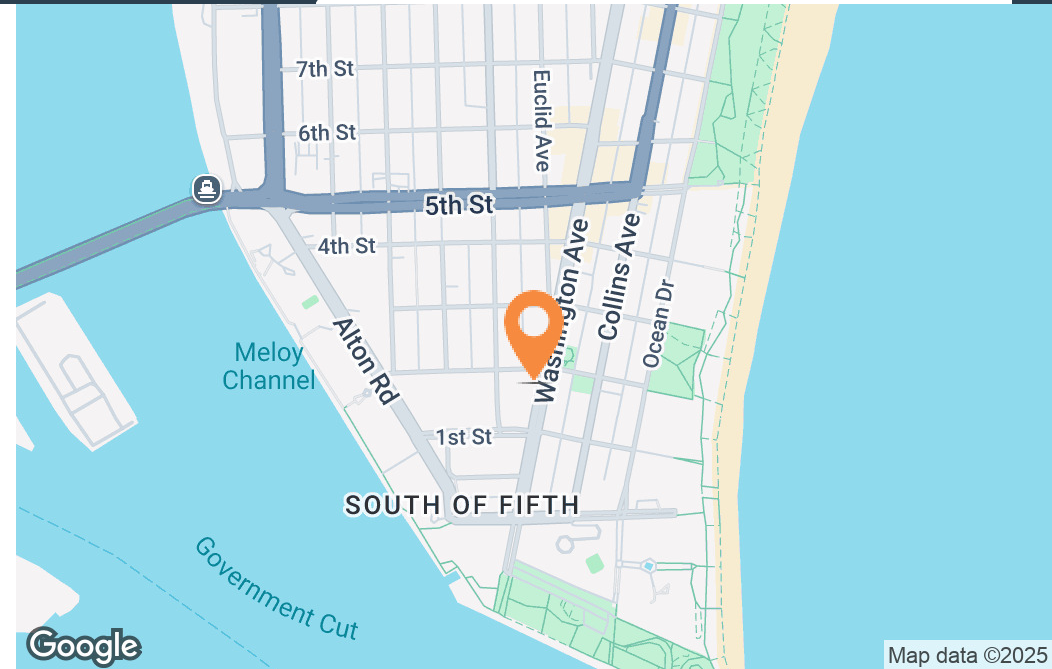




**SOUTH OF FIFTH | RETAIL/OFFICE**

**+ AVAILABLE SF**

650 SF Ground +  
157 SF Mezz.

**+ LEASE TYPE**

NNN

**+ LEASE RATE**

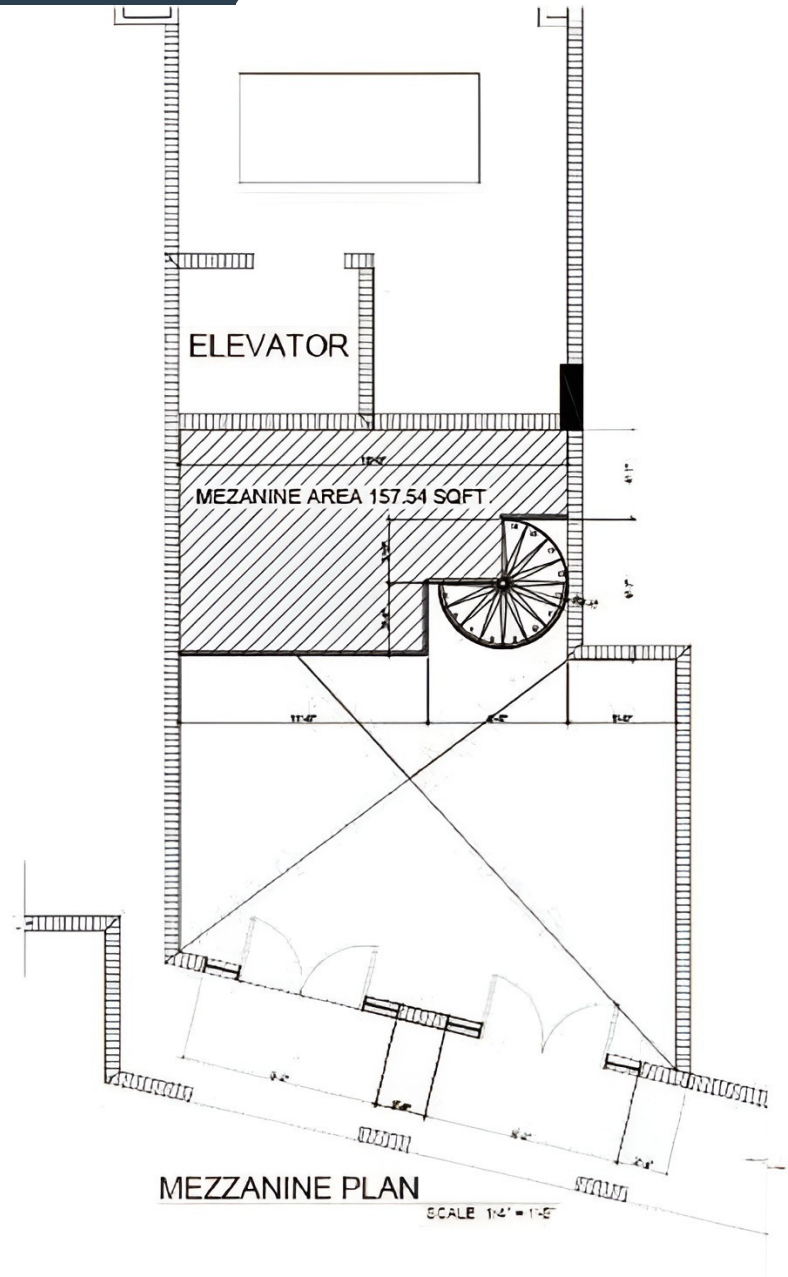
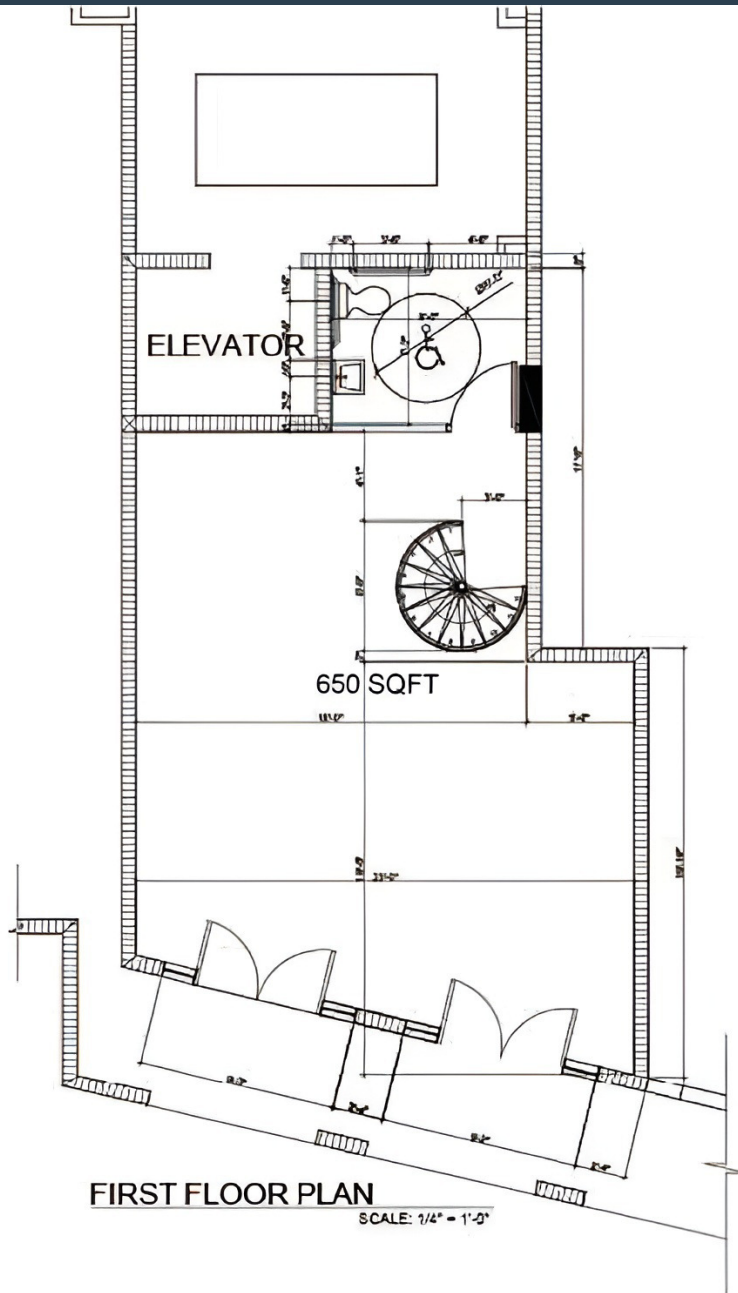
\$8,500/month  
all-in

**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



WASHINGTON AVE

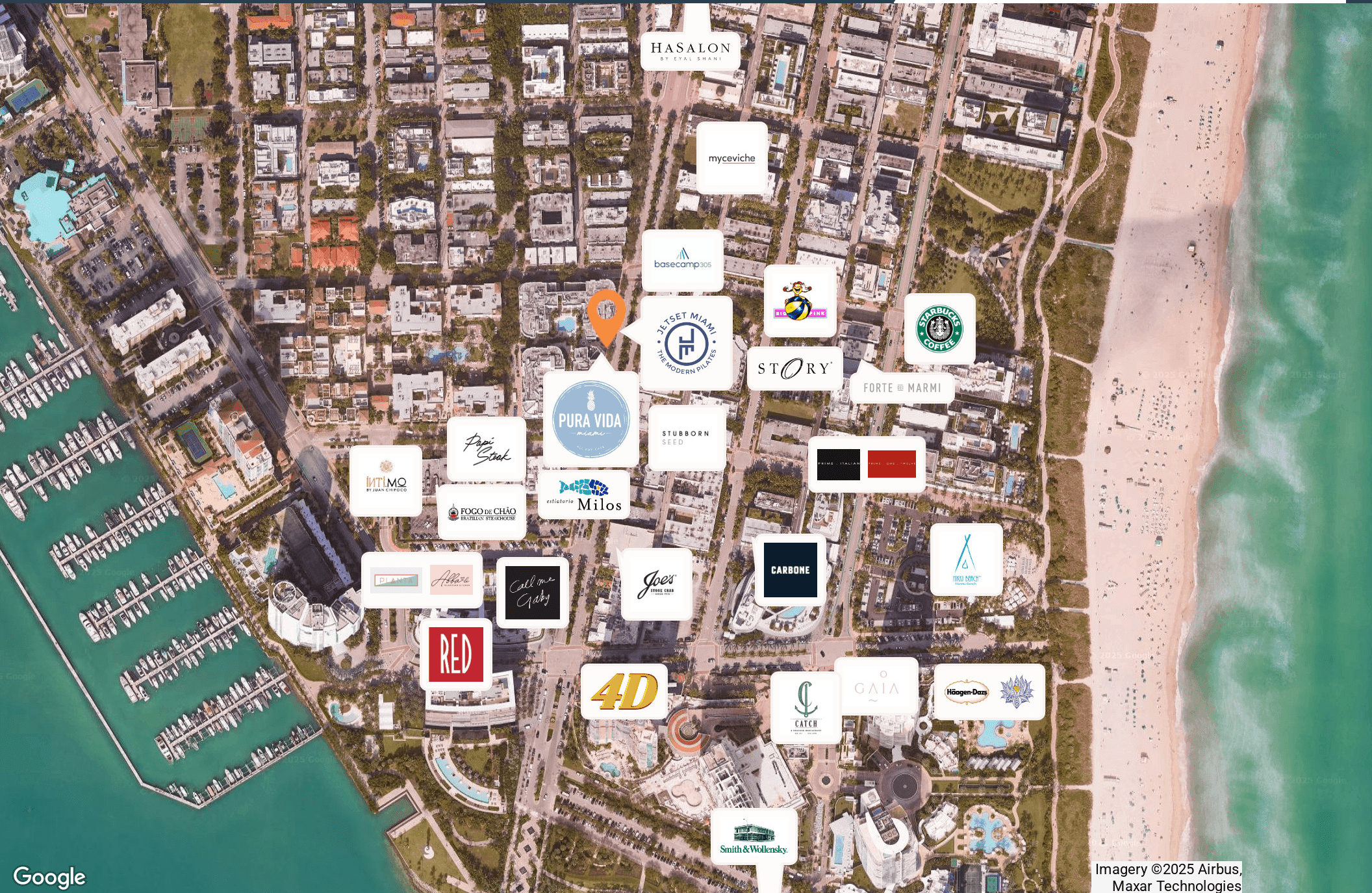






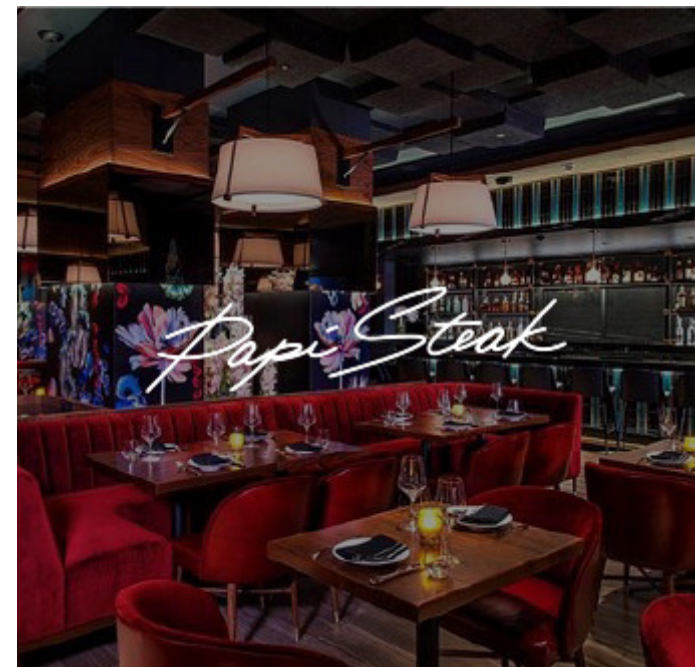
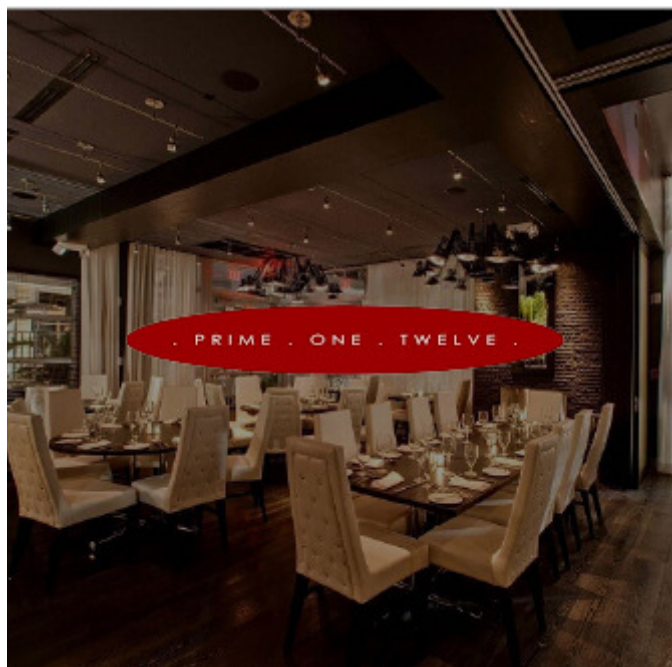






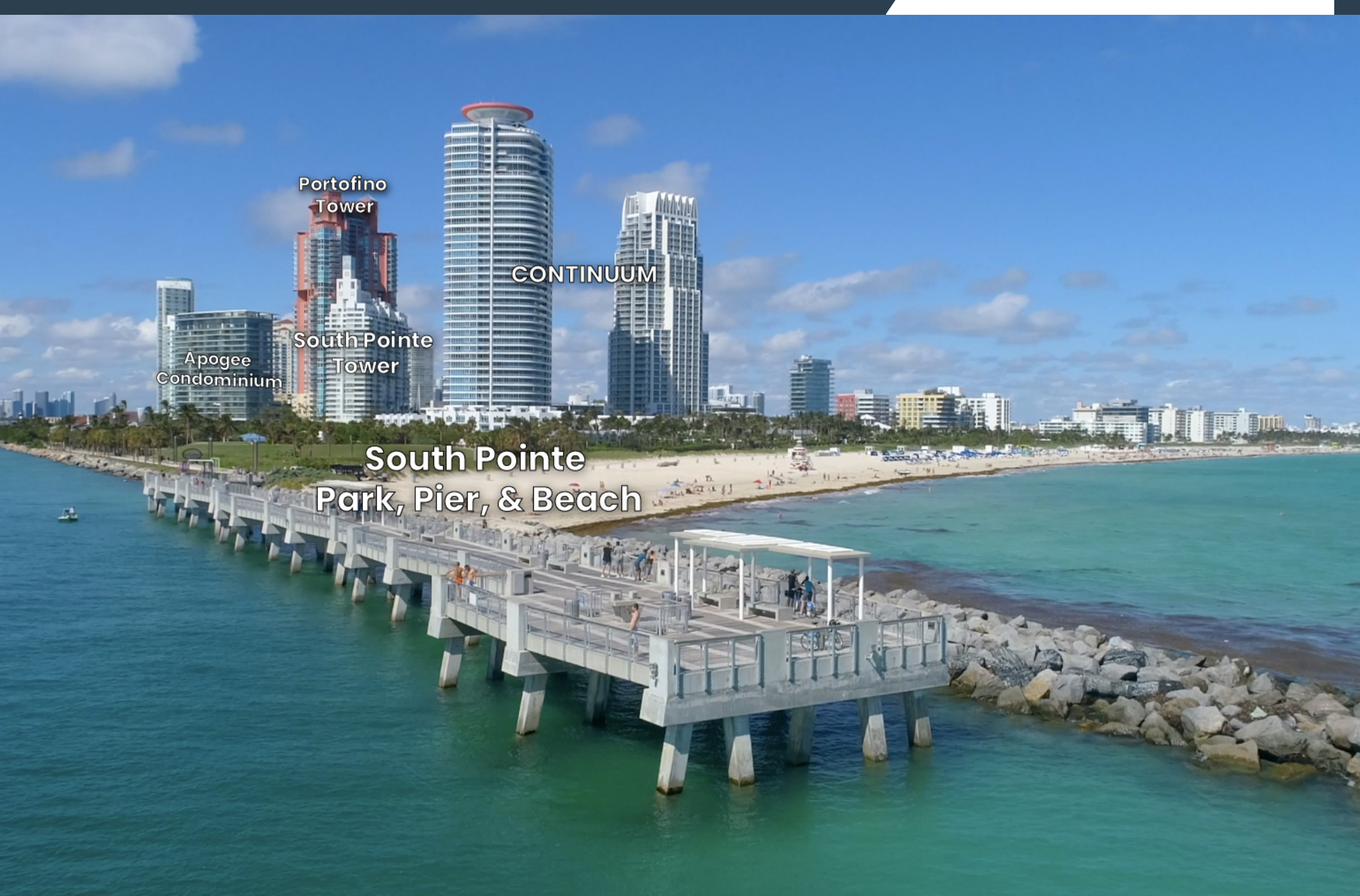
Imagery ©2025 Airbus,  
Maxar Technologies

## NEARBY RESTAURANTS - SOFI









## DISCOVER MIAMI BEACH

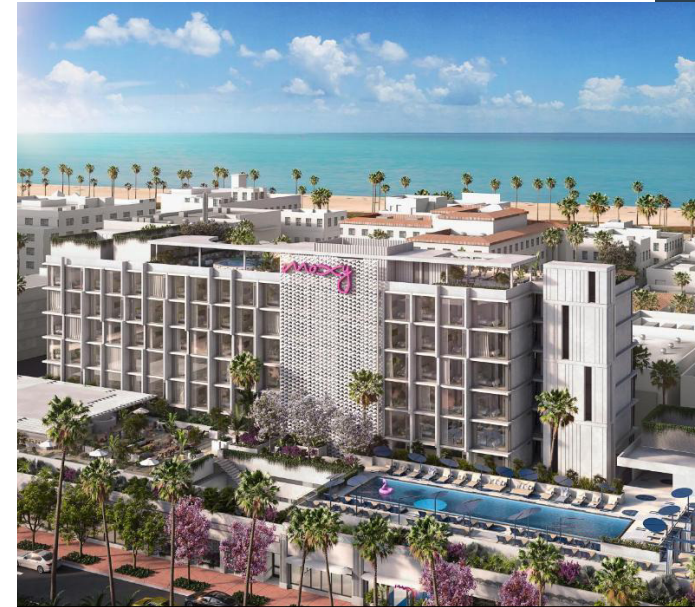


Lincoln Road Mall



South Beach

## RETAIL PROPERTY FOR LEASE



Moxly Hotel Miami Beach



Miami Beach Convention Center



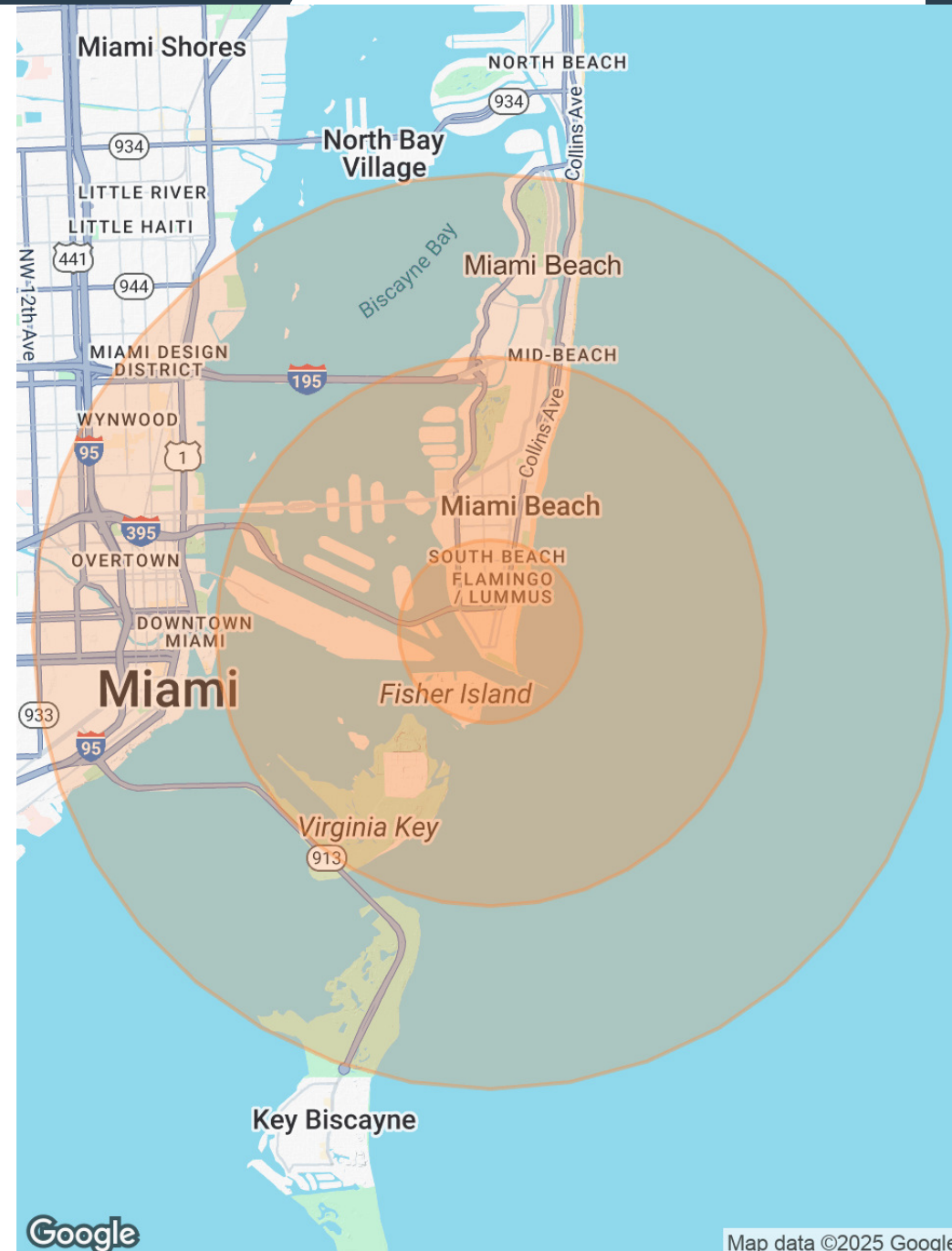
The Jackie Gleason Theater of the Performing Arts



Miami Art Deco District

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**.





**FABIO FAERMAN, CCIM, MBA**  
Broker Associate  
fff@facommercial.com  
+1 786 262 9966



**SEBASTIAN FAERMAN**  
Sales Associate  
sf@facommercial.com  
+1 786 262 3771

**CONFIDENTIALITY & DISCLAIMER**

All materials and information received or derived from FA Commercial Advisors, LLC its directors, officers, agents, advisors, affiliates and/ or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.


Neither FA Commercial Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FA Commercial Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.


EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FA Commercial Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FA Commercial Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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:*

FABIO FAERMAN, CCIM

 786.262.9966

 [info@facommercial.com](mailto:info@facommercial.com)

