

FOR LEASE

1222 16th Street

MIAMI BEACH, FL

NECESSARY PURVEYOR



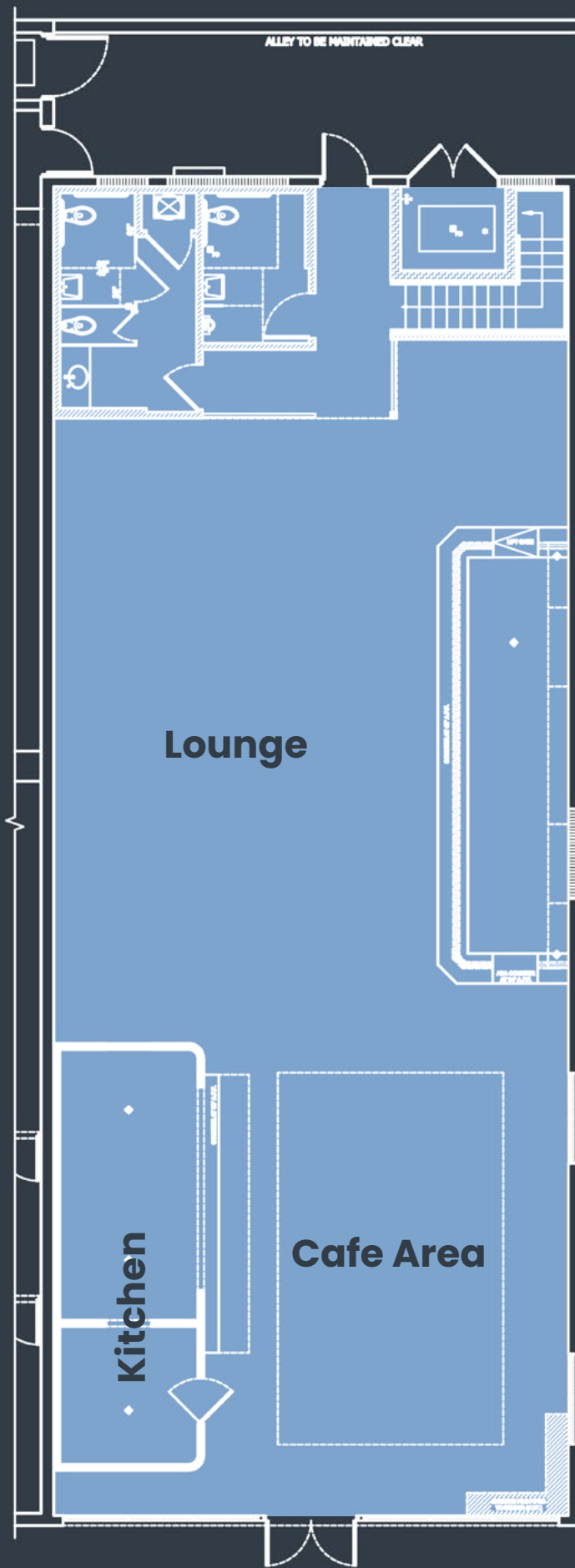
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± 3,632 SF Miami Beach
2nd Generation Restaurant Opportunity
Dual Tenant End Cap

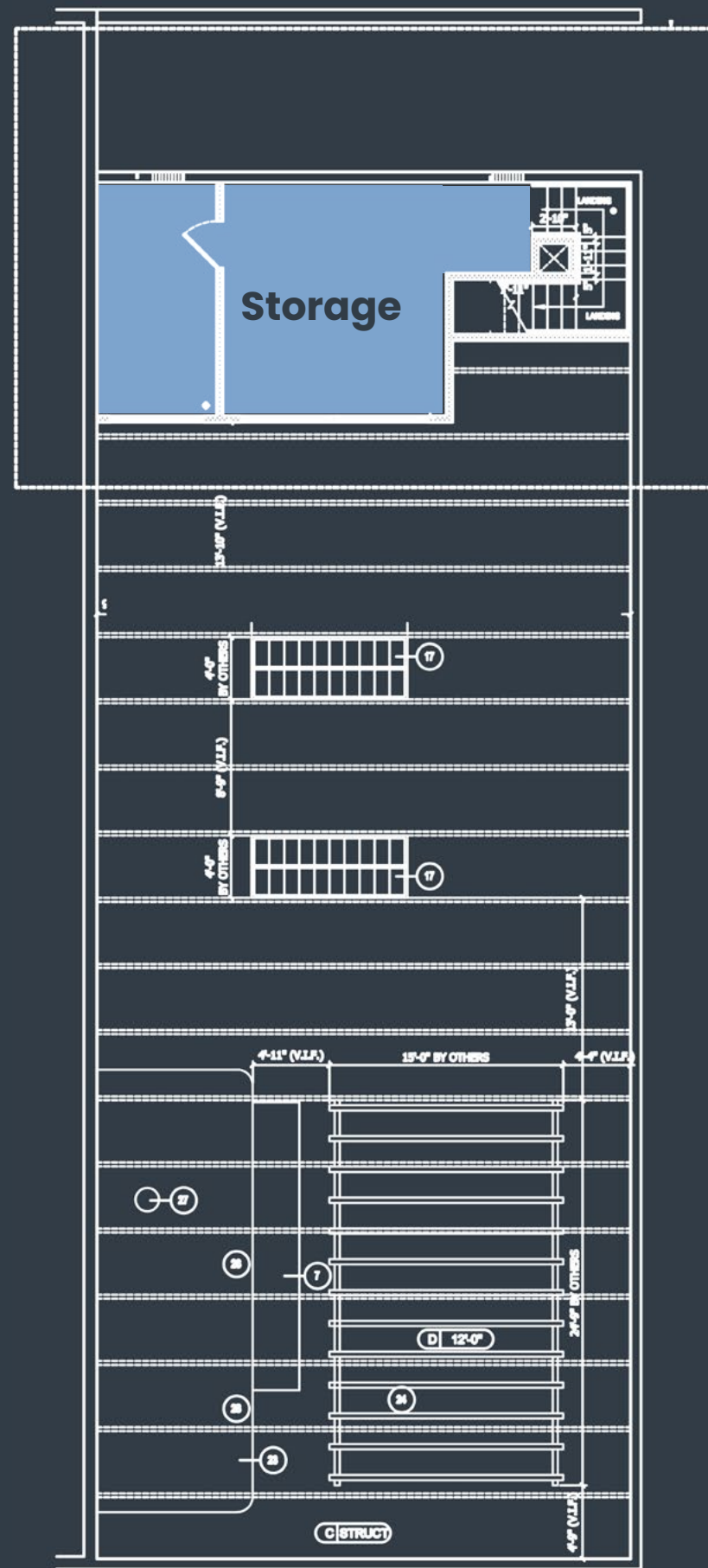
Property Highlights

- **Opportunity:** ± 3,632 SF End Cap restaurant ready opportunity located Heart of Miami Beach
- **Strategic Prime Co-tenancy:** Ideally situated directly across from the new Anatomy Flagship gym, and neighboring prominent establishments such as Bodega, Wells Fargo, and TD Bank, among others
- **Abundant Parking Availability:** Benefit from over 350 parking spaces at 1212 Lincoln Road and an additional 290 spaces at 1100 Lincoln Road, conveniently located just across the street
- **High Traffic Visibility:** Enjoy unparalleled exposure to over 32,500 vehicles per day (VPD) traveling Southbound on Alton Road.
- **Affluent Demographics:** Nestled in a high-density area with affluent residents, including West Avenue and Bayshore, boasting average household incomes of \$110,000 and \$145,000, respectively.





First Floor



Mezzanine

± 3,632 SF
Second Generation Restaurant

± 3,134 SF
First Floor

± 498 SF
Mezzanine

Target Users

- Upscale Café
- Speakeasy or Cocktail Bars
- Health-Focused Restaurants
- Gourmet Delis & Specialty Food Shops
- Boutique Marketplace

VENETIAN WAY



1111
SHAKE SHACK
TED BAKER
LONDON
Rosetta



1212 LINCOLN ROAD

ANATOMY



peteralexander



WELLS FARGO

LINCOLN ROAD MALL



MANGO



16TH STREET

1222 16th Street



ALTON ROAD 32,500 VPD

Demographics

	1 Mile	3 Miles	5 Miles
Population	53,745	309,233	500,111
Households	19,282	126,346	197,515
Average HH Income	\$50,171	\$81,159	\$81,108



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