



LINCOLN RD | MIXED USE BUILDING

RETAIL PROPERTY FOR SALE

533 LINCOLN RD



- SALE PRICE**  
Subject To Offer
- SIZE**  
10,500 SF
- FLOORS**  
2
- ZONING**  
CD-3

### PROPERTY OVERVIEW

FA Commercial presents a rare opportunity to acquire a fully renovated mixed-use property in the heart of Miami Beach. Spanning 10,500 SF across two floors and sitting on a 5,250-SF lot, this property—zoned CD-3—combines hospitality and culinary excellence under one roof, featuring a hotel component and two restaurant/retail spaces.

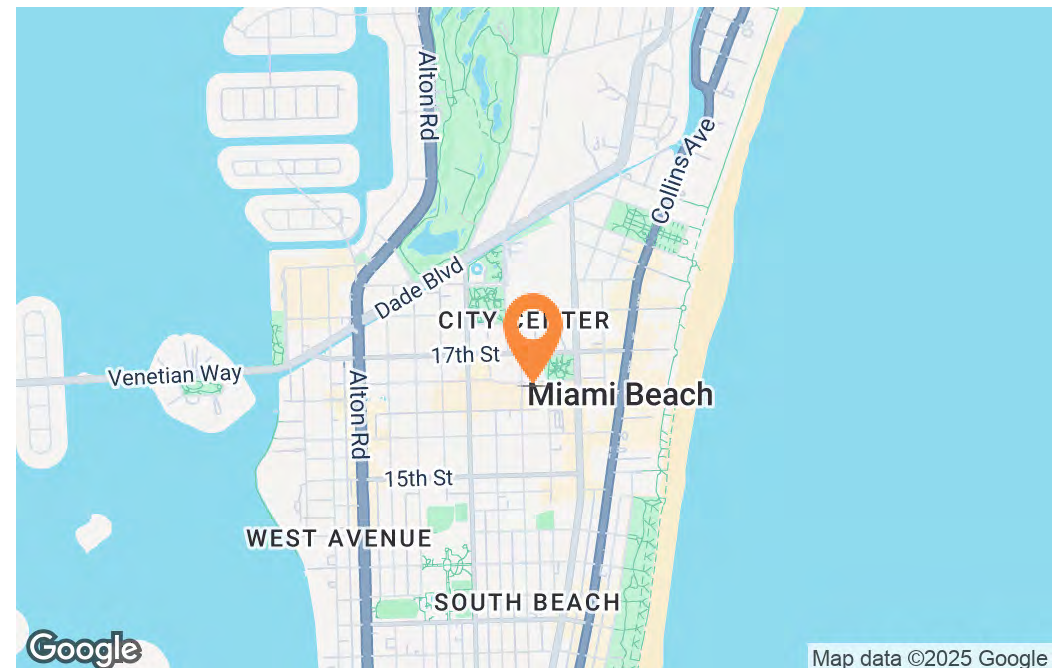
### PROPERTY HIGHLIGHTS

- Ground floor consists of 2 restaurant spaces, and the second floor is a boutique hotel/Airbnb
- Positioned in a high-traffic area with strong pedestrian flow, ensuring maximum visibility and steady foot traffic.
- Fully operational hospitality asset with most FF&E included in the sale
- Versatile Zoning (CD-3): Allows flexible use for hotel, retail, and F&B concepts, providing multiple income-generation options..
- Free from existing franchise or branding agreements

 YouTube



**WATCH OVERVIEW  
PROPERTY VIDEO**



Map data ©2025 Google





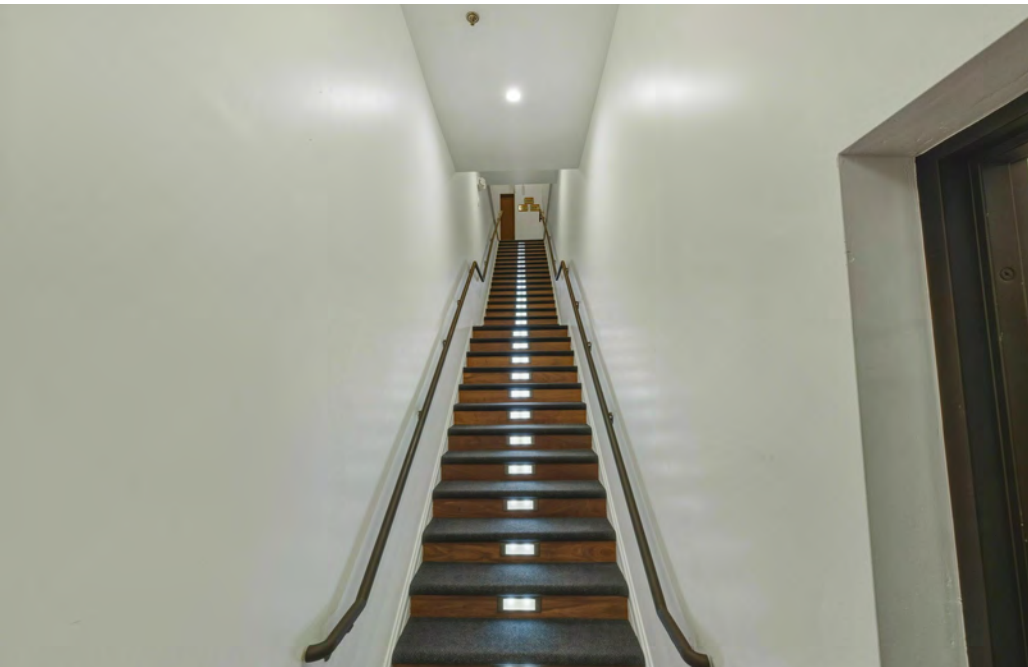








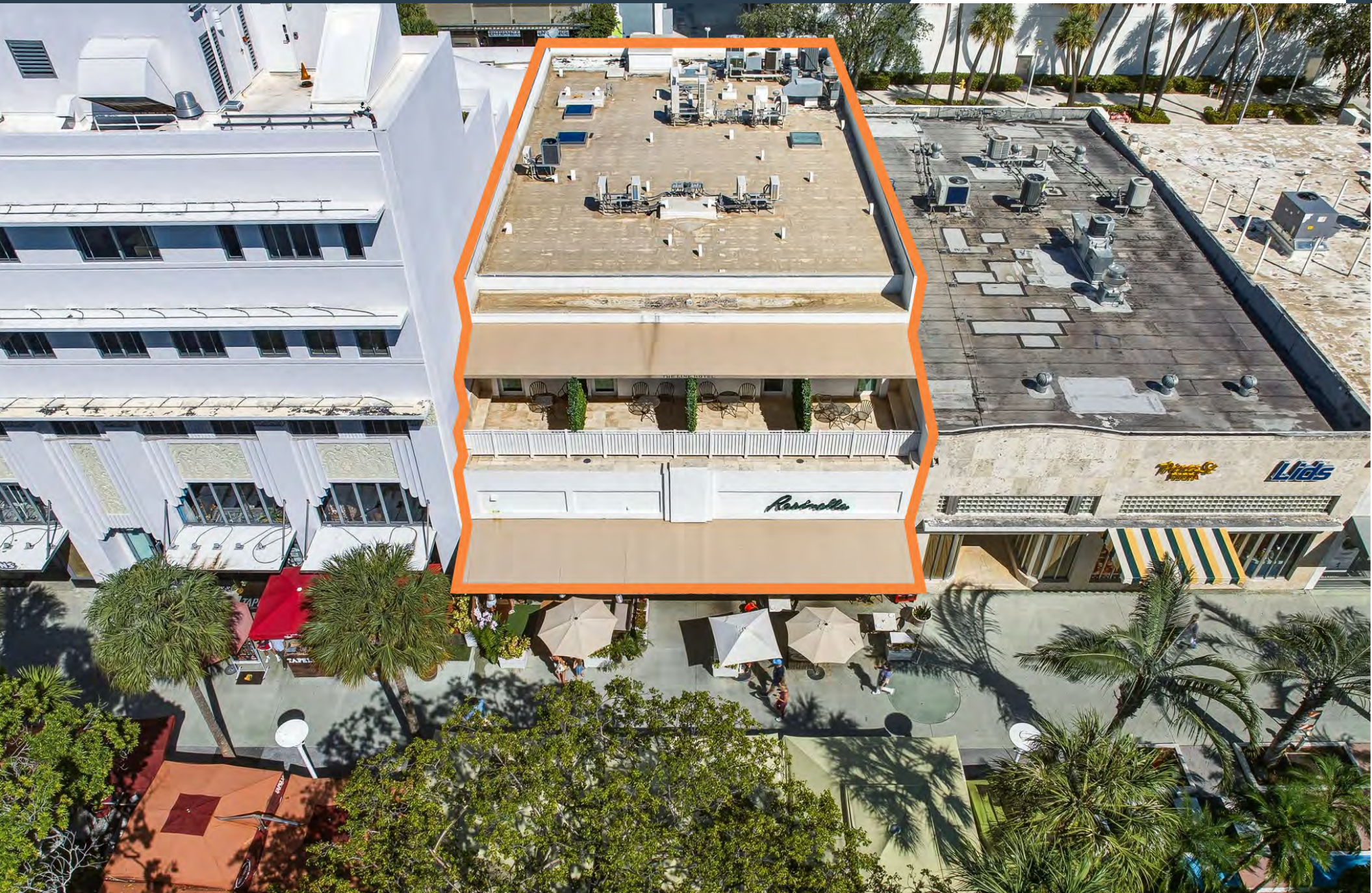
















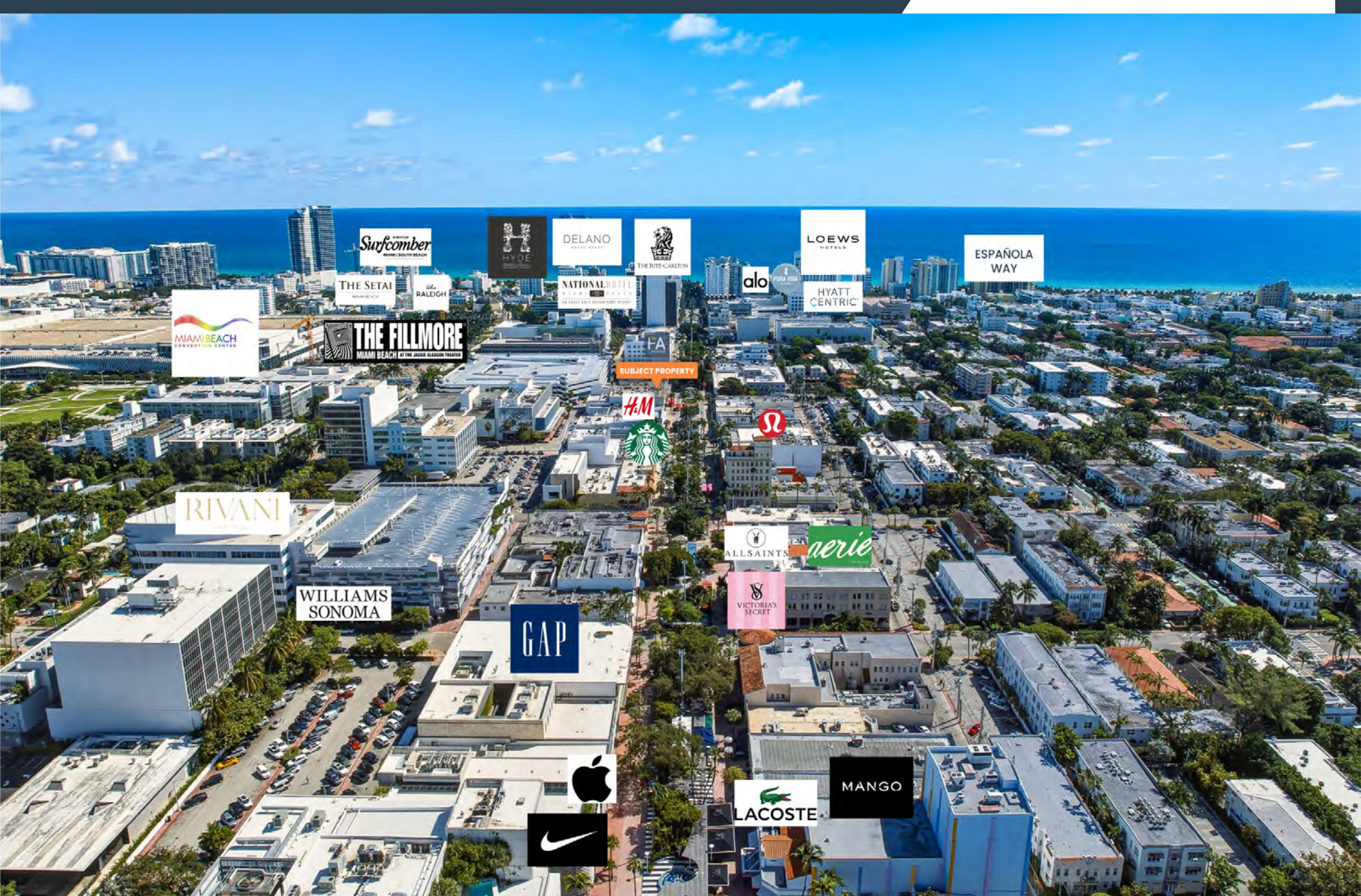












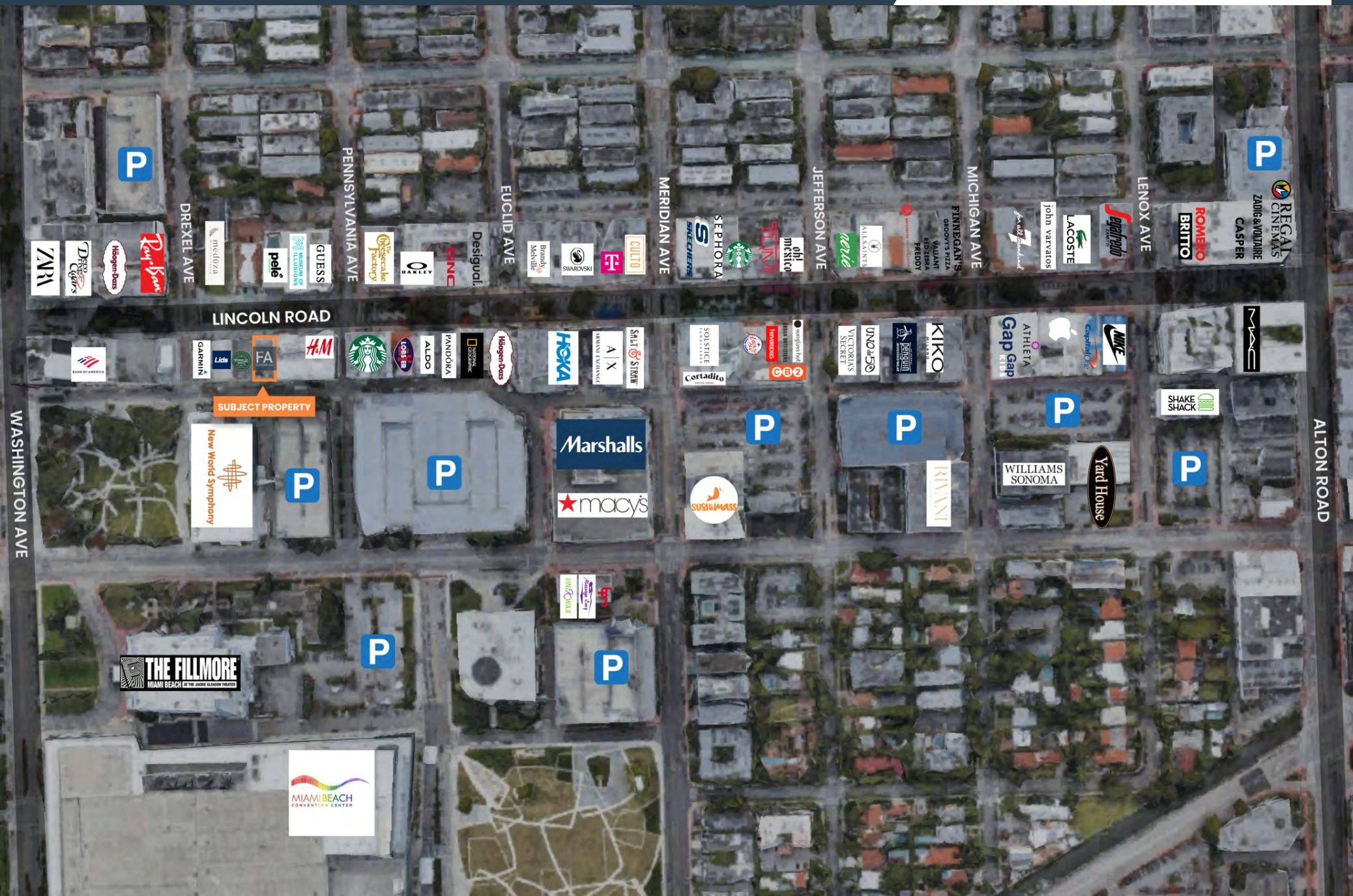














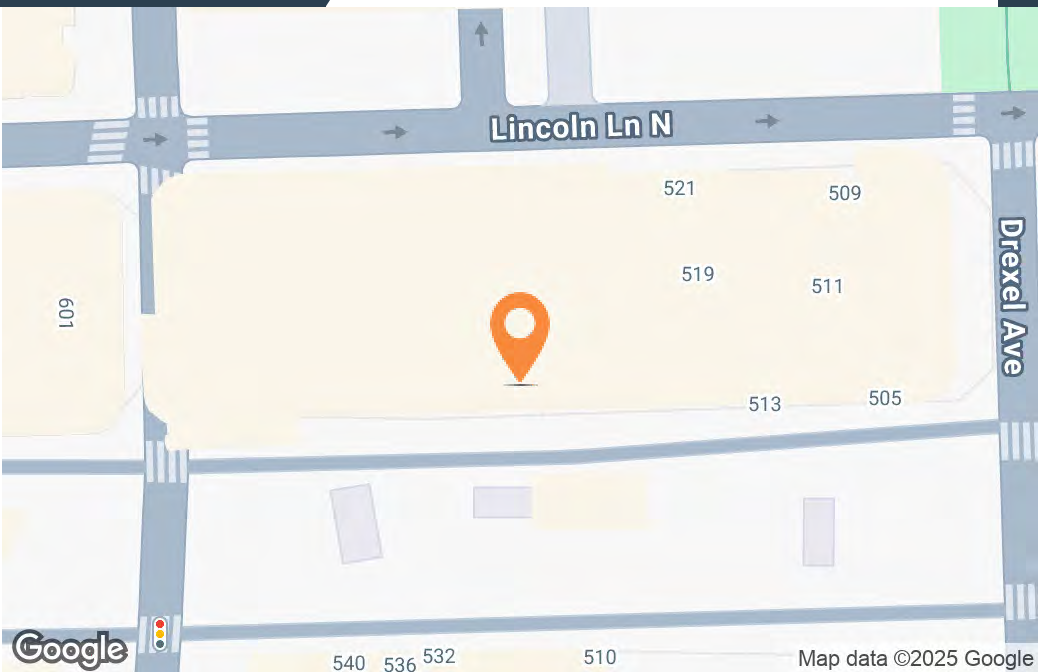
RIVANI is set to redefine the modern workspace experience in Miami Beach with the introduction of its groundbreaking Class X concept. Designed to merge luxury, wellness, and productivity, RIVANI offers an elevated environment where high-performance living meets holistic well-being.

The project features white-glove concierge service, valet, private social spaces, conference and podcast rooms, and a curated culinary program. Wellness amenities include a spa with cold plunge and infrared sauna, meditation and fitness areas, and biohacking facilities — bringing the “desk to zen” philosophy to life.

With its forward-thinking approach, RIVANI marks a new benchmark in workspace design — transforming the way individuals work, reset, and thrive.







ZONING DESCRIPTION

The CD-3 commercial, high intensity district is designed to accommodate a highly concentrated business core in which activities serving the entire city are located.

AREA USE EXAMPLES

- Hotel
- Hostel
- Apartments

BUIDABLE DENSITY

Density Limits:	150 dwelling units per AC
FAR:	2.25 for lots ≤ 45,000 SF
Max Building Height:	75 ft
Max Residential Units Allowed:	19



## DISCOVER MIAMI BEACH



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

## RETAIL PROPERTY FOR SALE



# MIAMI BEACH DEVELOPMENTS

RETAIL PROPERTY FOR SALE



Rosewood The Raleigh



72 Miami Beach Condo



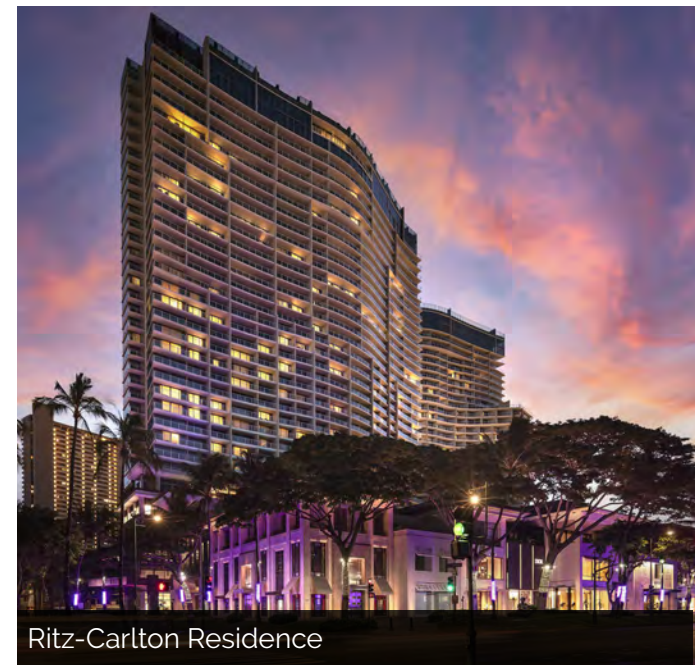
1250 West Avenue Condo



The Shore Club & Resort



Grand Hyatt Convention Center Hotel



Ritz-Carlton Residence



# DEMOGRAPHICS MAP & REPORT

## RETAIL PROPERTY FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,800	6,865	27,693
Average Age	43	44	44
Average Age (Male)	44	44	44
Average Age (Female)	43	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,357	4,155	16,450
# of Persons per HH	1.6	1.7	1.7
Average HH Income	\$76,952	\$83,549	\$107,918
Average House Value	\$613,796	\$656,381	\$680,306
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	52.9%	52.0%	46.3%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	1,686	3,172	14,635
Total Population - Black	166	314	954
Total Population - Asian	96	169	652
Total Population - Hawaiian	2	5	10
Total Population - American Indian	25	44	120
Total Population - Other	558	926	3,173

Demographics data derived from AlphaMap



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**.







**FABIO FAERMAN, CCIM, MBA**  
Broker Associate  
[fff@facommercial.com](mailto:fff@facommercial.com)  
+1 786 262 9966



**SEBASTIAN FAERMAN**  
Sales Associate  
[sf@facommercial.com](mailto:sf@facommercial.com)  
+1 786 262 3771



## COMMERCIAL DIVISION OF FORTUNE

### FORTUNE INTERNATIONAL — GROUP —

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

### FORTUNE INTERNATIONAL — REALTY —

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.





**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)

**FA**  
Commercial

