dense residential community, luxury hotels, and a thriving hospitality network that ensures a constant flow of consumers. With the nearby Miami Beach Convention Center welcoming over 600,000 visitors annually, this location benefits from a steady stream of business travelers, event guests, and shoppers, reinforcing its position as a premier destination for flagship retail and experiential brands.

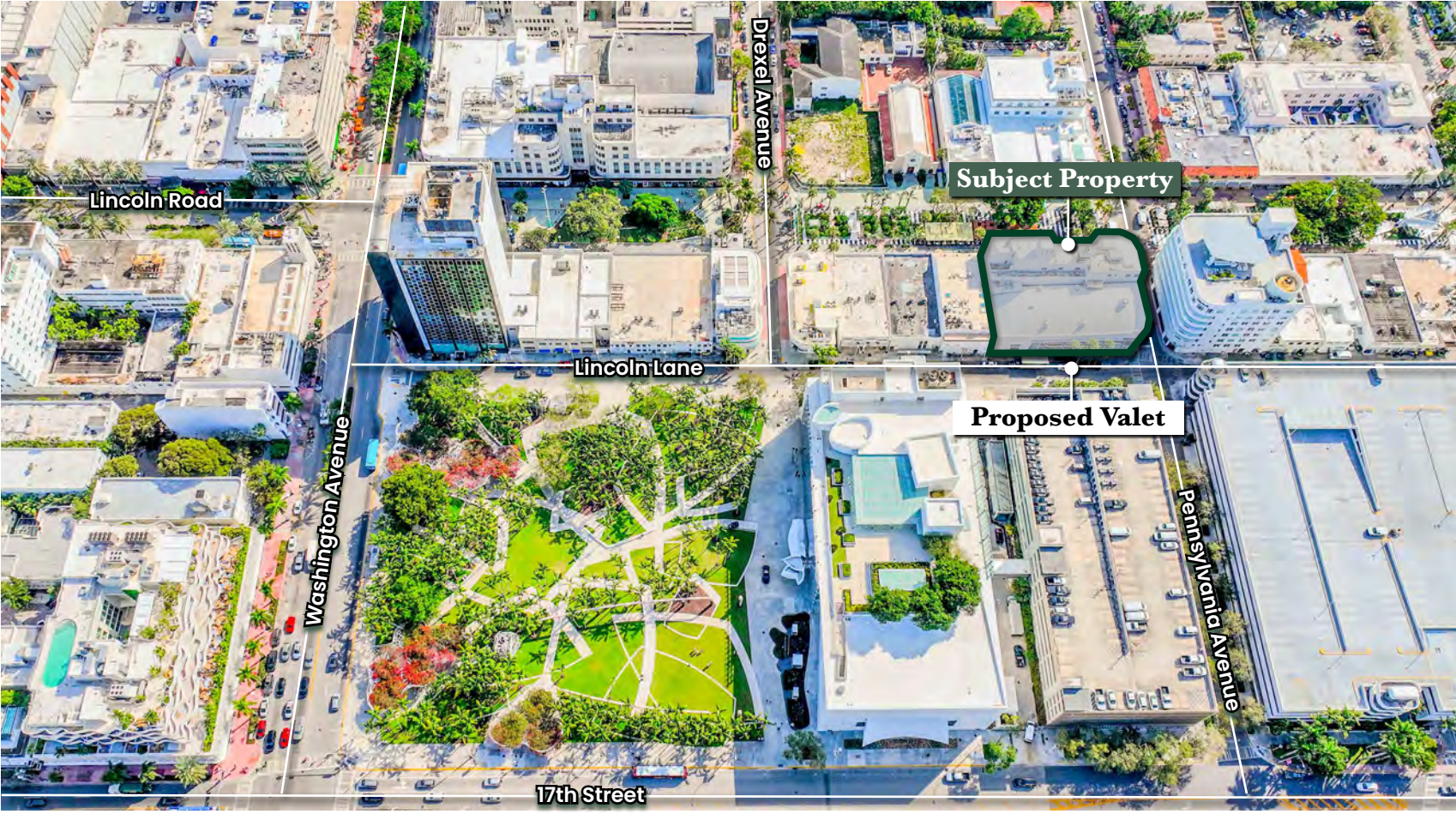
This flagship offering provides tenants with a rare chance to secure a prominent presence in a corridor that continues to attract global retailers and luxury dining concepts. As Miami Beach strengthens its status as an international lifestyle and retail destination, the demand for prime space along Lincoln Road remains at an all-time high. The property’s generous frontage, architectural prominence, and signage potential make it ideal for flagship retail, high-end dining, or an innovative lifestyle brand seeking to anchor itself within Miami Beach’s energetic core.

Available for the first time in years, 551 Lincoln Road represents a remarkable opportunity to lease prime retail space in one of the most coveted retail districts in the United States. Tenants can take full advantage of Miami Beach’s continued growth and global appeal while aligning their brand with the unparalleled prestige of Lincoln Road.

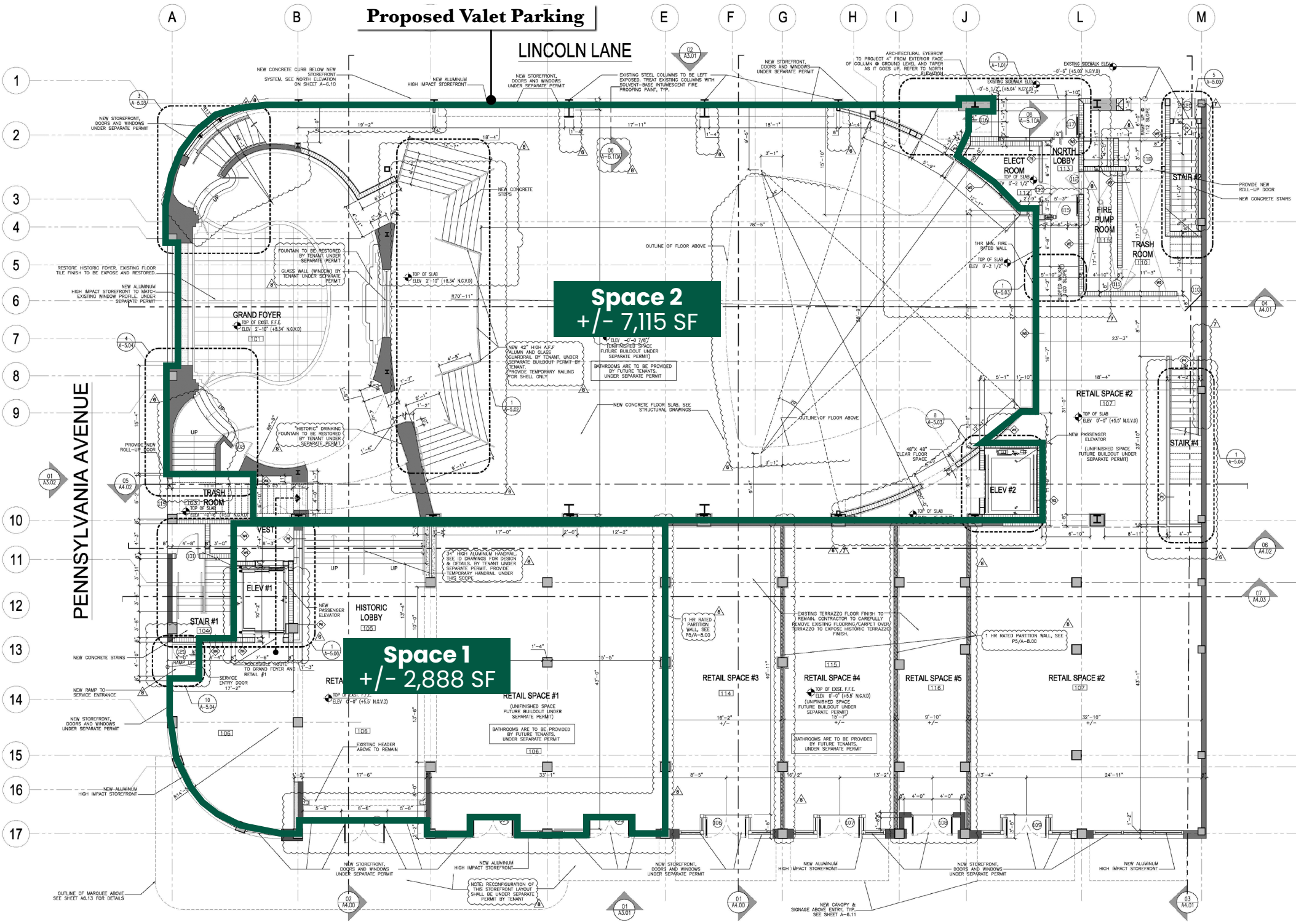
PROPERTY INFORMATION

Lease Rate:	Upon Request
Address:	551 Lincoln Road
Neighborhood:	Miami Beach, FL
Property Type:	Commercial / Retail
Total Building Area:	37,787 SF
Lot Size:	15,487 SF 0.35 Acres
Suggested Uses:	Flagship Retail, Food & Beverage, Wellness
Available Spaces:	
Space 1	Space 2
Ground - 2,888 SF	Ground - 7,115 SF
Second - 6,614 SF	Second - 7,289 SF
Third - 5,648 SF	Total - 14,404 SF
Total - 15,150 SF	



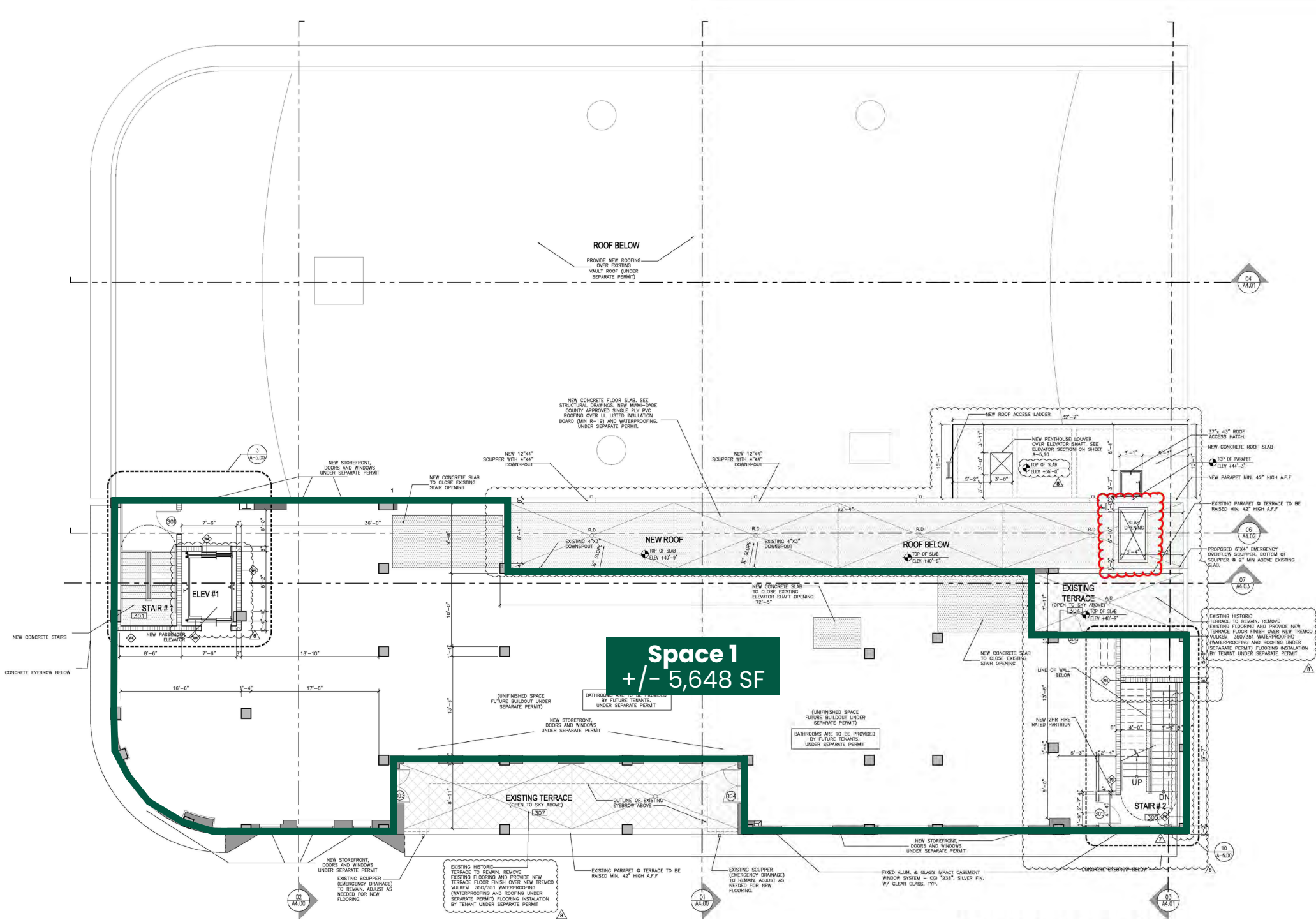






Ground Floor





Third Floor



LOCATION OVERVIEW

Miami Beach is a major tourist destination with a rich culture, art and history, including 7 miles of beaches, 3 golf courses, and 20 parks. Best known as a tourist friendly vacation hot-spot that welcomes visitors, world travelers, celebrities and locals alike. Miami Beach is seen as a trend-setting arts and entertainment Mecca, and a shopping and cultural wonder by visitors. The economic boom has brought refurbishment to the Art Deco Historic District, modernized transportation infrastructure and a new way of life that features arts, culture, sports and entertainment. Miami Beach is one of the strongest retail trade markets in Miami-Dade due to the high traffic of visitors as well as full-time and seasonal residents. Mixed-Use assets in Miami Beach are receiving major investor attention thanks in part to solid demographics and strong development activity. Developers are focusing on urban-core submarkets, as well as the dense population of high-income spenders.

Welcome to the vibrant heart of Miami Beach — **Lincoln Road** — a world-renowned, outdoor pedestrian promenade in the heart of Miami Beach, featuring over 200 shops, cafés & galleries, public art, culture, happenings and more.

In 2024, Lincoln Road reigned as South Florida’s most sought-after open-air destination, drawing **over 10 million visitors**. Here, the **iconic pedestrian promenade** is best known for its tropical landscape roads, café culture and shopping. From global brands like Apple, Nike and Zara to cozy boutiques, Lincoln Road caters to every taste.

Cultural lovers will find refuge in the Lincoln Road District, home to the New World Symphony, The Fillmore, Miami New Drama at Colony Theatre, Oolite Arts, FIU’s Miami Beach Urban Studios, art galleries, a plethora of live music, and public art exhibits.

Steps away is the Miami Beach Convention Center, which welcomes world-renowned Art Basel Miami Beach every December. Visit the beating heart of Miami Beach — where every corner pulsates with excitement and every moment is a celebration of the city’s vibrant spirit.






8
BLOCKS
WASHINGTON -
ALTON



10M
MILLION
VISITS
ANNUALLY
(USA+INTL)



164
RETAILERS



221
BUSINESSES

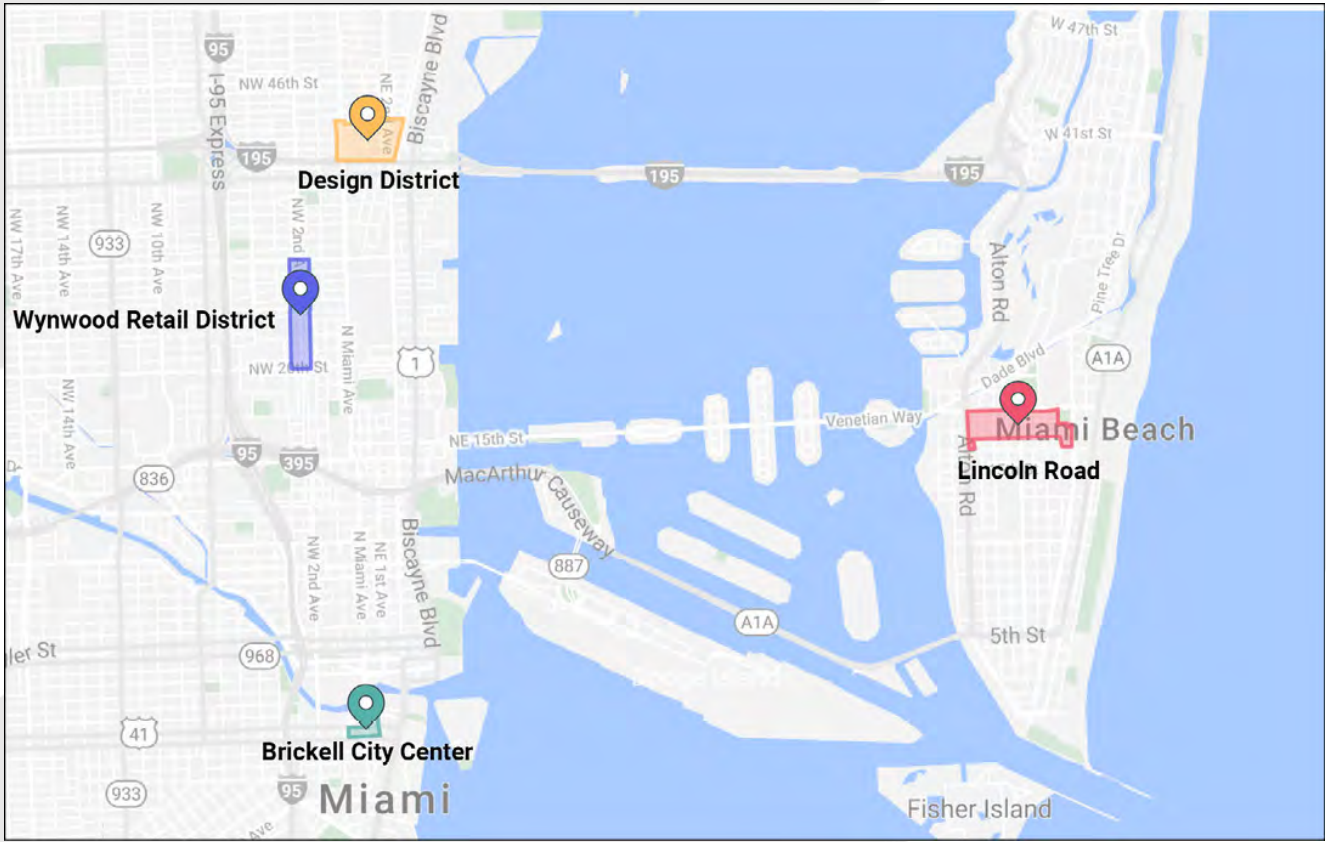


57
RESTAURANTS

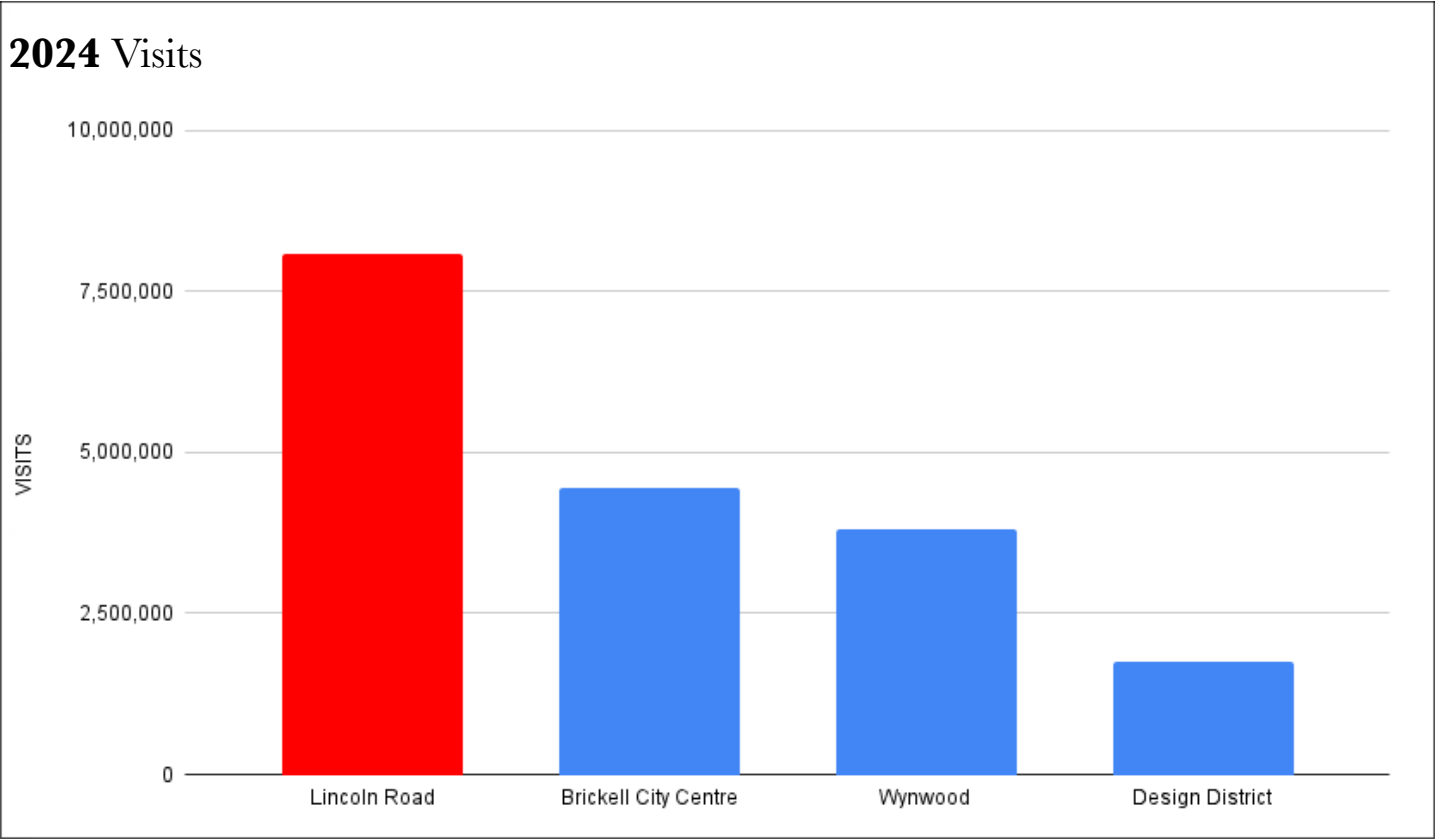


Lincoln Road

Brickell City Center (8.1 Miles from Lincoln)
Wynwood Retail District (6.5 Miles from Lincoln)
Miami Design District (6.1 Miles from Lincoln)



Competitive Visitor Counts



Placer.ai Data

Note that Placer.ai does not capture international data. Lincoln Road attracts a significant number of international visitors, so the projected visitor count exceeds 10 million.





New Brands Making Their Mark

With unparalleled foot traffic, proximity to Billionaires’ Row and influx of luxury developments, Lincoln Road is experiencing a restaurant renaissance like never before, expanding its portfolio with eight highly-anticipated restaurant launches and more on the horizon. From Colombia’s legendary Andrés Carne de Res to concepts by global hospitality groups, including The h.wood Group’s ultra-exclusive The Nice Guy and Noble 33’s Mēdüzā Mediterrania, the district’s newest tenants are transforming Lincoln Road into a dining mecca for locals and visitors alike. Recent and upcoming launches include:

- ALO*** Flagship store coming to corner of Lincoln & Collins
- Geske’s*** announces its first retail flagship store on Lincoln Road.
- Zara*** expanding by over 13,000 SF to build a Flagship store.
- Oro*** (January 2025): A luxury dining spot offering premium meats and seafood, with an entertainment lounge, Elixir, featuring live performances.
- Prince Street Pizza*** (Winter 2025): A famous NYC pizzeria known for its Sicilian-style slices and Neapolitan pies.
- Negroni Caffè & Sushi Bar*** (December 2025): A new addition to the street, focusing on Italian and sushi offerings.
- The Nice Guy*** (2026): A mafia bar-inspired restaurant from the group that brought Delilah, The h.wood Group, opening its second location in a 7,000-square-foot space.
- Al Antico Vinaio*** (2026): a famous Italian sandwich shop, originating in Florence, opening thier first Miami location.
- Mēdüzā Mediterrania*** (2027): A Mediterranean fine dining concept by Noble 33.
- Andrés Carne de Res***: A 400-seat, multi-level Colombian restaurant, marking its U.S. debut.
- El Carnival Churrascaria***: A Brazilian barbecue restaurant with live entertainment.

\$4Billion in development in the Miami Beach Entertainment District

Ritz Carlton, 1 Lincoln Rd - Acquired the Sagamore Hotel in a new partnership. Plans for a 200’ tower addition with 50 Ritz Carlton private residences and 60 new hotel rooms. Two new F&B installations including Bagatelle. \$500M project. Delivery 2028

Raleigh, 1775 Collins Ave - \$600M redevelopment of the Raleigh and two adjacent hotel properties. Luxury residential tower and 5-star hotel by Rosewood Hotel under construction. Acquisition was \$243M. Opening Q1 2028.

Delano Hotel, 1685 Collins Ave - Acquired by Eldridge (Cain International) in 2020. Property is being renovated and repositioned. Opening Q2 2026.

Grand Hyatt Convention Center Hotel, 17th St Convention Center Dr - Approx \$400M development. 800 rooms, two floors of meeting spaces and ballrooms, a pool deck on the fifth floor and ground-floor retail space. An elevated skybridge will link to the Convention Center at the intersection of 17th Street and Convention Center Drive. Under construction. Projected opening Q2 2027.

Thompson Hotel - Corner of 17th & Washington
(150 rooms) under construction. Delivery Q1 2026.

Aman, 3425 Collins Ave - 56 hotel rooms & 39 residences (100 rooms including new tower) under construction, opening in 2026.

Bulgari, 100 21st St - 100 rooms (including new tower) opening in Q2 2028.

Auberge Hotel & Residences 1901 Collins (ShoreClub Hotel) bought by the Witkoff’s. To become Auberge du Soleil (Napa, CA brand) Delivery Q3 2027.



Thompson South Beach
150-room hotel will open on the corner of 17th and Washington Avenue and will draw design inspiration from the New World Center campus.



Citizen M South Beach
Five-story 1212 Lincoln totals 141,215 square feet, including 92,725 square feet of retail, 104 hotel rooms in 44,938 square feet and 447 parking spaces.



Kimpton South Beach
The hotel at 1750 Alton Road is the newest boutique property from San Francisco-based Kimpton Hotels. This 96-room hotel is the chain’s fifth hotel in Florida, joining the Surfcomber and Angler’s in Miami Beach.



Miami Beach Convention Center Hotel
185-foot-tall, 800-room hotel will connect to the convention center at the corner of 17th Street and Convention Center Drive. It will include a large, resort-style pool deck atop a 53-foot-tall pedestal as well as an 8,000-square-foot spa, 5,000-square-foot fitness center, and ballrooms. There will be 320 valet-only parking spaces.



Miami Beach’s commercial landscape is evolving, and 511 Lincoln Road sits at the epicenter of this transformation. Positioned in one of the city’s most affluent and high-traffic corridors, this freestanding luxury retail property offers an unparalleled opportunity for brands looking to establish themselves in one of Miami’s most sought-after destinations.

The Miami Beach market continues to experience remarkable growth, driven by an influx of high-net-worth residents, global retail expansions, and booming tourism. Within a one-mile radius of 551 Lincoln Road, the population has surged, with ongoing development projects ensuring continued demand for high-end retail, office, and hospitality spaces.

FOOT TRAFFIC & WALKABILITY

Situated in the middle of Lincoln Road — one of Miami Beach’s top retail and entertainment hubs — 551 Lincoln Road benefits from exceptional visibility and constant pedestrian traffic. The property is also surrounded by elite residential neighborhoods, including Sunset Harbour, the Venetian Islands, and West Avenue, where luxury living meets a walkable, urban lifestyle. The Miami Beach Convention Center, just three blocks east, attracts a steady stream of visitors from global conferences, art fairs, and fashion events, further solidifying the property’s prime location.

STRATEGIC CONNECTIVITY & MARKET MOMENTUM

Miami Beach’s continuous transformation has attracted a wave of premier luxury brands, including Audemars Piguet, KITH, and Lamborghini Lounge, further elevating the area’s status as a world-class shopping destination. With increasing demand for ultra-premium retail space and an elite local demographic, 551 Lincoln Road offers an unrivaled opportunity for high-end retailers to establish a flagship presence in Miami’s most dynamic commercial corridor.

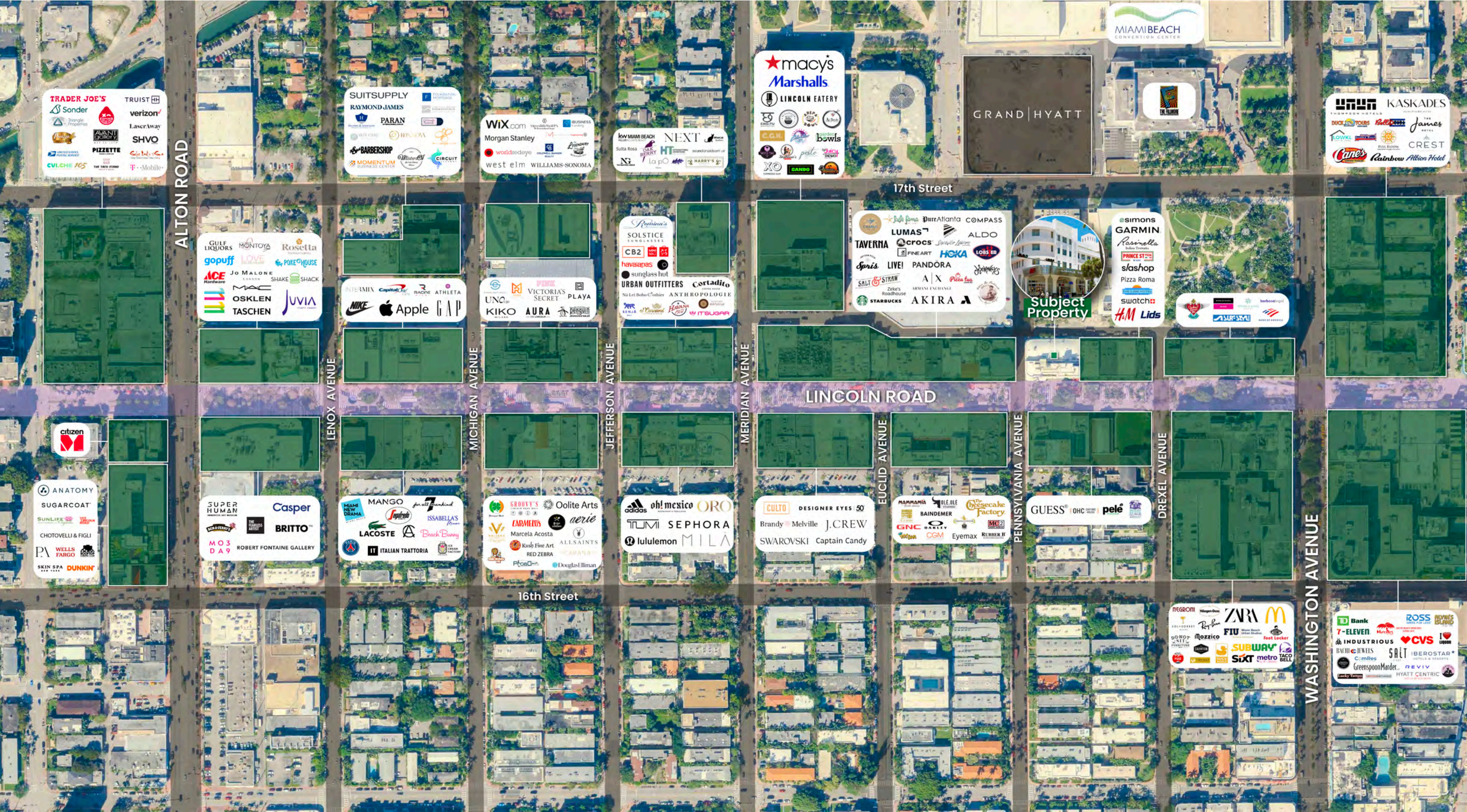


HOTEL:
Once completed in 2027, Miami’s “Billionaires’ Beach” is set to be a sun-drenched counterpart to Manhattan’s 57th Street or London’s Bishops Avenue.

The nickname was coined by Michael Shvo, a leading developer among those investing over \$2.5 billion in just a few blocks along Collins Avenue, the iconic thoroughfare that lines Miami’s pristine coastline. Some of the world’s most prestigious hotel brands are making their debut in South Beach, marking a grand revival of an area that once defined Miami’s luxury tourism.

Miami has solidified its place alongside London, Paris, and New York as a global luxury hub, driven by a surge in high-end hospitality developments seamlessly integrating multimillion-dollar residences, fine dining, and elite services. This model is fueling the restoration of iconic properties amid Miami’s booming real estate market. Miami’s rise accelerated after the 2017 Tax Cuts and Jobs Act, attracting high-net-worth individuals and corporate giants like Citadel and Starwood Capital.

The pandemic further fueled this migration, transforming Miami into a magnet for elite travelers, top chefs, and tech entrepreneurs. This momentum continues — domestic tourism surged 13% between 2021 and 2023, and 2024 CoStar data ranks Miami as the nation’s top hotel market, leading in both occupancy rates and revenue per available room.







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We are a boutique real estate company based in Miami, FL, focused on cutting edge food & beverage brands and aspirational retail.