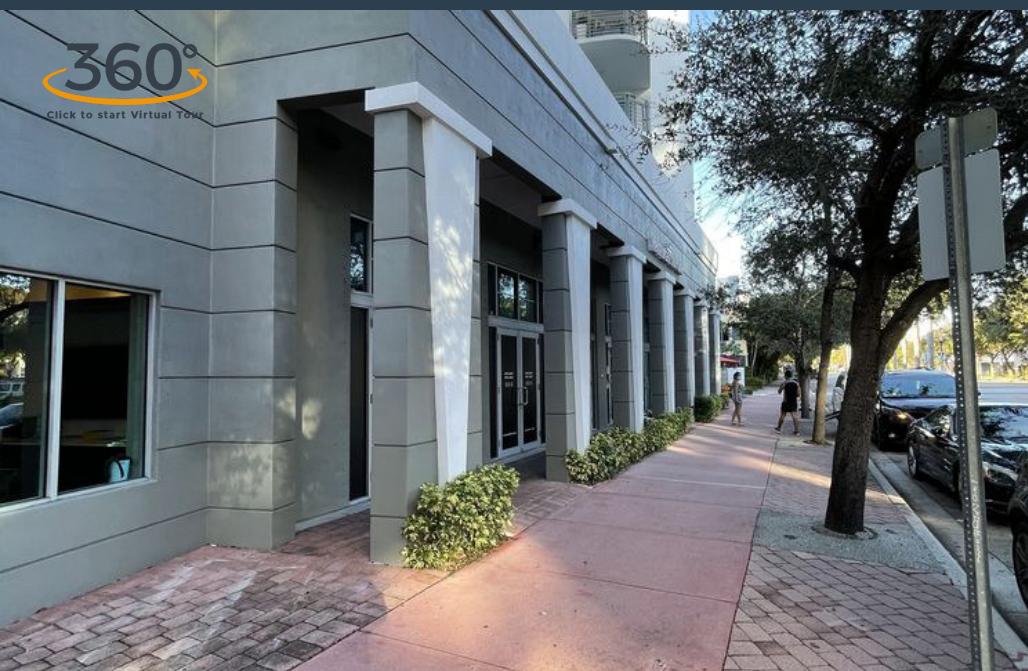




SOUTH OF FIFTH | RETAIL/OFFICE

EXECUTIVE SUMMARY

RETAIL PROPERTY FOR LEASE



AVAILABLE SF

650 SF Ground +
157 SF Mezz.

LEASE TYPE

NNN

LEASE RATE

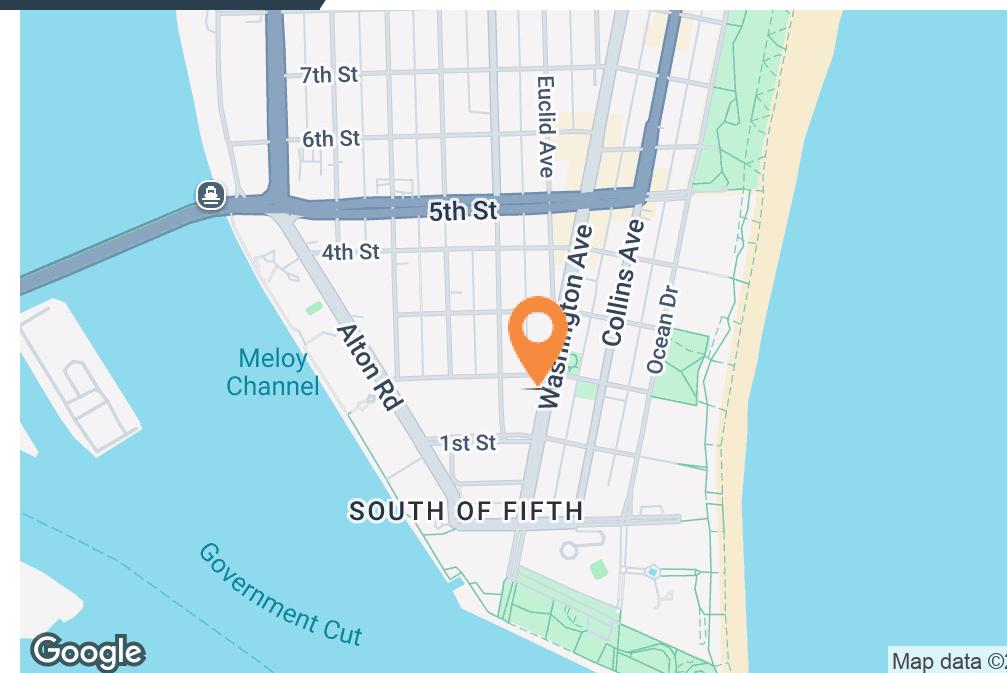
\$8,500/month
all-in

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. Join a prestigious lineup of neighboring businesses, including Pura Vida, Stubborn Seed, and more. With its coveted location and ample space, this property presents an incredible opportunity for your retail venture.

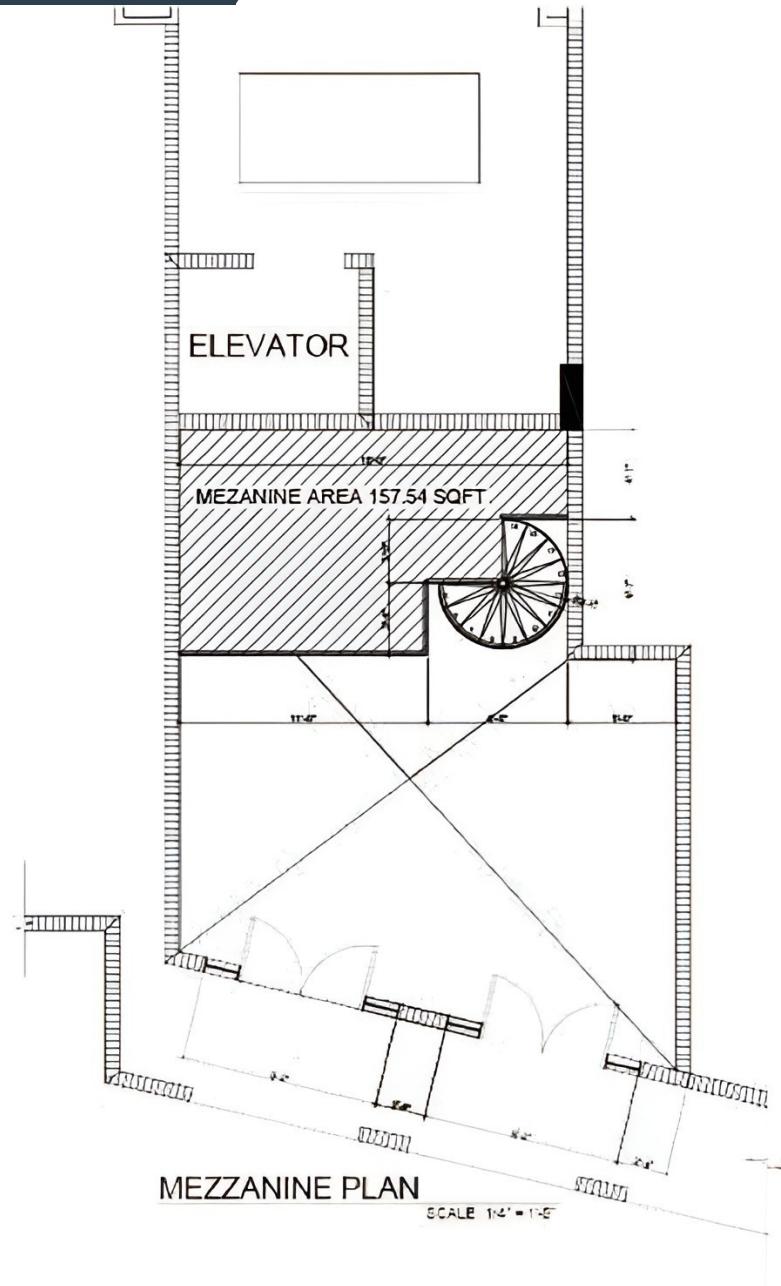
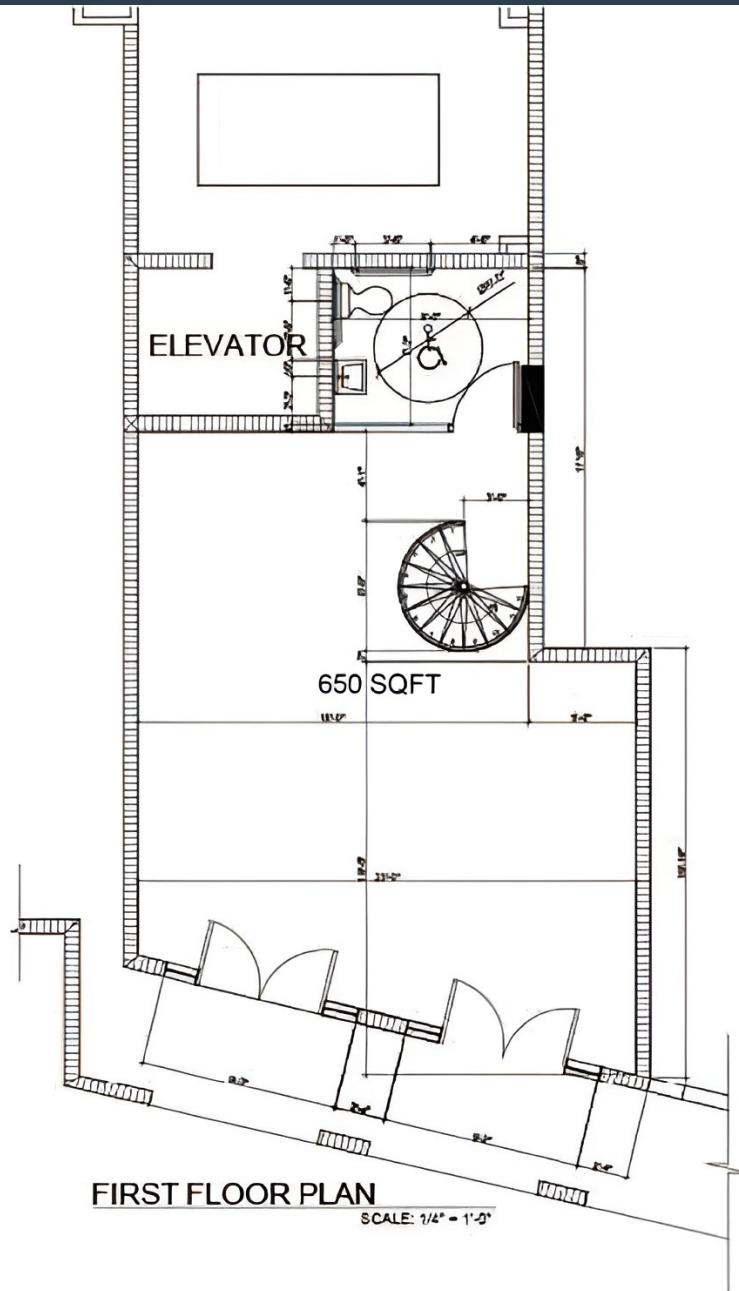
PROPERTY HIGHLIGHTS

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



FLOOR PLANS

RETAIL PROPERTY FOR LEASE



WASHINGTON AVE

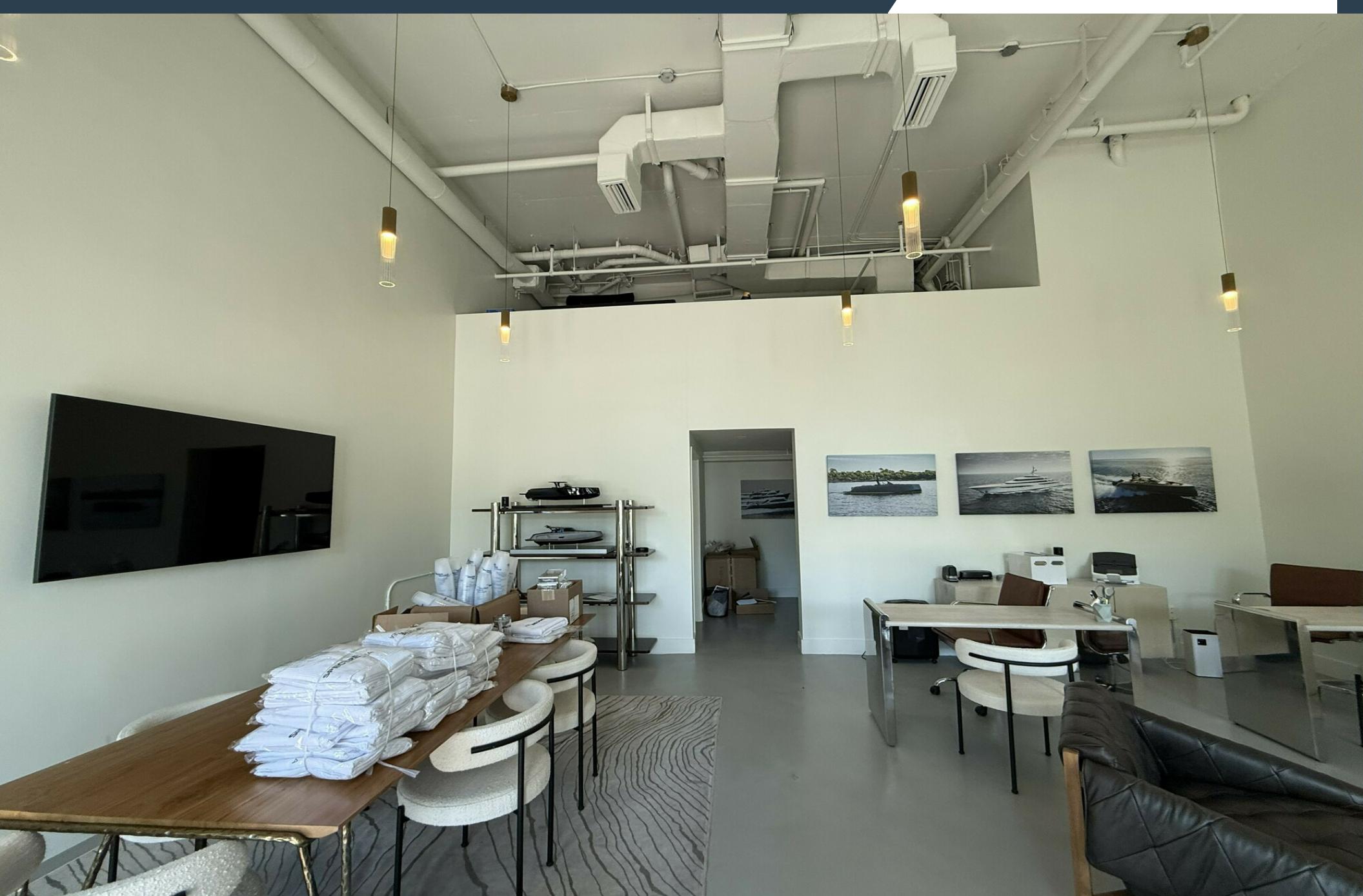




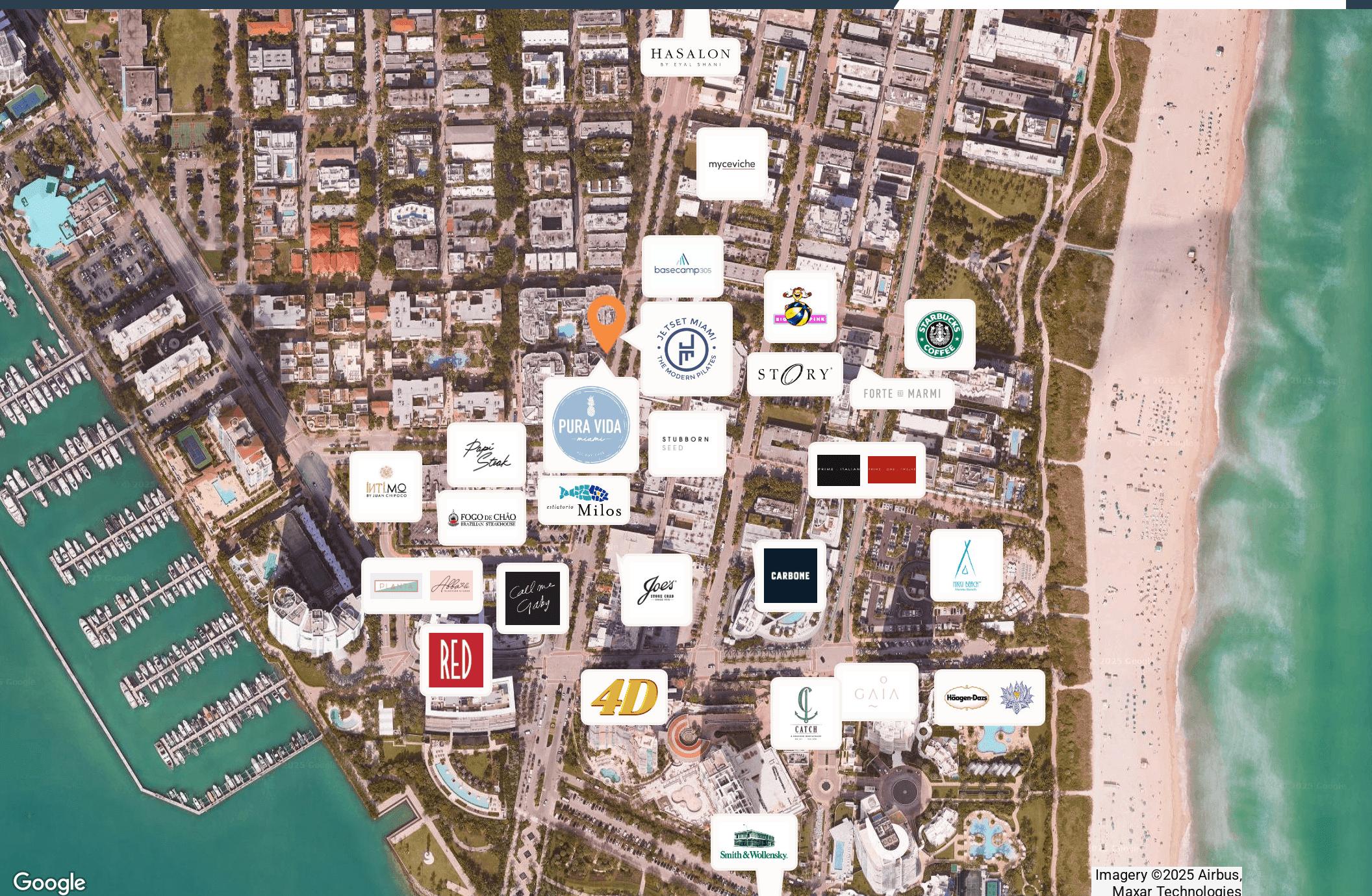


INTERIOR PHOTOS

RETAIL PROPERTY FOR LEASE

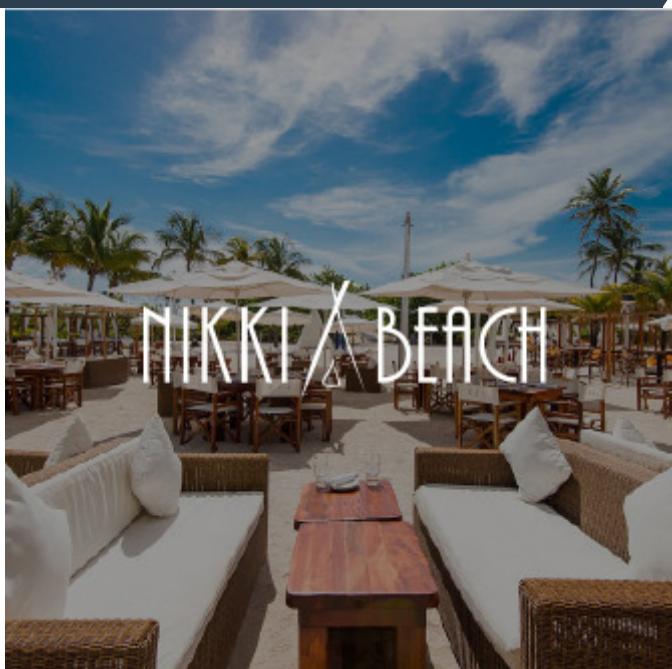




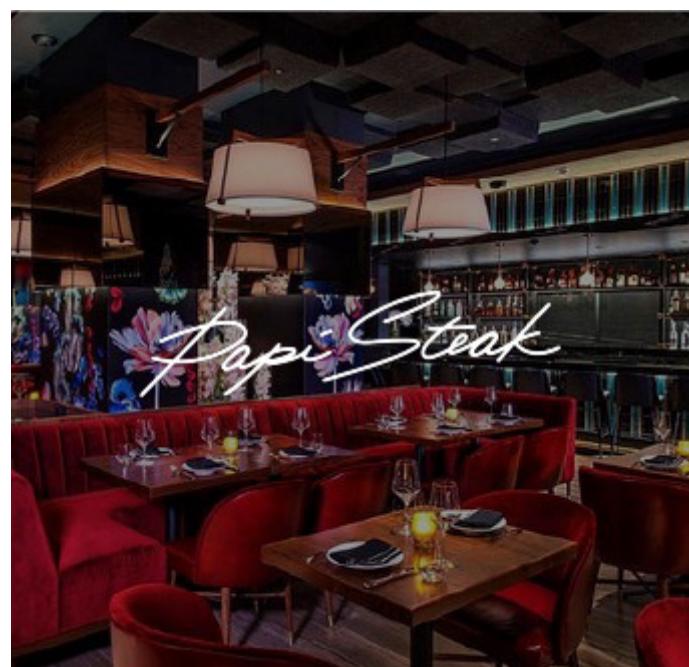
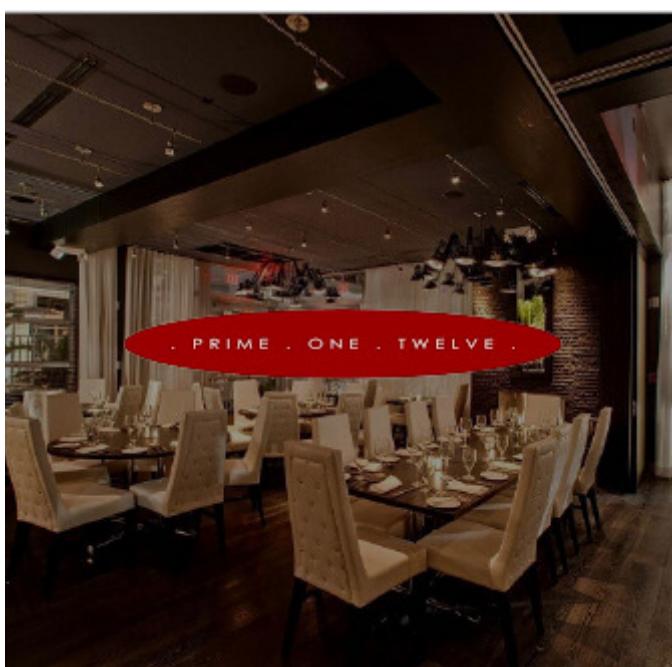


Imagery ©2025 Airbus,
Maxar Technologies

NEARBY RESTAURANTS - SOFI



RETAIL PROPERTY FOR LEASE







Portofino
Tower

Apogee
Condominium

South Pointe
Tower

CONTINUUM

South Pointe
Park, Pier, & Beach

DISCOVER MIAMI BEACH

RETAIL PROPERTY FOR LEASE



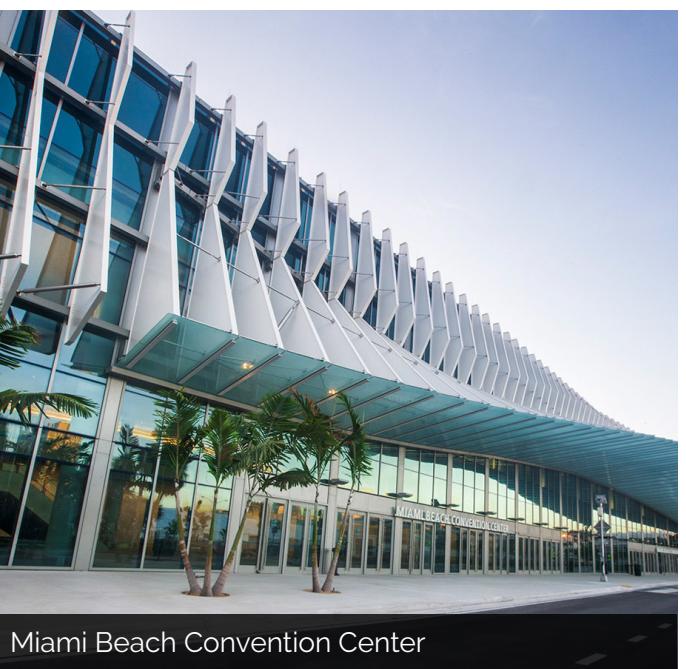
Lincoln Road Mall



South Beach



Moxy Hotel Miami Beach



Miami Beach Convention Center



The Jackie Gleason Theater of the Performing Arts



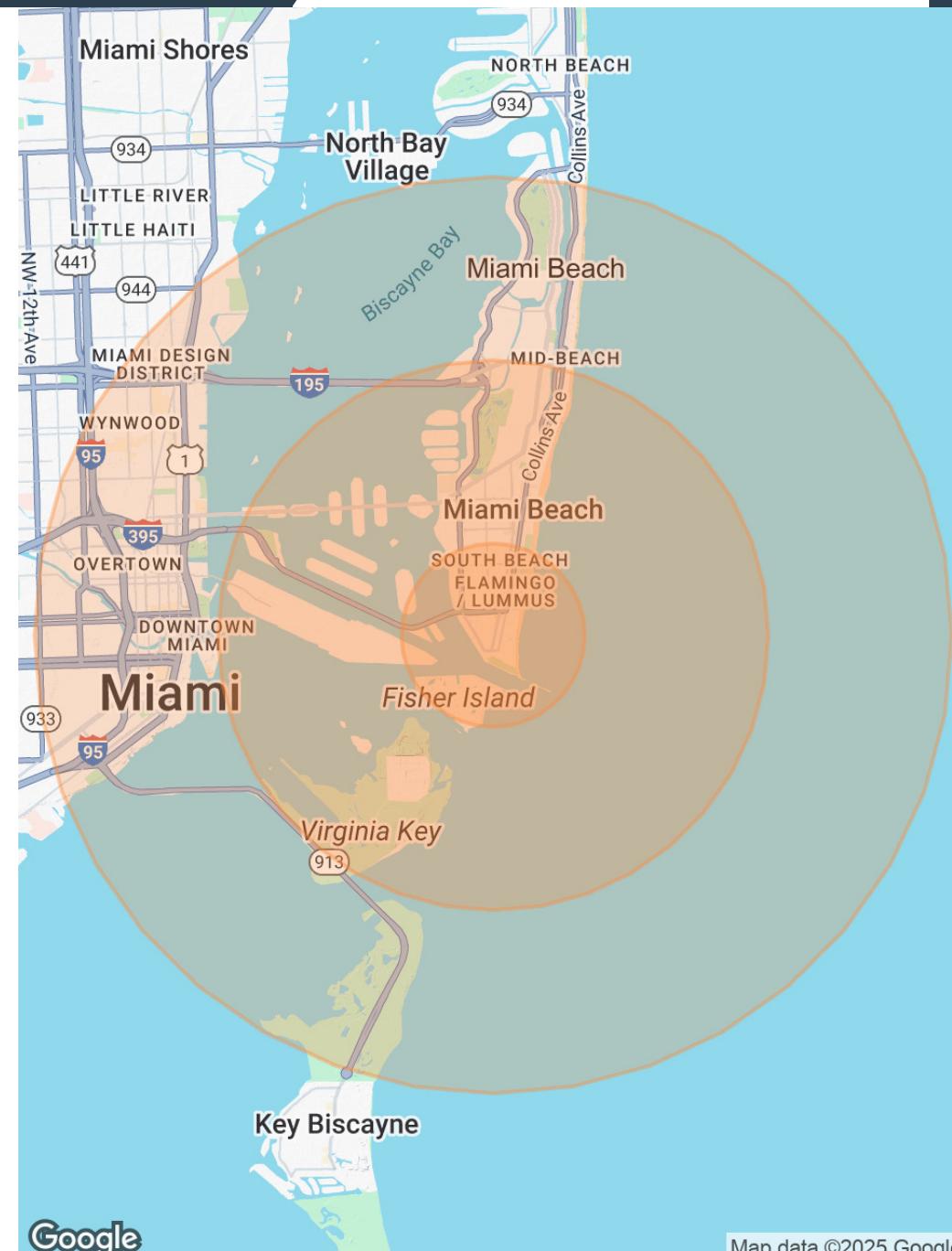
Miami Art Deco District

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)



Map data ©2025 Google

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.

Presented By:

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