

819 5th St MIAMI BEACH

A prime south beach
mixed-use investment
opportunity

819 5th St, Miami Beach 33139



COMPASS
COMMERCIAL



VANGUARD PROPERTIES
INTERNATIONAL



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VANGUARD PROPERTIES
INTERNATIONAL



An aerial photograph of a coastal property, likely in Miami Beach, Florida. The property is situated on a narrow strip of land between a city street and the ocean. It features several large, rectangular plots of land, some of which are covered in palm trees and other tropical vegetation. A parking lot with several cars is visible in the foreground. In the background, a wide, sandy beach stretches along the coastline, with many people and beach umbrellas scattered across it. The ocean is visible on the right side of the image. The overall scene is captured in a high-angle, wide shot, providing a comprehensive overview of the property and its surroundings.

01

819 5th St

PROPERTY OVERVIEW

INVESTMENT SUMMARY



Rare Opportunity to Own a Unique Mixed-Use Property in the Heart of South Beach

- Compass Commercial Florida and Vanguard International Properties are delighted to present an exceptional investment opportunity: the 'Tap Tap Building,' strategically positioned on Fifth Street, the gateway to South Beach. Available properties on Fifth Street are a rarity, making this an unparalleled opportunity for discerning investors. This asset boasts favorable CPS-2 zoning for a diverse range of uses, allowing for seamless repositioning as retail, office, residential, or hospitality uses.
- Situated just six blocks from the beach and four blocks from the causeway leading to Miami, the Port, Downtown, and Brickell, this property boasts prime visibility and accessibility. Additionally, it is immediately adjacent to the luxury enclave known as 'South of Fifth' with such iconic neighbors as Joe's Stone Crab, Prime 112, 'The Fifth', the newly built Sumaida+Khurana class A office building and Major Food Group's Carbone. Complementing the urban lifestyle are the South Pointe Marina and the expansive South Pointe Park with views of Fisher Island and the beach, offering a blend of natural beauty, recreational opportunities, and stunning waterfront views.



INVESTMENT HIGHLIGHTS



LOCATION

Situated in the heart of South Beach, 819 5th St boasts an unbeatable location in one of Miami's most vibrant neighborhoods. With its proximity to Ocean Drive, Collins Avenue, and the iconic Miami Beach waterfront, this property benefits from high pedestrian traffic and a central spot near premier retail, dining, and entertainment. This world-renowned destination draws both tourists and locals with its vibrant blend of beachfront hotels, upscale dining, high-end shopping, and cultural landmarks, including the Miami Beach Convention Center and the Bass Museum of Art.



CULTURAL & ECONOMIC HUB

819 5th St is strategically positioned within Miami Beach's flourishing cultural and economic center. The property is steps away from significant local attractions, including the Art Deco Historic District, Miami Beach Convention Center, and iconic venues hosting global events like Art Basel. These features enhance the area's appeal to both residents and businesses, ensuring a steady demand for vibrant mixed-use properties.



UPSIDE POTENTIAL

The property offers significant upside potential through value-add opportunities and its prime location in the heart of South Beach, just blocks from the beach and within the highly desirable South of Fifth neighborhood. The building benefits from significant vehicle traffic and consistent pedestrian activity from nearby residential buildings, hotels, and restaurants. With flexible CPS-2 zoning allowing a variety of commercial and residential uses, a new owner has the opportunity to reposition or redevelop the property to capture demand from both tourists and local residents in one of Miami Beach's most vibrant and walkable areas.



PRIME COMMERCIAL VISIBILITY

The property benefits from excellent commercial visibility along the highly trafficked 5th Street corridor, one of the primary gateways connecting Miami Beach to the mainland via the MacArthur Causeway. With direct proximity to a public parking lot and heavy foot traffic from nearby Washington Avenue, the property is ideal for businesses aiming to capitalize on the area's dynamic mix of tourists and local patrons. This strategic position allows businesses to thrive while providing consistent footfall for retail and office spaces.

SUMMARY

819 5th Street



Miami Beach, FL
33139



Prime Mixed-Use Commercial Opportunity in South Beach. Favorable CPS-2 Zoning which allows retail, residential, hotel, restaurant + bar, and hotel. Iconic mixed-use commercial building on the bustling 5th Street corridor in Miami Beach is now available for a new owner. With high foot traffic and visibility, the first-floor retail space is perfectly suited for a restaurant, or office, capitalizing on the vibrant local market.

The second floor offers versatile options for corporate suites, professional offices, or apartment rentals, catering to the area's diverse clientele. Adjacent to the upscale South of Fifth neighborhood, this historic property, was once home to the renowned TAP TAP restaurant—a cultural, social, and dining hub. Seize the opportunity to revitalize this gem in an A+ location.

Key Details

List Price	\$3,900,000
Folio	02-42-03-009-4980
Building (SqFt)	7,064
Lot Size (SqFt)	3,600
Stories	2
Year Built	1921
Taxes	\$42,352
Zoning	CPS-2
Permitted Uses	Retail Food and Beverage Hospitality Condo-Hotel Residential Office Health and Wellness Education

PROPERTY HIGHLIGHTS

➔ Commercial Kitchen Space & Walk-In Cooler

➔ TPO Roof

➔ 4 HVAC - 2 Ground Floor, 2 Second Floor

➔ 3 Phase Electric

➔ 2 Floors with 3 Entrances

➔ 4 Bathrooms



An aerial photograph of a city street, likely Miami Beach, showing a wide road lined with palm trees, a beach area on the left, and a dense urban area with various buildings on the right. The image is dimmed to serve as a background for the text.

02 | 901

LOCATION OVERVIEW



SOUTH BEACH NEIGHBORHOOD



South Beach, or SoBe, is a vibrant neighborhood at the southern tip of Miami Beach, Florida, stretching from South Pointe Park to 23rd Street and bordered by the Atlantic Ocean and Biscayne Bay. Known for its grid layout with iconic streets like Ocean Drive and Lincoln Road Mall, South Beach offers a mix of shopping, dining, and cultural attractions, including Flamingo Park and the Miami Beach Convention Center. Renowned for its nightlife and diverse culinary scene, the area boasts a dynamic community of residents and visitors. Pedestrian-friendly with free public transport options like the Miami Beach Trolley, it features a range of real estate from historic Art Deco buildings to luxury high-rises in neighborhoods like South of Fifth. South Beach seamlessly blends cultural heritage with modern amenities, making it a highly desirable destination for both living and leisure.



Location Highlights

- Desirable Location: Strong rental market fundamentals.
- High Demand: Consistent growth and projected population increases.
- Beach Proximity: Short walk to beach and boardwalk.
- Walkable Community: Close to shops, cafes, fitness centers, and groceries.
- Cultural & Recreational Attractions: Art Deco Historic District, Lincoln Road Mall, South Pointe Park, Lummus Park
- Lifestyle Appeal: Vibrant cultural scene with festivals, parks, and local events.



PROPERTY ZONING

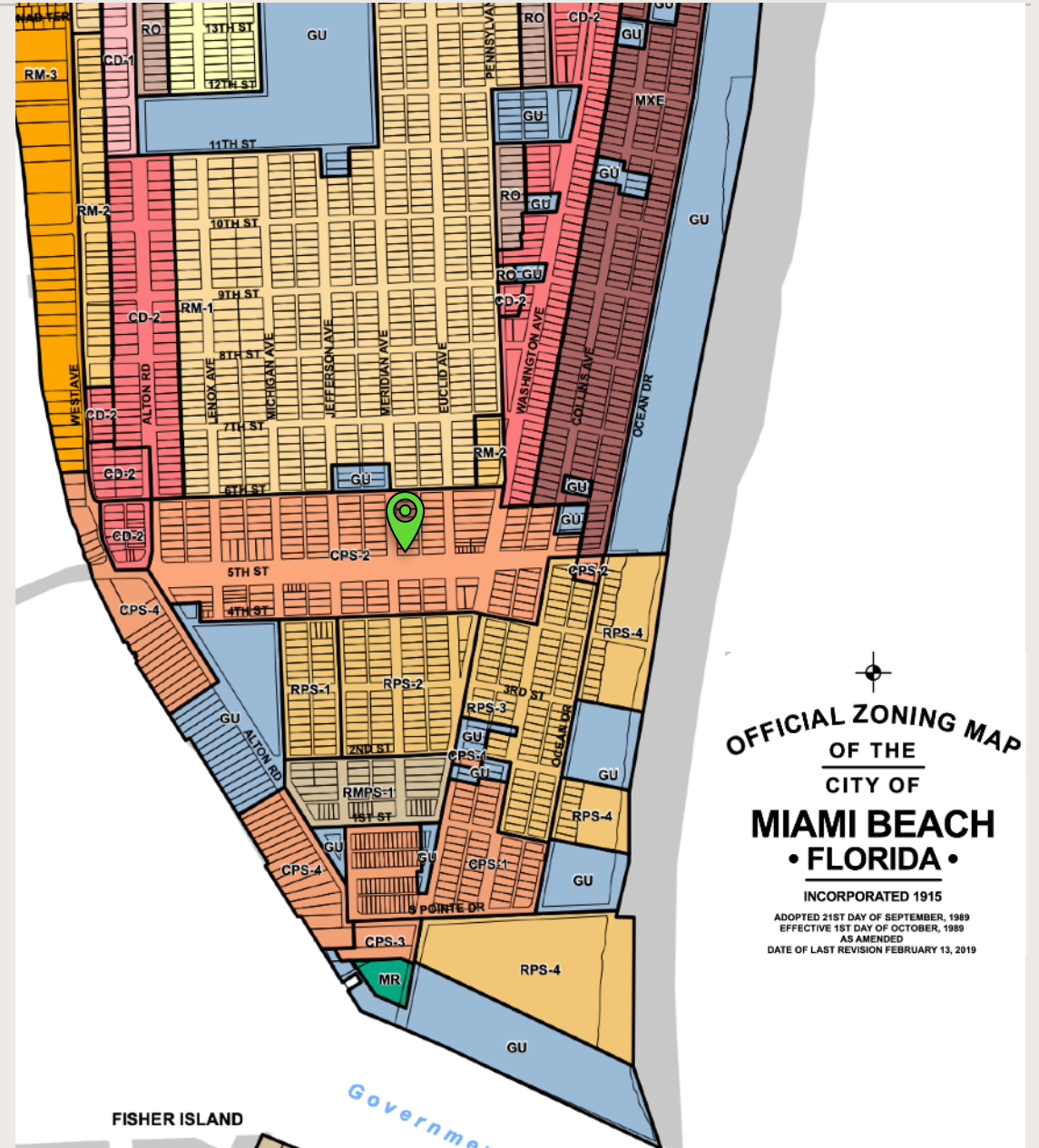


819 5th St lies within the CPS-2 Zoning Code of Miami Beach



CPS-2 (Commercial Performance Standard – General Mixed Use)

zoning in **Miami Beach** is designed to support vibrant mixed-use development in walkable urban corridors. The district permits a broad range of uses including multifamily residential, hotels, retail, restaurants, office, and neighborhood-serving commercial uses, creating an active environment that blends residential living with hospitality and commerce. Ground-floor commercial activity is commonly encouraged, helping activate the streetscape while supporting local businesses and pedestrian traffic. Click [Here](#) for CPS-2 Zoning Code.



South Beach — ZIP 33139, Miami Beach, FL

Key Demographic & Market Indicators · 2024–2025 Data

Updated 2025

KEY FACTS

Population

36,286

ACS 2024 estimates

Median Age

42.9

vs FL avg: 43.0

Avg Household Size

1.70

21,138 households

Land Area

2.78 mi²

Water: 3.12 mi²



INCOME

Median Household Income

\$69,793

↑ 55.7% since 2011

Per Capita Income

\$88,782

vs US: \$46,117

Average HH Income

\$148,138

High earner concentration

BUSINESS & COMMERCIAL MARKET

Total Businesses

3,016

Business Census 2024

Total Employees

33,652

Avg payroll: \$1.98B/yr

Miami-Dade Retail Vacancy

3.2%

Q2 2025 · Crexi/CoStar

Miami-Dade Office Rent

\$55/sf

↑ 9.5% YoY asking rent

SE FL CRE Sales (2024)

\$12.5B

↑ 36% vs prior year

Miami Unemployment

2.9%

vs US: 4.3% · mid-2025

HOUSING STATS

Median Home Value

\$480,900

↑ 50.8% since 2011

Median Contract Rent

\$1,822/mo

vs US: \$1,413

Median Owner Cost

\$2,982/mo

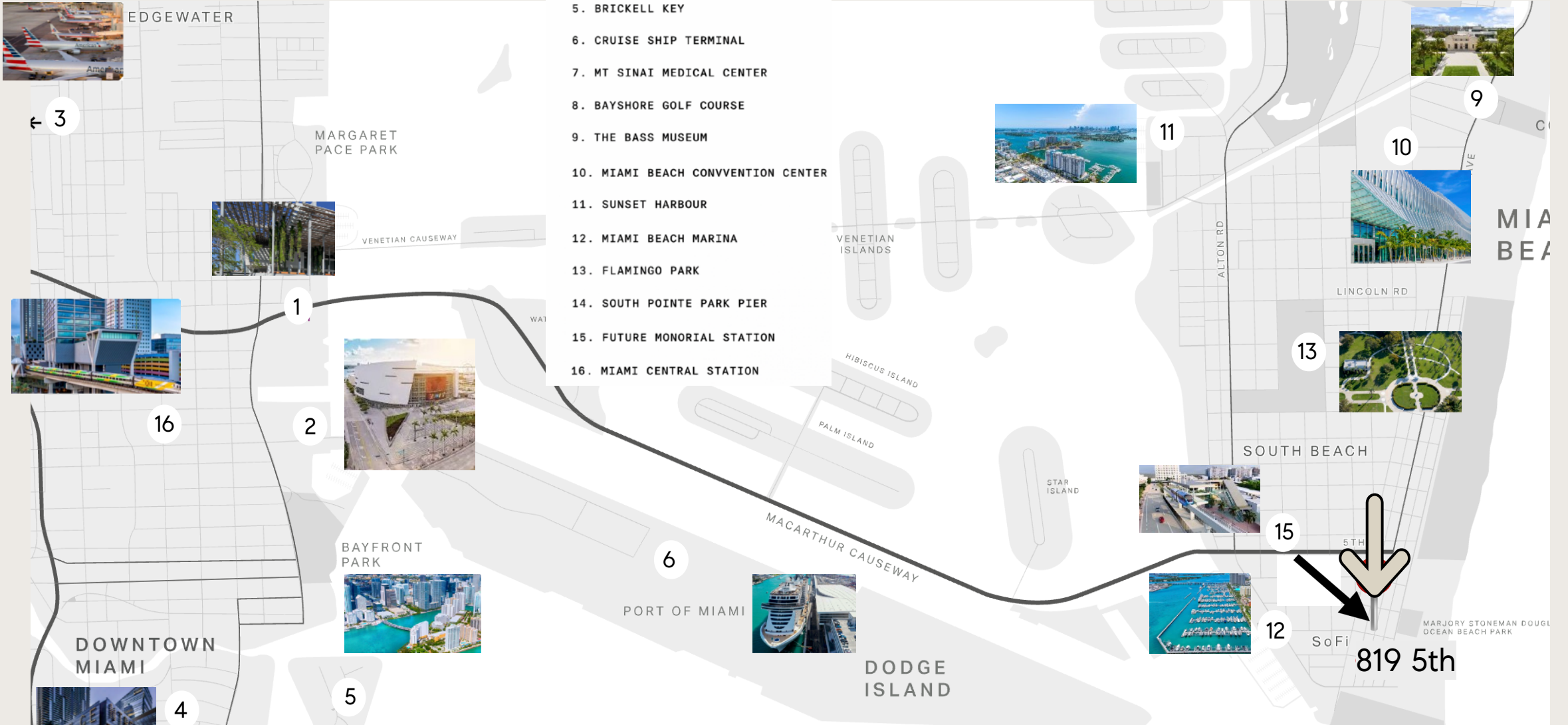
Units with mortgage

Property Tax (median)

\$5,617

~1.0% effective rate

1. PEREZ ART MUSEUM
2. KASEYA CENTER
3. MIAMI INTERNATIONAL AIRPORT
4. BRICKELL CITY CENTRE
5. BRICKELL KEY
6. CRUISE SHIP TERMINAL
7. MT SINAI MEDICAL CENTER
8. BAYSHORE GOLF COURSE
9. THE BASS MUSEUM
10. MIAMI BEACH CONVENTION CENTER
11. SUNSET HARBOUR
12. MIAMI BEACH MARINA
13. FLAMINGO PARK
14. SOUTH POINTE PARK PIER
15. FUTURE MONORIAL STATION
16. MIAMI CENTRAL STATION



NEIGHBORHOOD ATTRACTIONS



OCEAN DRIVE

Ocean Drive is the heart of South Beach's Art Deco Historic District, famous for its colorful architecture, lively atmosphere, and stunning ocean views. Lined with iconic hotels, outdoor cafes, and bars, it's the perfect place to experience Miami's nightlife or enjoy a leisurely walk by the beach. From vintage cars cruising the street to live music echoing from restaurants, Ocean Drive captures the quintessential South Beach vibe.



LINCOLN ROAD

Lincoln Road is a vibrant outdoor pedestrian mall in South Beach, often referred to as the "Fifth Avenue of the South." It's a bustling hub for shopping, dining, and entertainment, offering a mix of luxury boutiques, unique local shops, and al fresco dining. Whether you're enjoying a meal at a trendy restaurant, exploring art galleries, or simply people-watching, Lincoln Road provides an energetic and stylish experience for visitors.

An aerial photograph of a city street, likely in Miami, showing a mix of modern and older buildings, palm trees, and a street with a red awning. The image is darkened to serve as a background for the text.

03 | 819 5th St
PROPERTY PHOTOS



Building Exterior



Building Exterior







1st Floor



2nd Floor



Building Entrance



Building Renderings



CONFIDENTIALITY DISCLAIMER

- This is a confidential report on the subject property intended for your sole use to determine if you wish to express further interest in the subject property.
- The confidential report contains brief information about the property offered for sale. It is subject to changes that can appear at any time, and will replace all previously reported information. This report contains estimates, projections and information about the property, and the members, directors, executives, managers and employees related to the property or Compass | Commercial do not assume any responsibility for the information contained in this report, for the accuracy and it's effects, to notify any changes on the information or this report, or for any decisions based on the information contained herein.
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- The information contained in this report is confidential. The recipient agrees that they will not disclose any of the contents contained in this report without prior authorization from Jesse Spencer at Compass | Commercial.
- Any information provided was obtained from sources deemed reliable but must be verified at buyer's discretion.

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