



SOUTH OF FIFTH | RETAIL/OFFICE

RETAIL PROPERTY FOR LEASE

110 WASHINGTON AVE, SUITE CU6

- + **AVAILABLE SF**
650 SF + 150 SF
- + **LEASE TYPE**
NNN
- + **PRICE PER SF**
\$8,500/mo all-in

PROPERTY OVERVIEW

Introducing a prime retail opportunity at 110 Washington Ave, Suite CU6 in Miami Beach, FL. This exceptional property boasts 650 SF of retail space with an additional 157 SF mezzanine, offering a versatile layout to showcase your business. Located in the vibrant South of Fifth neighborhood, this space puts you at the center of a thriving community.

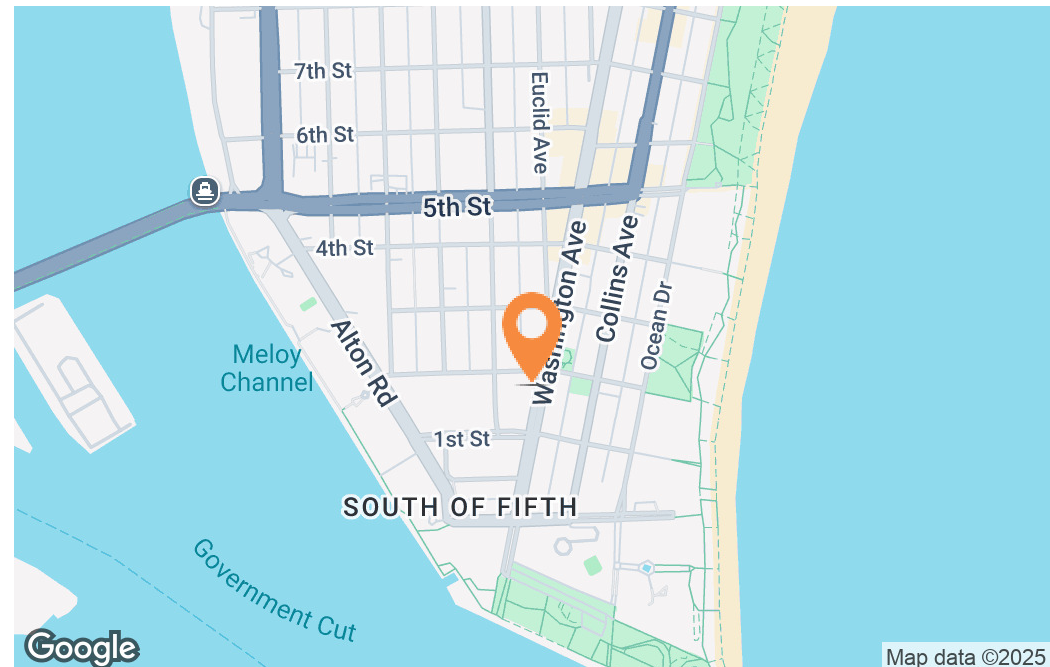
PROPERTY HIGHLIGHTS

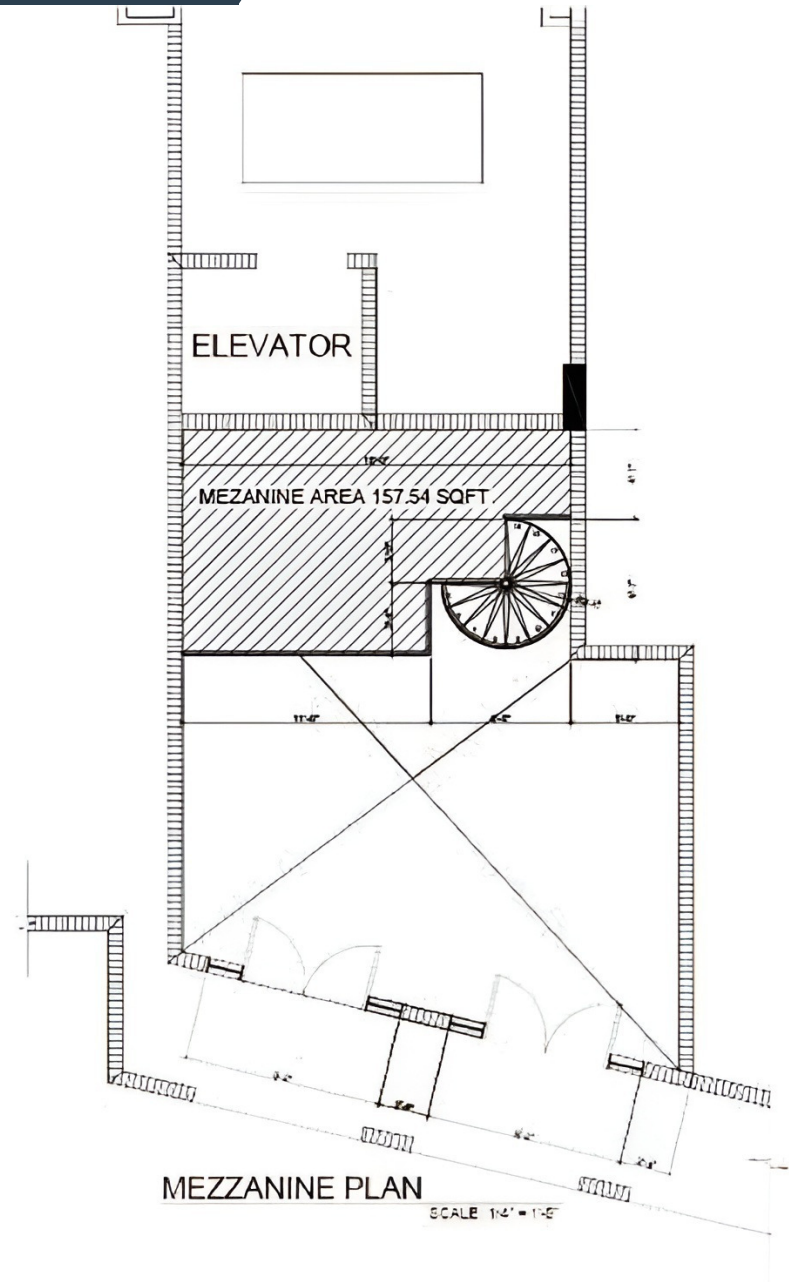
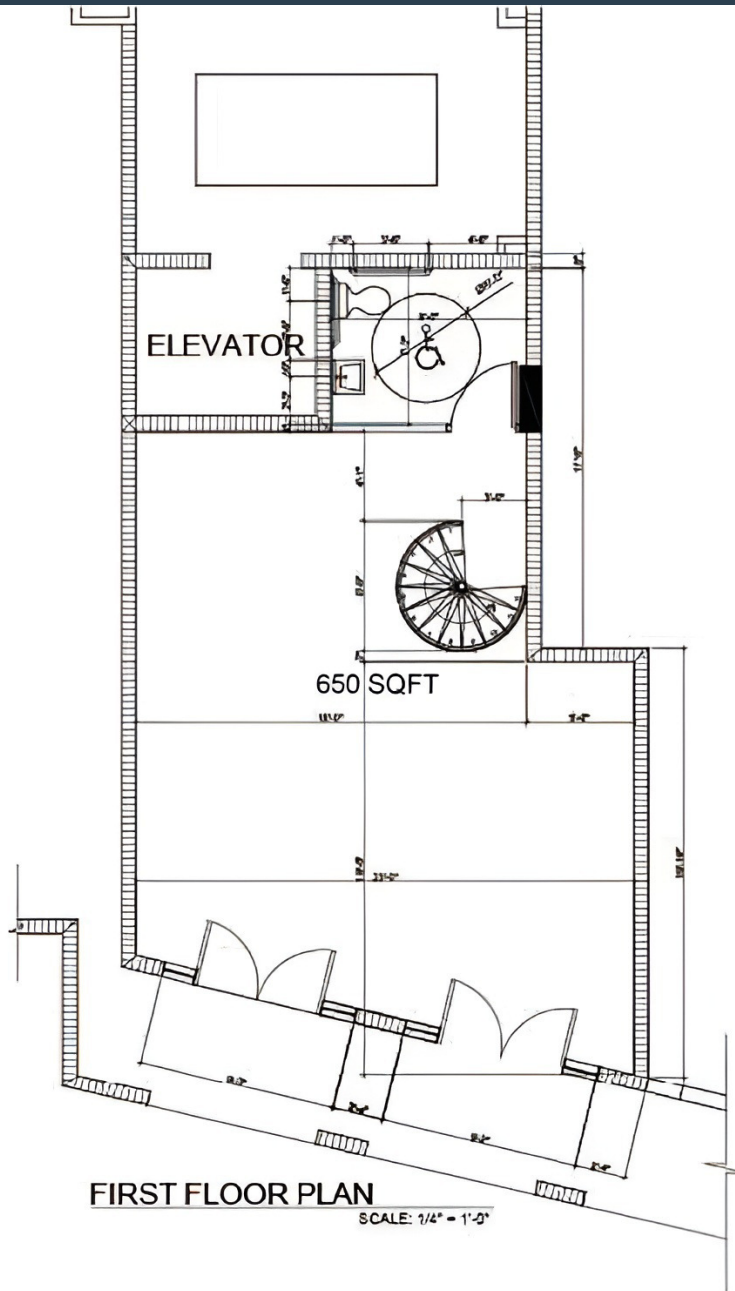
- **Retail Space at Cosmopolitan Tower**
- **650 Ground SF + 157 SF Mezzanine**
- **Co Tenants: Pura Vida & Jetset Pilates**
- Ideal South of Fifth neighborhood location

Matterport®

360°

**WALK 3D VIRTUAL
PROPERTY TOUR**





WASHINGTON AVE

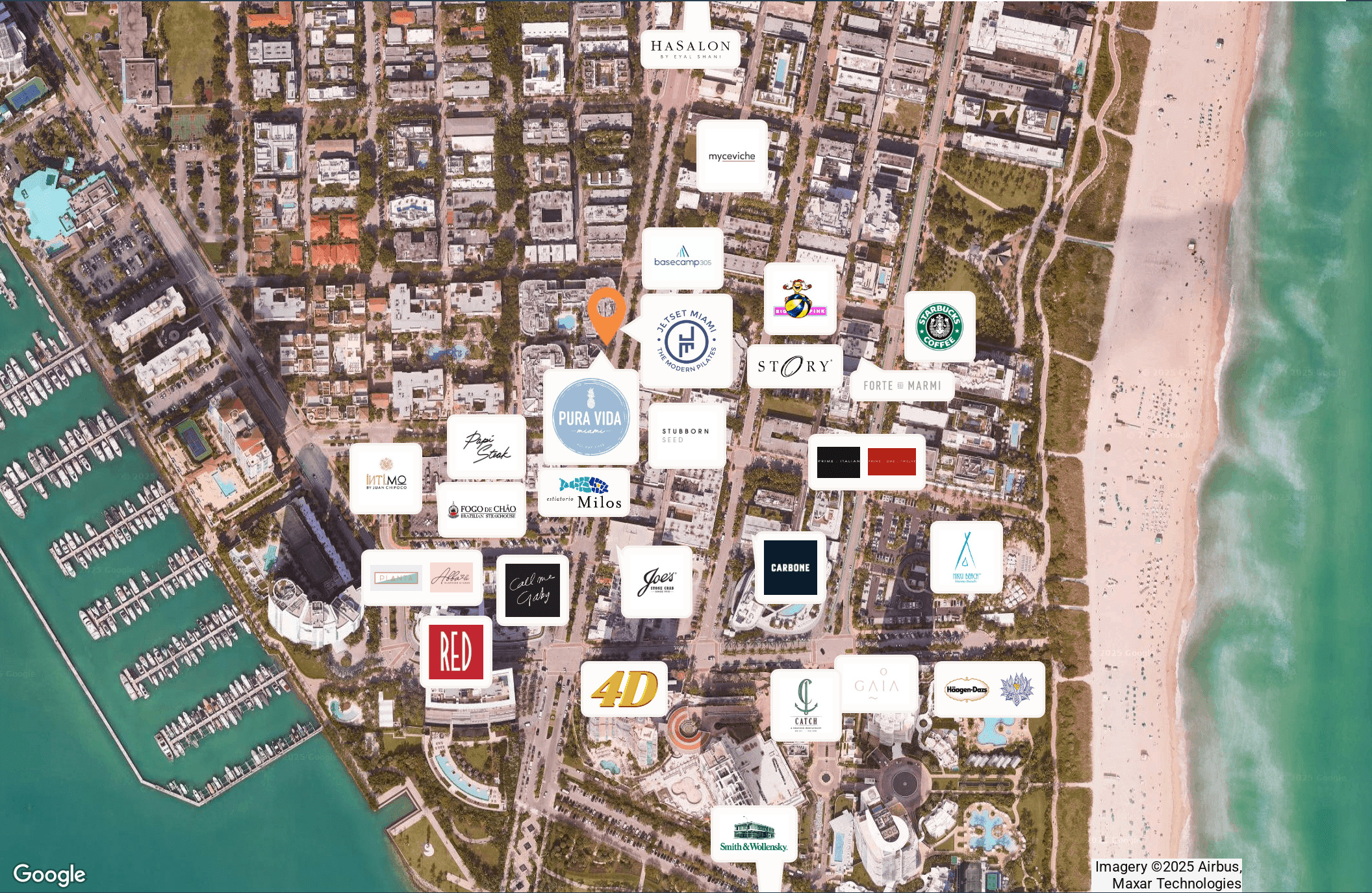








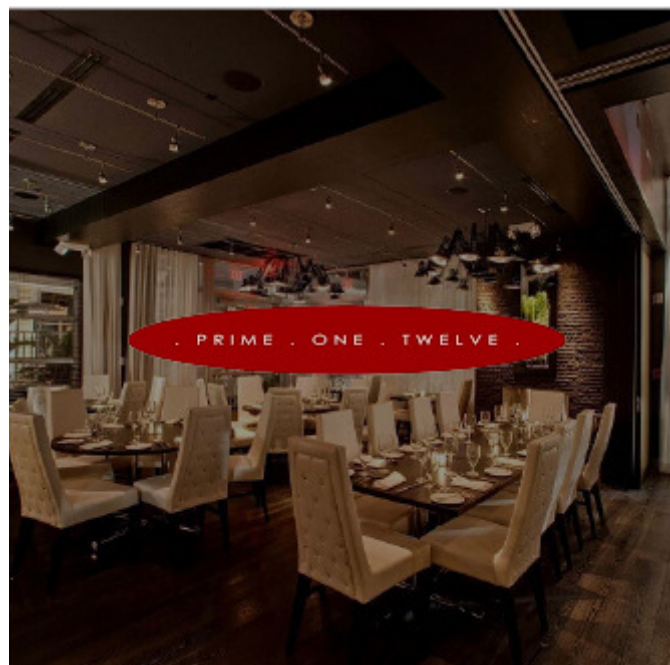




Google

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NEARBY RESTAURANTS - SOFI







DISCOVER MIAMI BEACH



Lincoln Road Mall



South Beach

RETAIL PROPERTY FOR LEASE



Moxly Hotel Miami Beach



Miami Beach Convention Center



The Jackie Gleason Theater of the Performing Arts



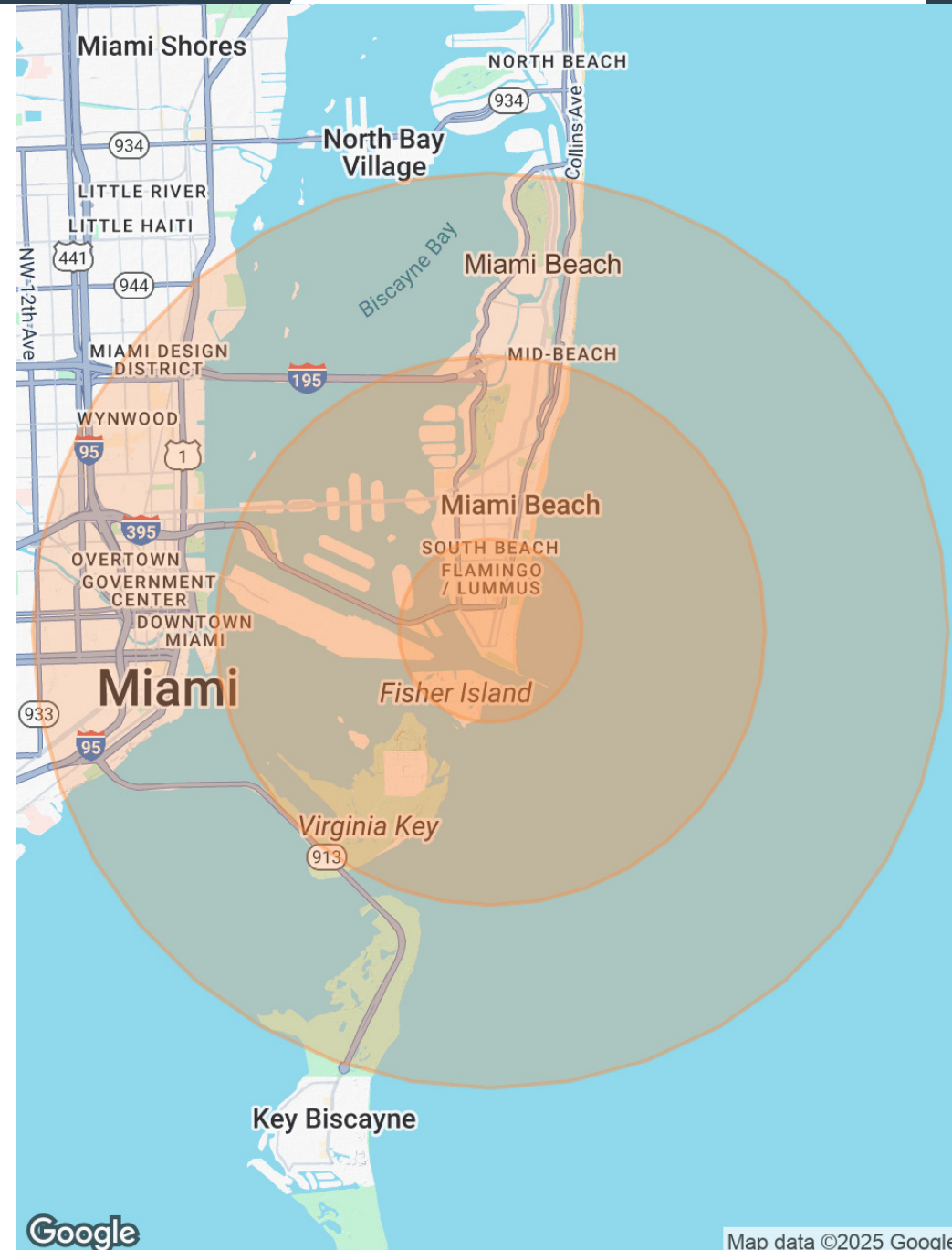
Miami Art Deco District

DEMOGRAPHICS MAP & REPORT

RETAIL PROPERTY FOR LEASE

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|-----------|-----------|-----------|
| Total Population | 18,344 | 45,524 | 121,572 |
| Average Age | 39.5 | 38.4 | 37.1 |
| Average Age (Male) | 39.1 | 38.5 | 37.1 |
| Average Age (Female) | 40.7 | 38.7 | 37.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 11,127 | 25,571 | 60,302 |
| # of Persons per HH | 1.6 | 1.8 | 2.0 |
| Average HH Income | \$63,293 | \$79,941 | \$77,270 |
| Average House Value | \$322,092 | \$489,728 | \$542,802 |
| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
| Hispanic | 56.7% | 48.7% | 53.8% |
| RACE | 1 MILE | 3 MILES | 5 MILES |
| Total Population - White | 15,062 | 39,360 | 96,973 |
| Total Population - Black | 762 | 1,327 | 14,173 |
| Total Population - Asian | 373 | 1,008 | 2,343 |
| Total Population - Hawaiian | 0 | 18 | 56 |
| Total Population - American Indian | 94 | 115 | 220 |
| Total Population - Other | 1,712 | 2,818 | 5,602 |

2020 American Community Survey (ACS)



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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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.

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