

AVENUE

643-657 LINCOLN RD

643-657 Lincoln Road
Miami Beach, Florida 33139

RETAIL | RESTAURANT
FOR LEASE



AVENUEREP.COM





PREMISES

SUITE 653 :	+/- 1,500 SF
SUITE 643 - 645 :	+/- 2,625 SF
MEZZ :	+/- 500 SF

DELIVERY	IMMEDIATE
RENT	UPON REQUEST

PROPERTY INFORMATION

- PRIME LINCOLN ROAD LOCATION – POSITIONED ON MIAMI BEACH’S WORLD-FAMOUS PEDESTRIAN PROMENADE, THIS PROPERTY BENEFITS FROM UNMATCHED DAILY FOOT TRAFFIC FROM TOURISTS AND LOCALS, ENSURING STRONG VISIBILITY AND CONSISTENT CUSTOMER FLOW.
- MULTIPLE SPACES AVAILABLE – TWO GROUND-FLOOR SUITES, OFFERING FLEXIBLE OPTIONS FOR RETAIL, SHOWROOM, OR RESTAURANT CONCEPTS DEPENDING ON TENANT NEEDS.
- HIGH STOREFRONT VISIBILITY – WIDE GLASS FRONTAGE ALONG LINCOLN ROAD PROVIDES EXCELLENT BRANDING OPPORTUNITIES AND STRONG EXPOSURE TO PASSERSBY, PERFECT FOR NATIONAL OR LOCAL TENANTS LOOKING TO STAND OUT.
- IMMEDIATE DELIVERY – SPACES ARE AVAILABLE FOR OCCUPANCY RIGHT AWAY, ALLOWING TENANTS TO QUICKLY ESTABLISH THEIR PRESENCE IN ONE OF THE MOST VIBRANT AND SOUGHT-AFTER RETAIL CORRIDORS IN THE U.S.

SUITE 653



SUITE 643 - 645

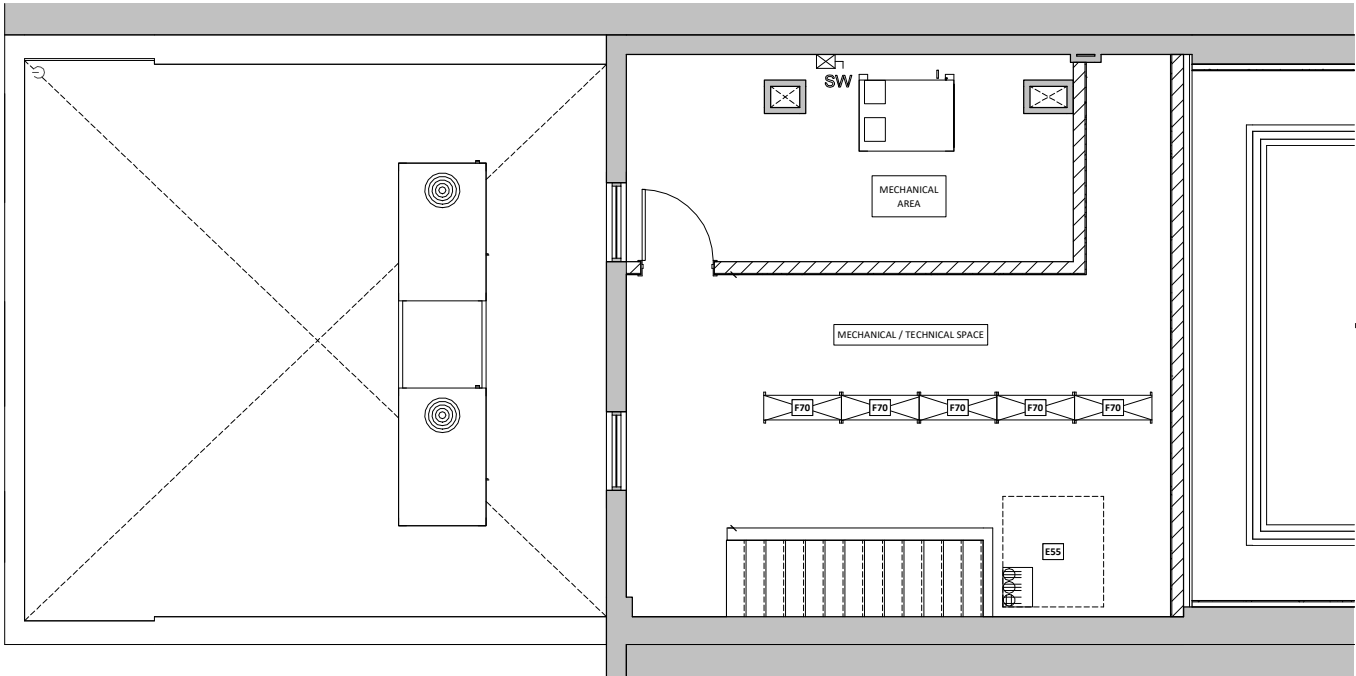


STORE FRONT



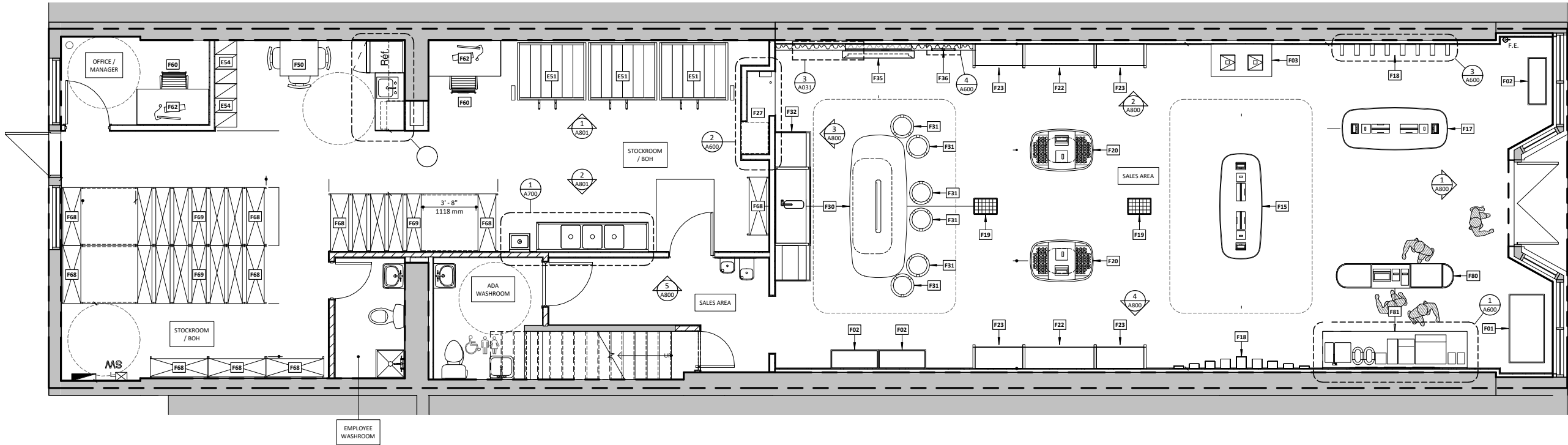
SITE PLAN

643 - 657 LINCOLN RD.



+/- 500 SF

MEZZANINE EGRESS PLAN 2
SCALE: 1/4" = 1'-0" A400



+/- 2,625 SF



NEARBY TENANTS



LOCATION



Sunset Islands



643 - 657 LINCOLN RD

Mount Sinai Hospital
(+700 Beds)

Miami Beach
Golf Club

Miami City Ballet


Miami Beach Convention Center
Recent \$620M Renovation
and Expansion +600,000
Attendees Annually

**Grand Hyatt Miami Beach
Convention Center Hotel**
(800 Keys - Under Construction)

Miami Beach City Hall

 macy's

17th Street Public
Parking Garage
(1,400 Parking Spots)



New World
Center

FOREVER 21



Dade Boulevard



Lincoln Road Pedestrian Corridor

Michigan Avenue

Jefferson Avenue

dian Avenue

Euclid Ave

Pennsylvania Avenue


lululemon
MILÄ

AVENUEREP.COM



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