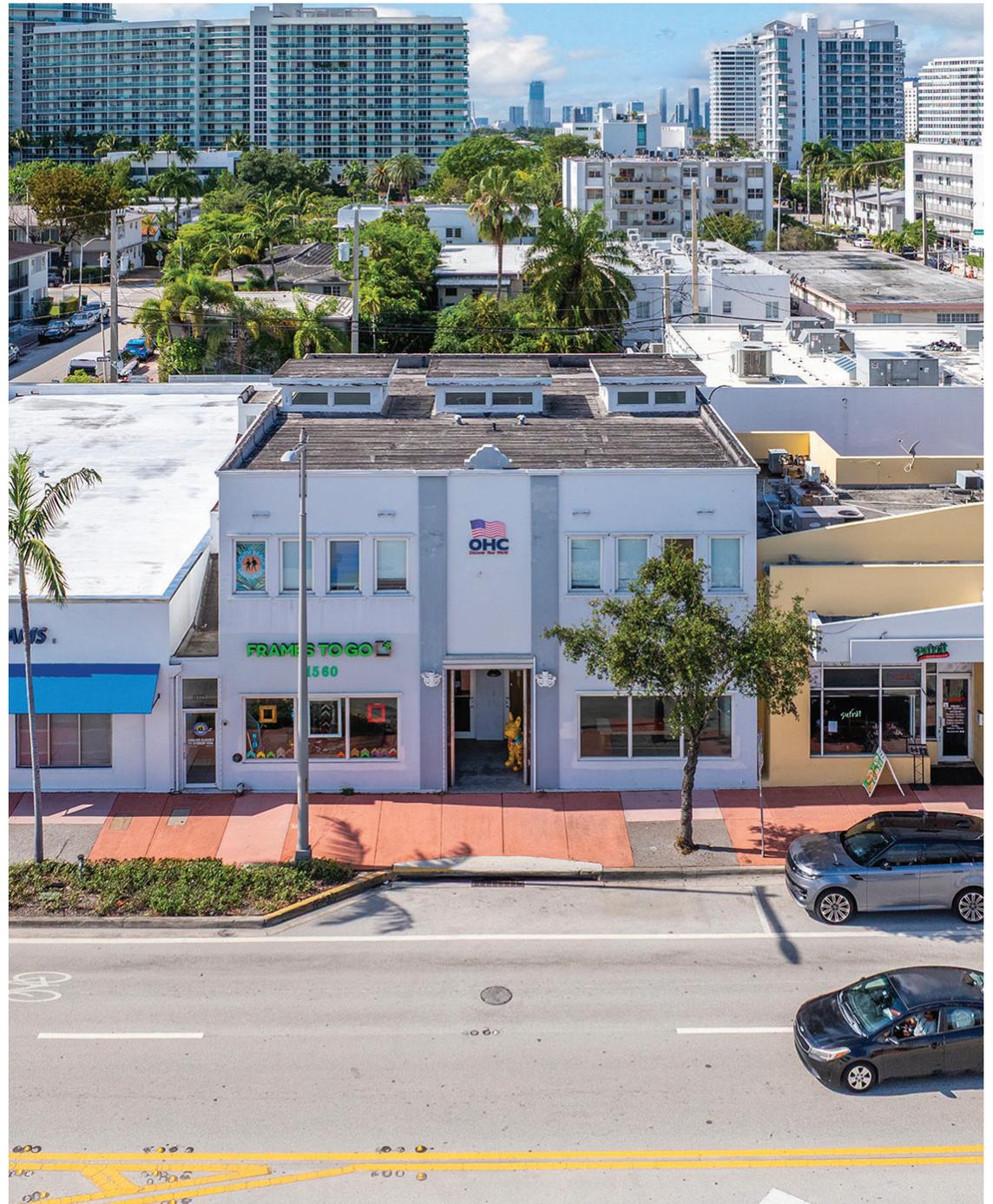




OFFERING MEMORANDUM

PRIME SOUTH BEACH VALUE-ADD
RETAIL INVESTMENT
PROJECTED 7.35% STABILIZED
CAP RATE



1558 ALTON ROAD | MIAMI BEACH, FL 33139

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DISCLAIMER:

The information provided herein has been obtained from sources believed to be reliable. We have not verified and make no guarantee, warranty, or representation about this information. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs.



**4-UNIT BUILDING TOTALING APPROX. 7,762 SF ON A 7,500 SF LOT
OFFERED AT \$5,000,000**

EXECUTIVE SUMMARY

1558 Alton Road presents a compelling **value-add retail investment opportunity** in the heart of **South Beach**, located along the west side of **Alton Road**, one of Miami Beach's most heavily trafficked commercial corridors.

The property consists of a **four-unit retail building totaling approximately 7,762 square feet**, situated on a **7,500 square foot lot with on-site parking for tenants**. The asset is currently **50% occupied**, providing investors the opportunity to generate significant upside through **lease-up of vacant units and mark-to-market rent increases**.

Based on achievable market rents, the property supports a **pro forma annual gross income of approximately \$367,500**, representing a **projected stabilized cap rate of approximately 7.35% at the \$5,000,000 asking price**.

In addition to strong cash-flow potential, the property offers **long-term redevelopment upside**. The site is zoned **CD-2 (Commercial Medium Intensity)**, allowing redevelopment up to approximately **15,522 square feet and 60 feet in height**.

This combination of **in-place income, leasing upside, and redevelopment optionality** creates a rare investment opportunity within the highly supply-constrained Miami Beach commercial market.



INVESTMENT HIGHLIGHTS



- **Prime South Beach Location:** Located along **Alton Road**, the primary north-south commercial corridor connecting **Lincoln Road, Sunset Harbour, the MacArthur Causeway, and the Julia Tuttle Causeway**.
- **High Traffic Exposure:** Alton Road carries approximately **35,000 – 47,000 vehicles per day**, providing strong retail visibility and tenant exposure.
- **Value-Add Potential:** Two of the four retail spaces are currently vacant, providing immediate income upside through lease-up.
- **Below-Market In-Place Rents:** Existing tenants are paying rents below current market levels, providing an opportunity for rental growth.
- **Attractive Stabilized Yield:** Projected **7.35% cap rate** at stabilization.
- **Redevelopment Potential:** CD-2 zoning allows redevelopment up to:
 - **15,522 square feet buildable area**
 - **60 feet maximum building height**

PROPERTY OVERVIEW

Property Address	1558 Alton Road
City	Miami Beach.
Property Type	Retail
Units	4
Building Size	±7,762 SF
Lot Size	±7,500 SF
Zoning	CD-2
Max Height	60 FT
Max Buildable Area	±15,522 SF
Parking	10 On-site

INCOME SUMMARY

Current Income	
Metric	Amount
Current Monthly Income	\$11,000
Current Annual Income	\$132,000
Stabilized Pro Forma Income	
Metric	Amount
Pro Forma Monthly Income	\$30,625
Pro Forma Annual Income	\$367,500

RENT ROLL & PRO FORMA INCOME

Unit	Tenant	SF	Current Rent	Pro Forma Rent PSF	Pro Forma Monthly Rent
Unit 1	Frames 2 Go	1,400	\$6,000	\$60 PSF NNN	\$7,000
Unit 2	Vacant	1,400	—	\$60 PSF NNN	\$7,000
Unit 3	South Beach Languages	2,800	\$5,000	\$45 PSF NNN	\$10,500
Unit 4	Vacant Rear Unit	2,100	—	\$35 PSF NNN	\$6,125

PRICING METRICS

Metric	Amount
Asking Price	\$5,000,000
Pro Forma Cap Rate	7.35%



VALUE CREATION OPPORTUNITY

The property is currently generating **\$132,000 in annual income**, representing substantial upside relative to the **stabilized pro forma income of \$367,500 annually**.

This value creation can be achieved through:

- Lease-up of two currently vacant retail spaces
- Mark-to-market rent increases on existing tenants
- Active leasing along a high-traffic commercial corridor

VALUE CREATION ANALYSIS

Potential Value Creation

Metric	Amount
Purchase Price	\$5,000,000
Stabilized Value (5% Cap)	\$7,350,000
Stabilized Value (6% Cap)	\$6,125,000

This represents potential value creation of approximately:
\$1.1M – \$2.35M through lease-up and stabilization.

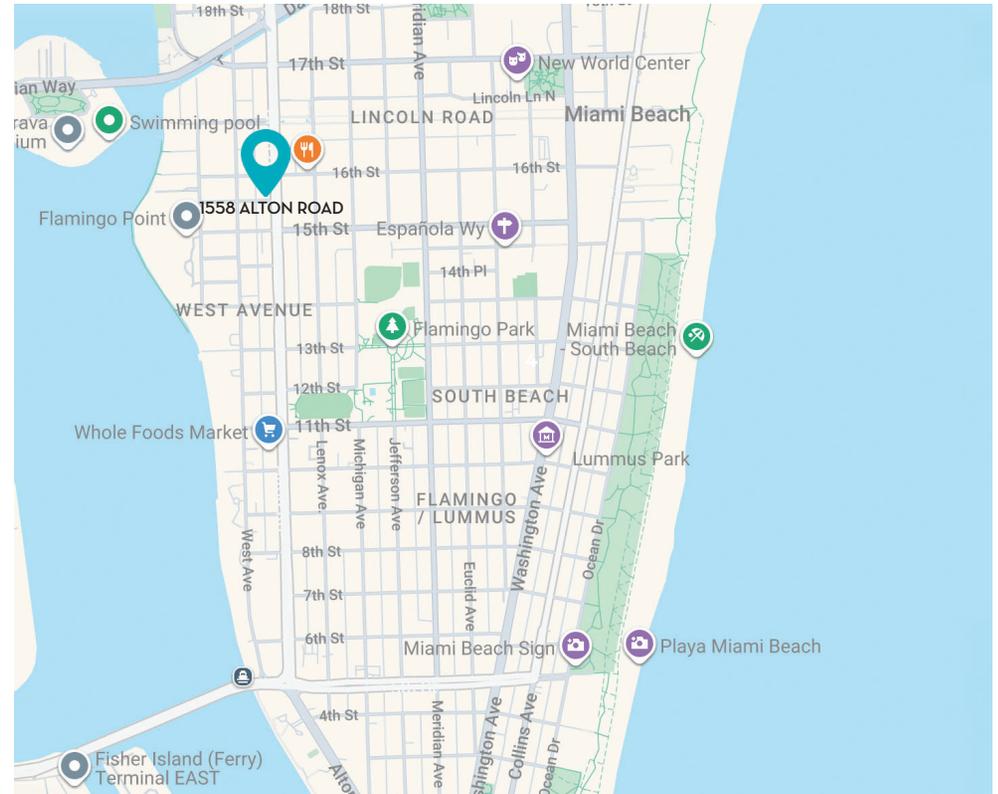
LOCATION OVERVIEW

Miami Beach is one of the most internationally recognized urban resort markets in the United States and functions as a global destination for tourism, hospitality, nightlife, and luxury residential real estate.

THE PROPERTY IS LOCATED IN SOUTH BEACH, JUST MINUTES FROM:

- **Lincoln Road pedestrian mall**
- **Sunset Harbour retail district**
- **Miami Beach Convention Center**
- **Ocean Drive**
- **Miami Beach Marina**
- **MacArthur Causeway (direct connection to Downtown Miami)**

This area benefits from a combination of **dense residential population, strong tourism demand, and high pedestrian activity.**



TRADE AREA DEMOGRAPHICS- ZIP CODE 33139

Metric	Data
Population	33,753
Population Density	12,130 / sq mile
Median Age	43.6
Households	19,822
Persons per Household	1.7
Per Capita Income	\$88,782
High School Graduate or Higher	91.4%
Bachelor's Degree or Higher	55.4%
Housing Units	30,259
Median Owner-Occupied Home Value	\$480,900
Moved in Past Year	18.3%
Mean Travel Time to Work	22.3 minutes



The surrounding trade area is characterized by **high educational attainment, strong purchasing power, and dense urban living**, which supports neighborhood retail and service tenants.

RETAIL MARKET FUNDAMENTALS

Miami-Dade County remains one of the strongest retail markets in the United States.

Key indicators include:

Retail Vacancy Rate

Approximately **3%**, among the lowest in the nation.

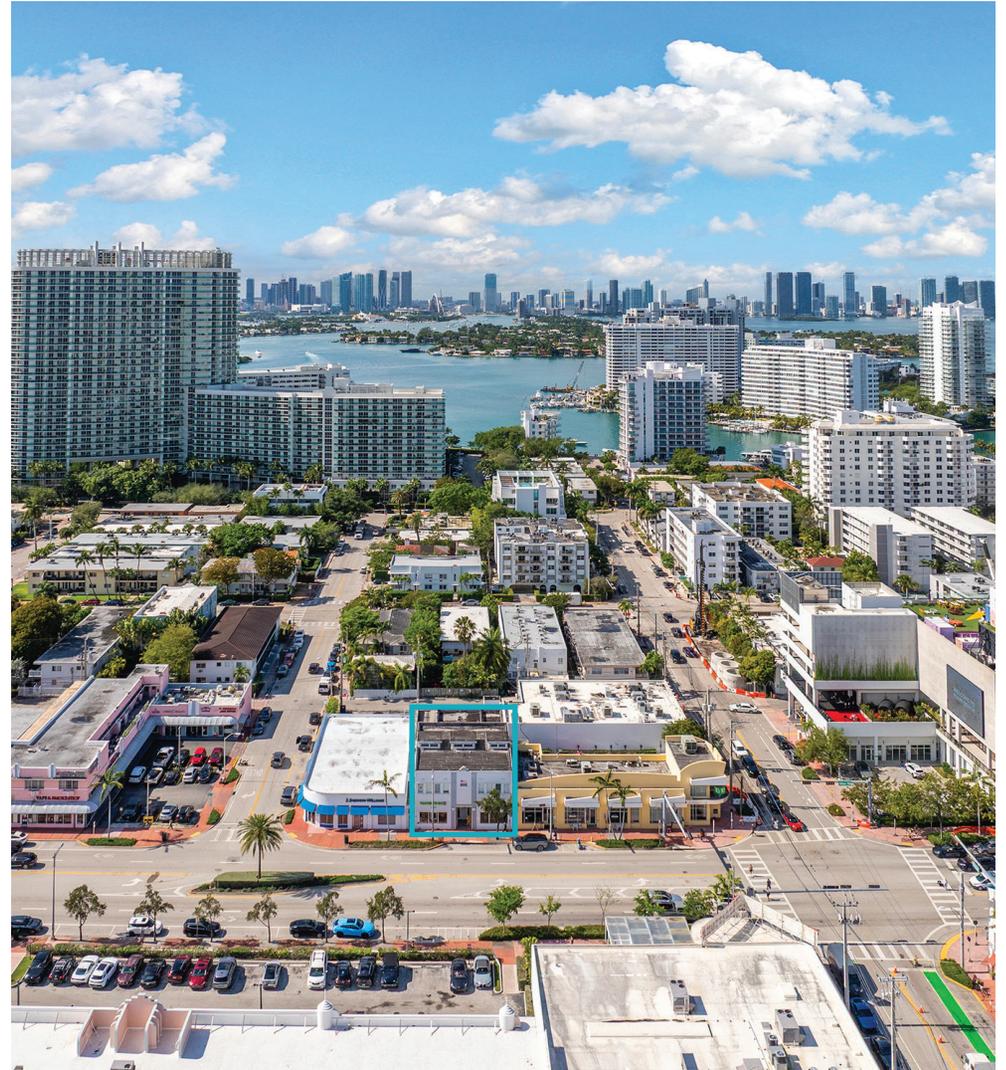
Average Retail Rent (Miami-Dade)

Approximately **\$49 PSF**

Average Retail Rent (Miami Beach)

Approximately **\$99 PSF**

Prime retail corridors such as **Lincoln Road** command rents exceeding **\$150–\$200 PSF**, demonstrating the strength of Miami Beach retail demand.



COMPARABLE RETAIL LEASE RATES

Address	Size	Asking Rent
810 Alton Rd	1,382 SF	\$65 PSF
1440 Alton Rd	1,112–4,696 SF	\$65–\$75 PSF
1500 Alton Rd	750 SF	~ \$88 PSF Gross
Lincoln Road Retail	Various	\$150–\$200 PSF

These corridor references support the underwriting assumptions used in the pro forma rent projections.

TRAFFIC & VISIBILITY

Alton Road functions as the **primary north-south commercial artery in Miami Beach.**

Average daily traffic counts along this corridor range between:

35,000 – 47,000 vehicles per day

This traffic provides excellent visibility and consumer exposure for retail tenants.

TOURISM & VISITOR SPENDING

Greater Miami and Miami Beach welcomed over **28 million visitors in 2024**, representing the highest visitor volume on record.

Annual tourism spending in the region totals approximately:

\$22 billion

Tourism supports:

- **209,000+ tourism-related jobs**
- **\$2.2 billion in tax revenue**
- **\$31 billion total economic impact**

This tourism demand significantly enhances retail performance in Miami Beach by providing:

- International consumer spending
- Restaurant and nightlife demand
- Strong pedestrian activity
- Event-driven visitation (Art Basel, conventions, festivals)

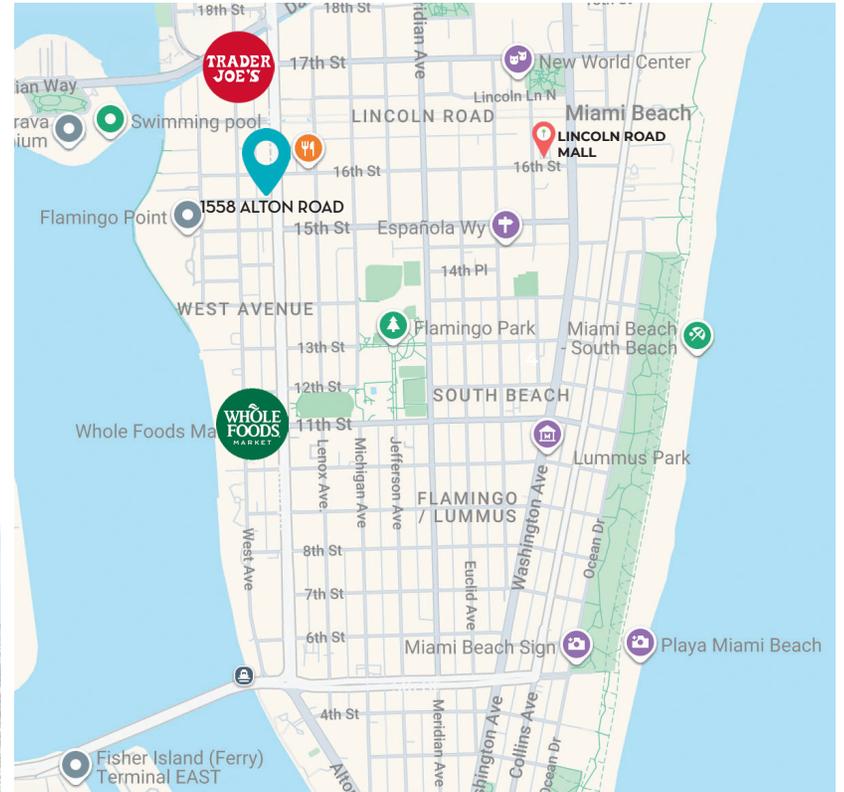


NEARBY DEMAND DRIVERS

The property benefits from proximity to major neighborhood anchors including:

- **Whole Foods Market**
- **Trader Joe's**
- **Publix at Fifth & Alton**
- **Lincoln Road retail district**

Lincoln Road alone attracts more than 10 million visitors annually, making it one of South Florida's most prominent retail destinations.



REDEVELOPMENT POTENTIAL

The property is zoned **CD-2 (Commercial Medium Intensity)**.

Key zoning allowances include:

Maximum Height
60 feet

Maximum Buildable Area
±15,522 square feet

Potential redevelopment scenarios include:

- Mixed-use retail and residential
- Boutique retail development
- Retail with office or hospitality components



INVESTMENT OPPORTUNITY

1558 Alton Road offers investors a rare opportunity to acquire a **high-visibility South Beach commercial asset** with multiple avenues for value creation.

Income Upside

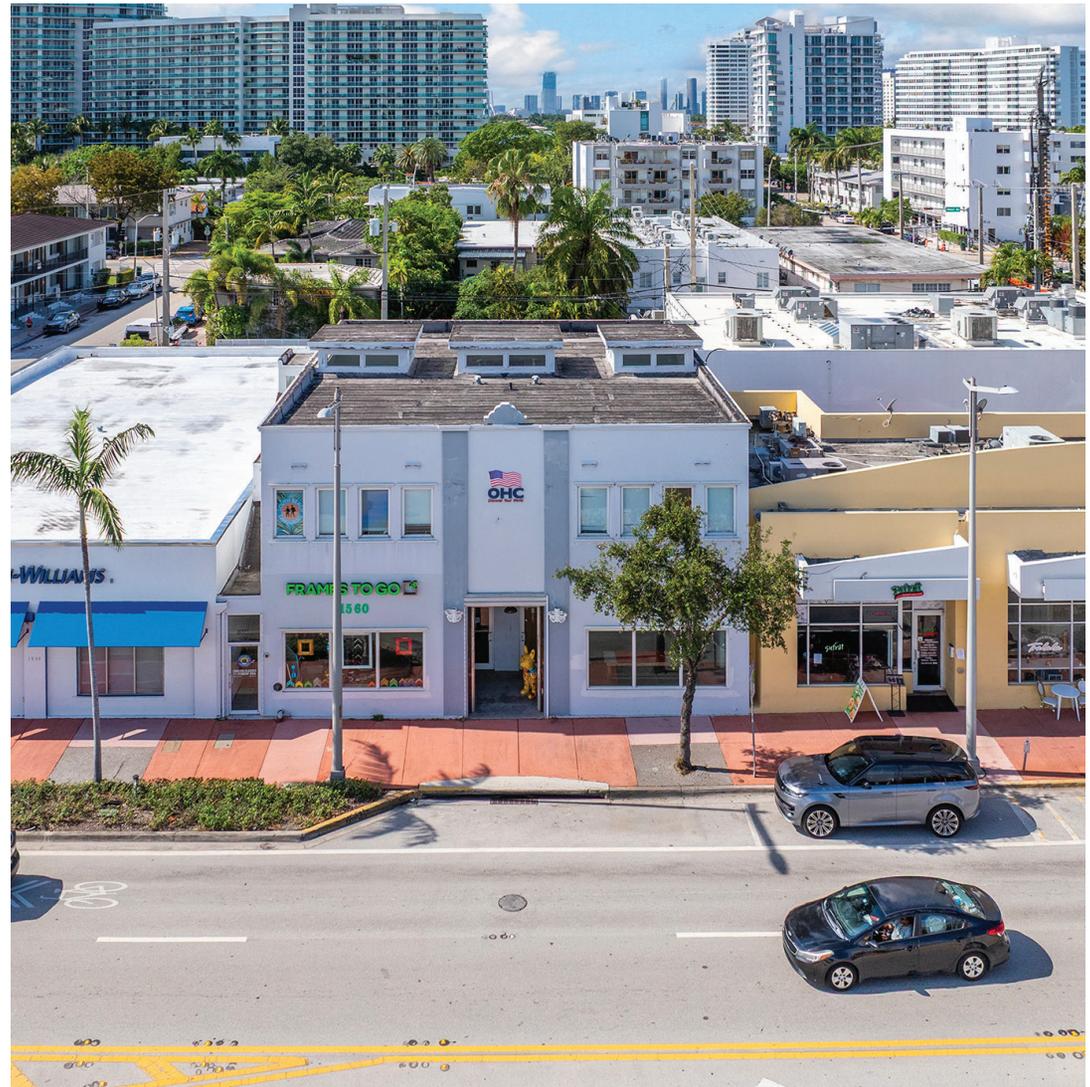
Lease-up of two currently vacant units.

Rental Growth

Mark-to-market potential on existing tenants.

Long-Term Land Value

Redevelopment optionality within one of Miami Beach's most supply-constrained commercial corridors.





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**BEN
BRISSI, ESQ.**

FOUNDER
BROKER ASSOCIATE

CALL OR TEXT

561.870.2211

Ben@BrissiGroup.com



**ZACH
JOSLIN**

CO-FOUNDER
REALTOR

CALL OR TEXT

561.222.5240

Zach@BrissiGroup.com



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