

± 2,000 SF  
Retail Leasing Opportunity

FOR LEASE

1428 Alton Road

South Beach, FL

14<sup>th</sup> Ct

Available

± 2,000 SF

ALTON RD

35K VPD



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# Property Highlights



- **Retail Opportunity:** Exceptional  $\pm 2,000$  SF ground-floor retail space with premier visibility along the high-traffic Alton Road ( $\sim 35k$  VPD), ensuring maximum exposure and foot traffic.
- **Access & Co-tenancy:** Benefit from great accessibility in both directions, surrounded by nationally recognized retailers including TD Bank, Wells Fargo, Smoothie King, Domino's, AT&T, McDonald's, and more—creating a built-in customer base and strong synergy.
- **Adjacent Surface Parking:** Direct access to 18 dedicated surface parking spaces behind the building, providing a rare and highly desirable 2.45/1,000 SF parking ratio—offering seamless convenience for both tenants and customers.
- **Market Fundamentals:** Strategically positioned in a high-demand retail corridor with minimal vacancies, driven by an influx of high-net-worth residents and strong consumer spending. With supply constraints keeping availability tight, this is a rare opportunity in a thriving retail landscape.

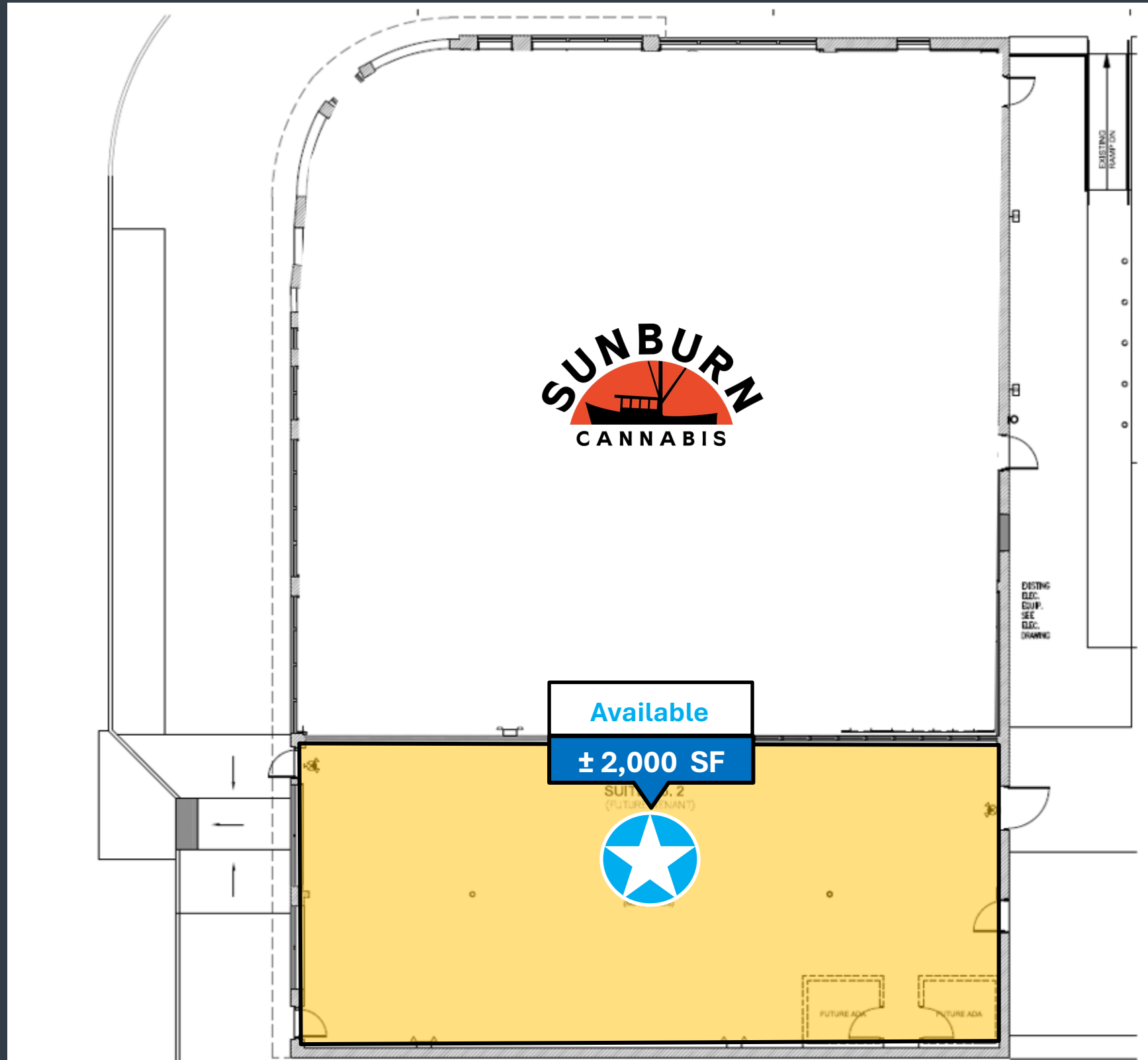




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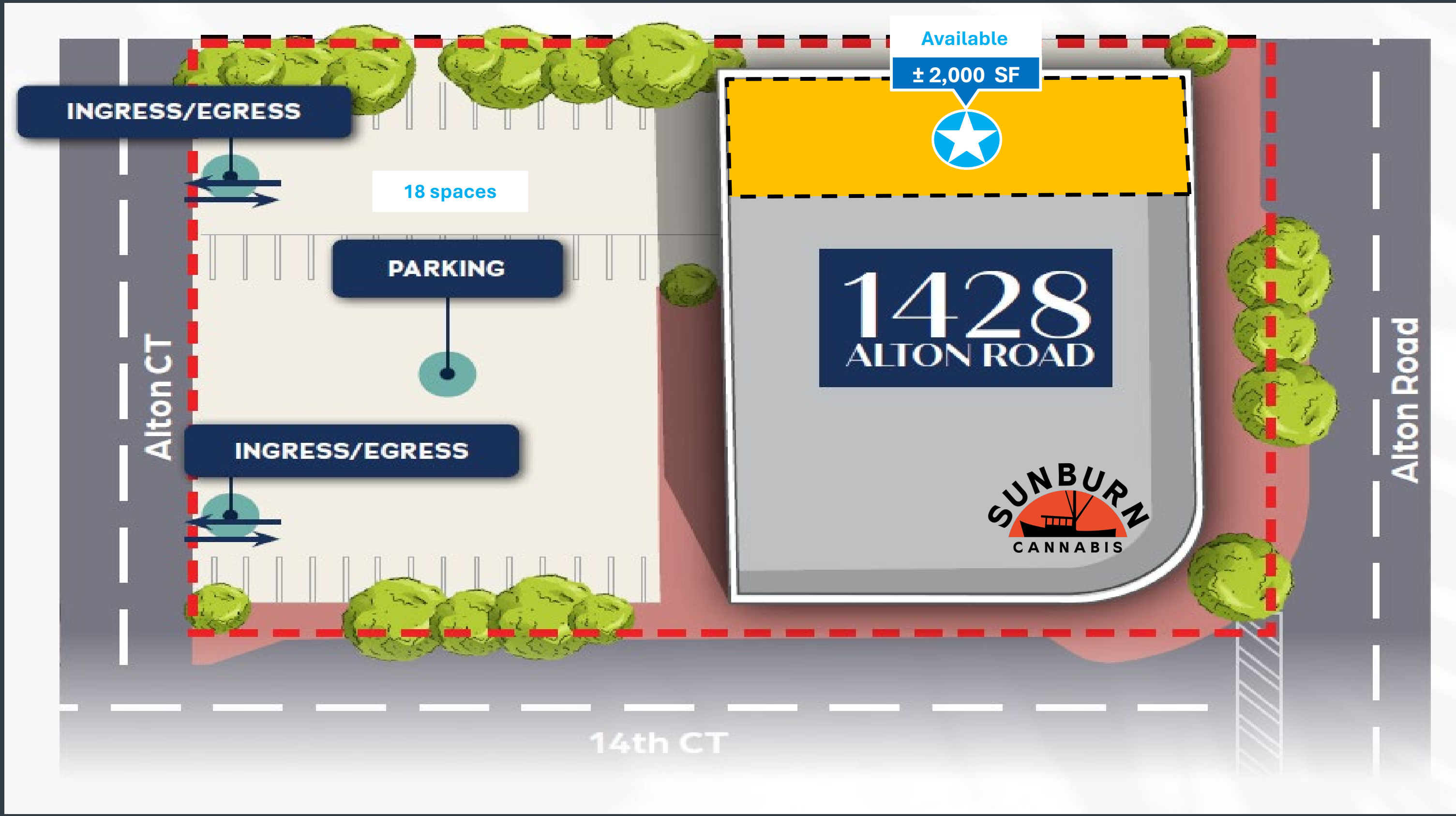
Shell Condition | Video [HERE](#)



## Target Users

- Dry Retail Users
- Lifestyle Shops
- Fashion & Apparel
- Experience & Entertainment-Based Retail
- Health & Wellness Retailers

# Site Plan











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