

1300 Lincoln Rd, Miami Beach, FL 33139



\$750,000 | 1 day on market | Updated 1 day

ago West Lincoln Road Retail Store

Details

APN	02-3233-059-0560	Property Type	Retail
Sub Type	Storefront	Square Footage	860
Net Rentable (SqFt)	860	Units	
Price per SqFt	\$872	Broker Co-Op	Yes
Year Built	1966	Year Renovated	2015
Buildings		Zoning	RM-2
Investment Type	Income Owner/User	Occupancy Date	03/16/2026

Retail | 860 SqFt

Marketing description

The Keyes Company presents the perfect Owner User store located in a high foot traffic area of West Avenue residential market. Low Price and store size allows start-up or satellite location for small businesses.

Offering Description

- Retail Unit Condo with 860 SF, Facing Lincoln Road
- Located in Prime Retail area of West Lincoln Road in the West Avenue
- Directly next to an extremely busy Lincoln Road Supermarket (Miami Beach Institution for 40 years)
- Tremendous Walking Traffic
- Unit has Newer Central AC, Parking on Side of the Building,
- Two Entrances on street which will allow subdividing the space into two smaller stores.
- Store features an additional back-office area considered bonus SF.
- Low HOA \$738/Month, Includes: Water, Waste, CAM, Structure, Property Insurance

Investment highlights

For Retail Store around 1300 Lincoln Rd, the foot traffic is as follows:

- Approx. 20,000+ pedestrians daily
- 40,000+ weekend peak traffic

Potential Uses from 1300 Lincoln Road

1. Specialty Retail

- **Upscale boutique** – fashion, swimwear, resort wear, sunglasses, or accessories.
- **Luxury consignment shop** – pre-owned designer goods; small footprint works well.
- **Art gallery / local art shop** – small-scale galleries with rotating exhibits.
- **Sports** - Running, Soccer, Scuba, and Wave runner, etc.
- **Green Earth Retail** - Florist, Garden Center / In-door Plant Shop
- **Spiritual / Metaphysical Retail** – Crystals, incense, candles, Spiritual statues (Buddha, deities)

2. Food & Beverage

- **Grab-and-go cafe** – coffee, smoothies, artisanal pastries. Foot traffic and impulse buys fit small spaces.
- **Gelato / ice cream / frozen yogurt shop** – perfect for foot traffic in the area - no competition.
- **Specialty food shop** – high-end chocolate, exotic snacks, gourmet foods, or local delicacies.
- **Bubble tea or juice bar** – trendy, fast, minimal seating needed, potential outdoor seating

3. Services

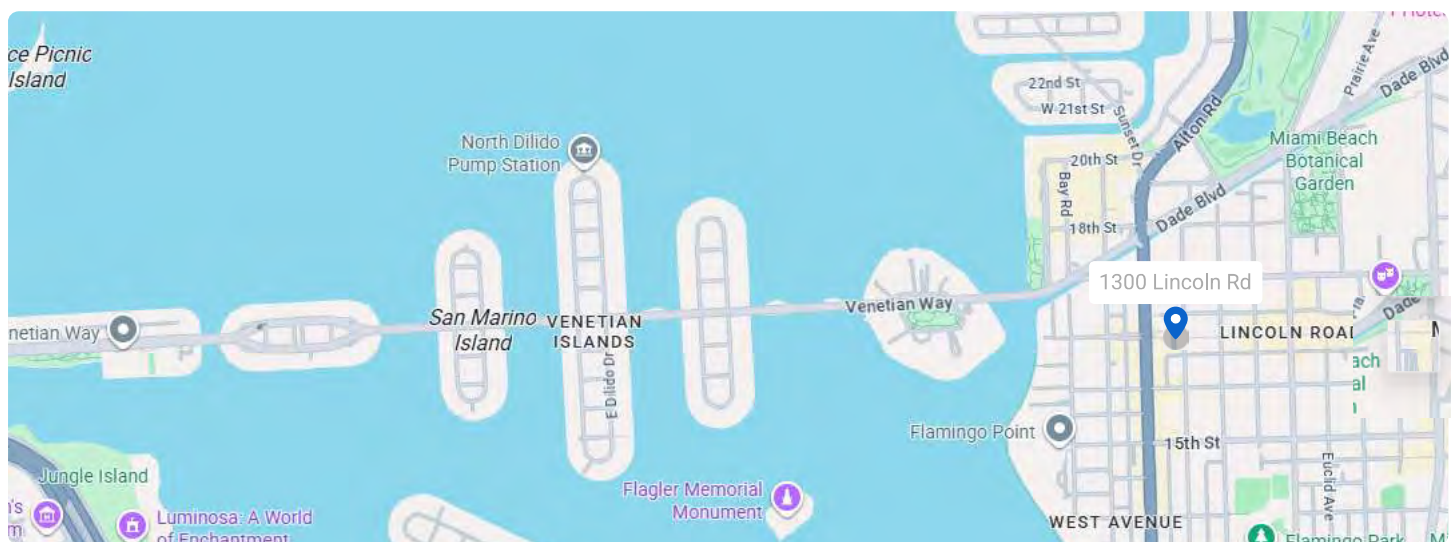
- **Beauty / wellness** – small nail bar, lash extension, blowout salon, barber shop, or skincare studio.
- **Boutique fitness** – yoga, barre, or personal training studio with limited class sizes.
- **Professional** - Insurance Agency, Tax & Financial Services,
- **Medical** - Chiropractor, Acupuncture, Physical Therapy, Sports Clinic

Listing Contact

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Bonus Area