

AVENUE

MAREA

801 SOUTH POINTE DR
MIAMI BEACH, FL 33139

EXCLUSIVE
2ND GEN RESTAURANT

FOR LEASE
FOR SALE



AVENUEREP.COM





PREMISES

801 SOUTH POINTE DR

INDOOR :	+/- 6,458 SF
OUTDOOR :	+/- 3,558 SF
TOTAL:	+/- 10,016 SF

SALE PRICE : **\$ 10,000,000**

DELIVERY:	TBD
RENT:	UPON REQUEST

PROPERTY INFORMATION

- **2ND GENERATION RESTAURANT | FOR LEASE OR SALE**
- **TURNKEY RESTAURANT OPPORTUNITY** - FULLY BUILT-OUT 2ND GENERATION RESTAURANT WITH A COMPLETE HOOD SYSTEM, GREASE TRAP, AND COMMERCIAL KITCHEN — IDEAL FOR IMMEDIATE OCCUPANCY AND FAST LAUNCH OF A FINE DINING OR LOUNGE CONCEPT.
- **EXPANSIVE LAYOUT & OUTDOOR DINING** - FEATURES ±6,458 SF INDOOR SPACE AND ±3,558 SF OUTDOOR PATIO, TOTALING ±10,016 SF, OFFERING FLEXIBLE INDOOR-OUTDOOR SEATING WITH EXCEPTIONAL AMBIANCE IN A HIGH-DEMAND DINING CORRIDOR.
- **PRESTIGIOUS SOUTH OF FIFTH LOCATION** - SITUATED IN MIAMI BEACH'S MOST EXCLUSIVE NEIGHBORHOOD, SURROUNDED BY LUXURY CONDOMINIUMS, BOUTIQUE HOTELS, LUXURY CLASS A OFFICE AND TOP RESTAURANTS INCLUDING THE NEIGHBORING GAIA FROM DUBAI
- **PRIME VISIBILITY & ACCESSIBILITY** - CORNER EXPOSURE WITH HEAVY FOOT TRAFFIC, DEDICATED VALET DROP-OFF ON SOUTH POINT DRIVE, AND EASY ACCESSIBILITY FOR BOTH LOCALS AND VISITORS.

NEARBY TENANTS

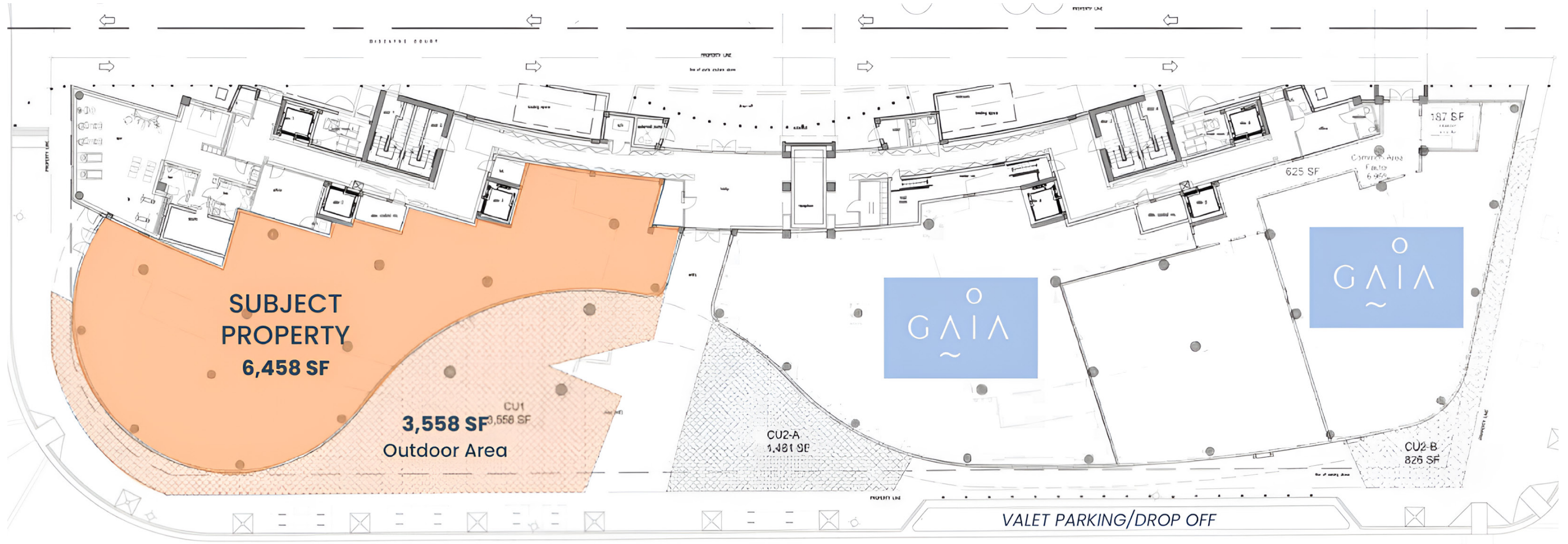
GAIA, MILOS, CARBONE, SANT AMBROEUS, CATCH, PRIME FISH, CALL ME GABY, PRIME ONE TWELVE, JIA, PRIME 112, , PRIME ITALIAN, NIKKI BEACH, JOES STONE CRAB, PURA VIDA, MOTEK AND MAMAN

EXTERIOR VIEW



ALTON RD

WASHINGTON AVE

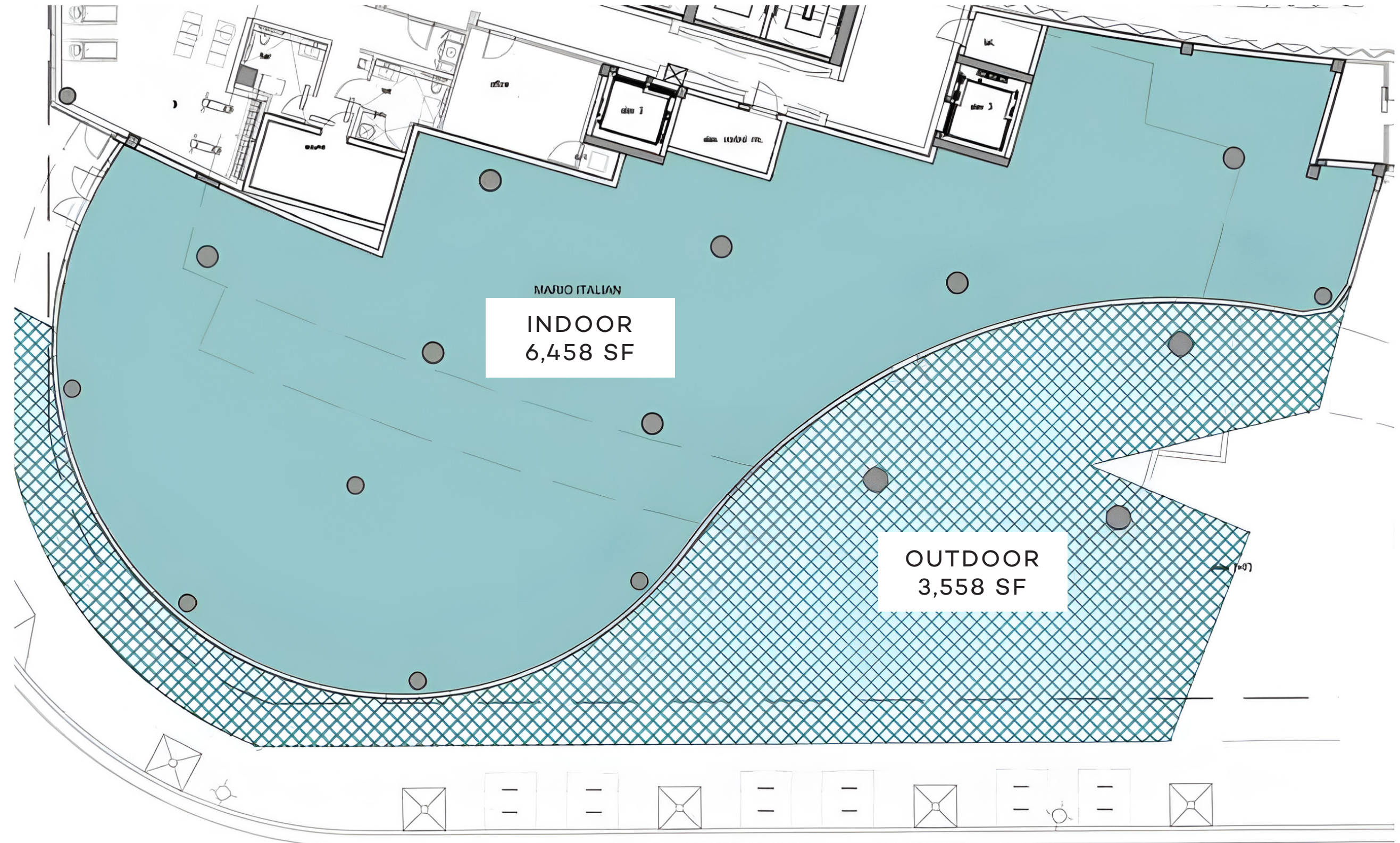


SOUTH POINTE DR

SITE PLAN

801 SOUTH POINTE DR

ALTON RD

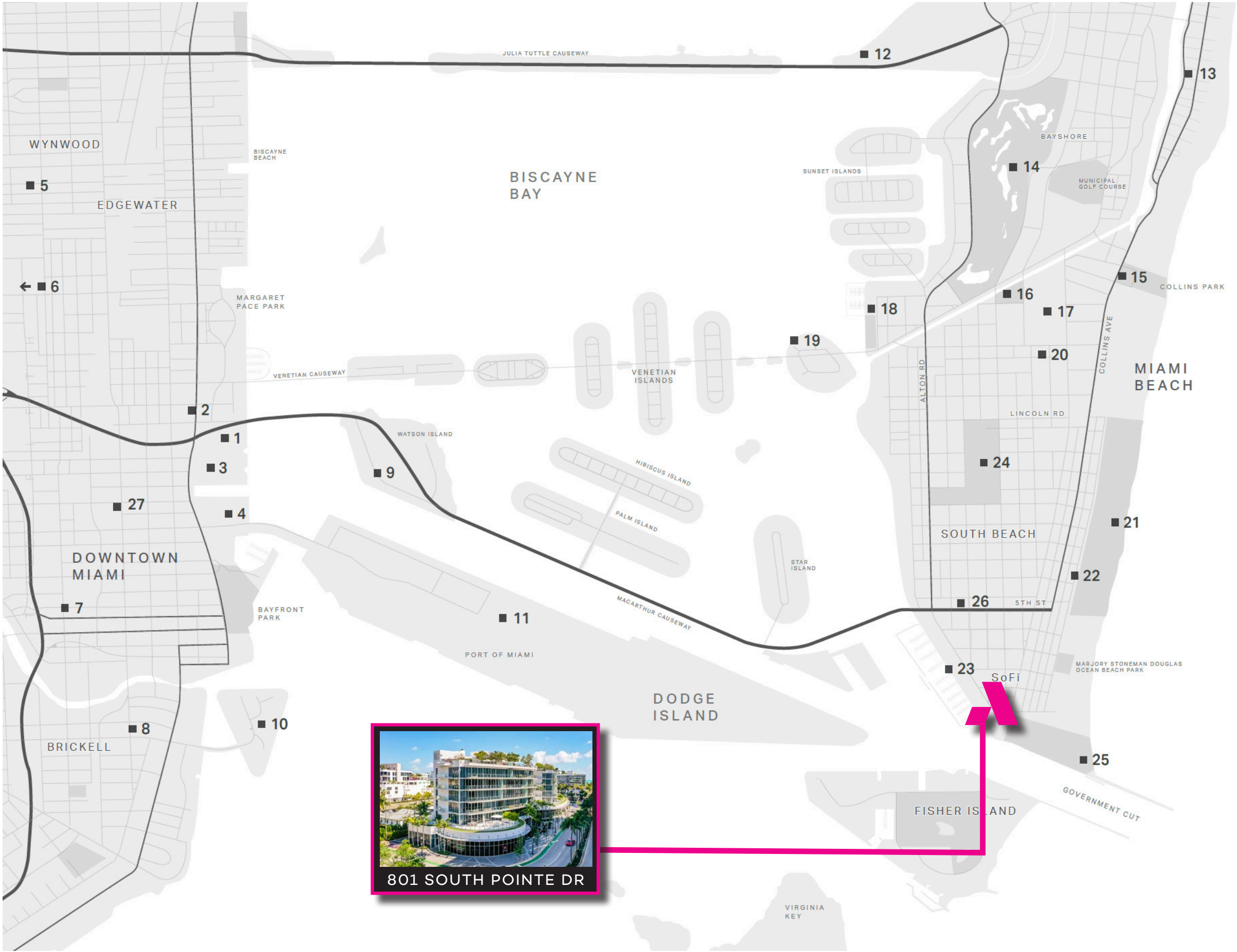


WASHINGTON AVE

SOUTH POINTE DR

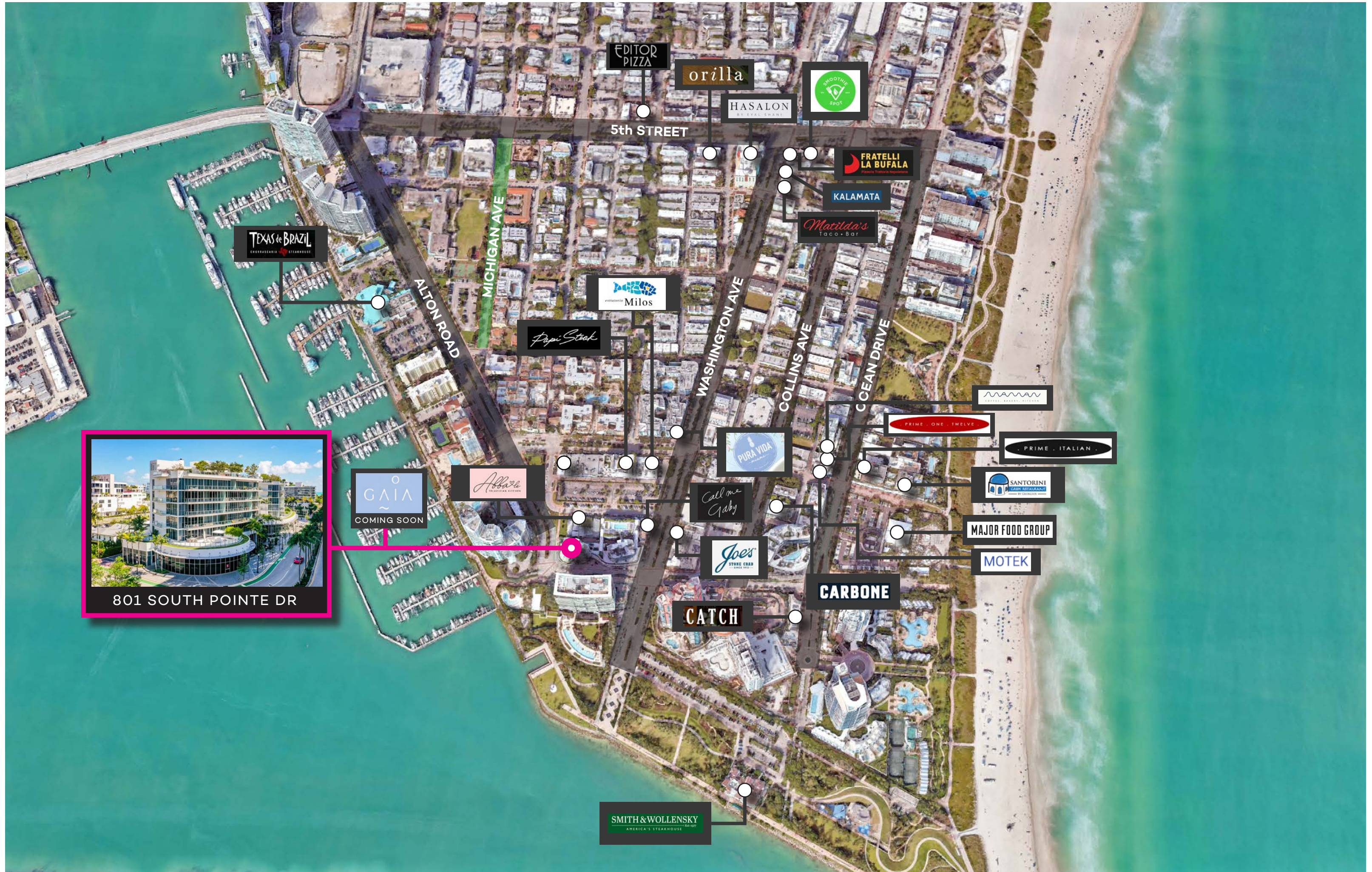
FLOOR PLAN

801 SOUTH POINTE DR



On the map

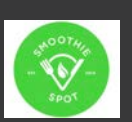
1	PÉREZ ART MUSEUM
2	ADRIENNE ARSHT CENTER
3	PHILLIP AND PATRICIA FROST MUSEUM OF SCIENCE
4	FTX ARENA
5	WYNWOOD WALLS
6	MIAMI INTERNATIONAL AIRPORT
7	HISTORYMIAMI MUSEUM
8	BRICKELL CITY CENTRE
9	MIAMI CHILDREN'S MUSEUM
10	BRICKELL KEY
11	CRUISE SHIP TERMINALS
12	MT SINAI MEDICAL CENTER
13	FAENA FORUM
14	BAYSHORE GOLF COUSE
15	THE BASS MUSEUM
16	BOTANICAL GARDENS
17	MIAMI BEACH CONVENTION CENTER
18	SUNSET HARBOUR
19	THE STANDARD HOTEL
20	NEW WORLD CENTER SYMPHONY & ORCHESTRA
21	LUMMUS PARK
22	OCEAN DRIVE
23	MIAMI BEACH MARINA
24	FLAMINGO PARK
25	SOUTH POINTE PARK PIER
26	FUTURE MONORAIL STATION
27	MIAMI CENTRAL STATION



EDITOR
PIZZA

orilla

HASALON
BY EYAL SHANI



FRATELLI
LA BUFALA
Pizzeria Trattoria Napoletana

KALAMATA

Matilda's
Taco • Bar

TEXAS de BRAZIL
CHURRASCO • STEAKHOUSE

Milos
restaurant

Papi Steak

WASHINGTON AVE

COLLINS AVE

C O C E A N
D R I V E

PRIME . ONE . TWELVE .

PRIME . ITALIAN .

SANTORINI
GRILL • RESTAURANT
BY GIANFRANCO

MAJOR FOOD GROUP

MOTOK

CARBONE

CATCH

JOE'S
STONE CRAB
SINCE 1982

Call me
Gaby

PURA VIDA

Abba's
TELEVISION KITCHEN

GAIA
COMING SOON

SMITH & WOLLENSKY
AMERICA'S STEAKHOUSE
Est. 1927



801 SOUTH POINTE DR





INTERIOR



NEIGHBORHOOD PHOTOS



TRADE AREA
POPULATION:

**40,418
RESIDENTS**

HOUSEHOLDS:
OVER 23,438

AVERAGE HH INCOME:
\$99,105

MARKER



WWW.AVENUEREP.COM

EXCLUSIVE LISTING AGENTS:

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