

SUBJECT PROPERTY



226 LINCOLN₂

± 2,000 - 6,000 SF 2-STORY BUILDING + ROOFTOP
PREMIER **MIAMI BEACH** RETAIL/OFFICE LOCATION

WATCH VIDEO

Miami beach
Florida



226 LINCOLN



THE HIGHLIGHTS

Join **US FLAGSHIP** location of **ARKAD AMUSEMENT**

Easternmost block of enviable Lincoln Road set to undergo a **MULTI-MILLION DOLLAR REVITALIZATION**

The Lincoln Road District features **MASSIVE FOOT TRAFFIC** with roughly **11 MILLION VISITORS ANNUALLY**

The intersection of Lincoln Road & Collins Avenue features nearly **30,000 VEHICLES DAILY**

Walking distance to the beach and to the convention center as well as to dozens of hotels - **8,000+ HOTEL ROOMS** within a **5-MINUTE WALK** of the subject property

[WATCH VIDEO](#)

DOWNTOWN MIAMI



SOUTH POINTE PARK LIGHTHOUSE

MIAMI BEACH MARINA

FLAMINGO PARK

ALTON RD

WASHINGTON AVE



SUNSET ISLANDS

DADE BLVD

LINCOLN RD

COLLINS AVE

MIAMI BEACH SOUTH BEACH

SUBJECT PROPERTY
226 LINCOLN RD, MIAMI BEACH, FL

PALM ISLAND
HIBISCUS ISLAND

STAR ISLAND

VENETIAN WAY



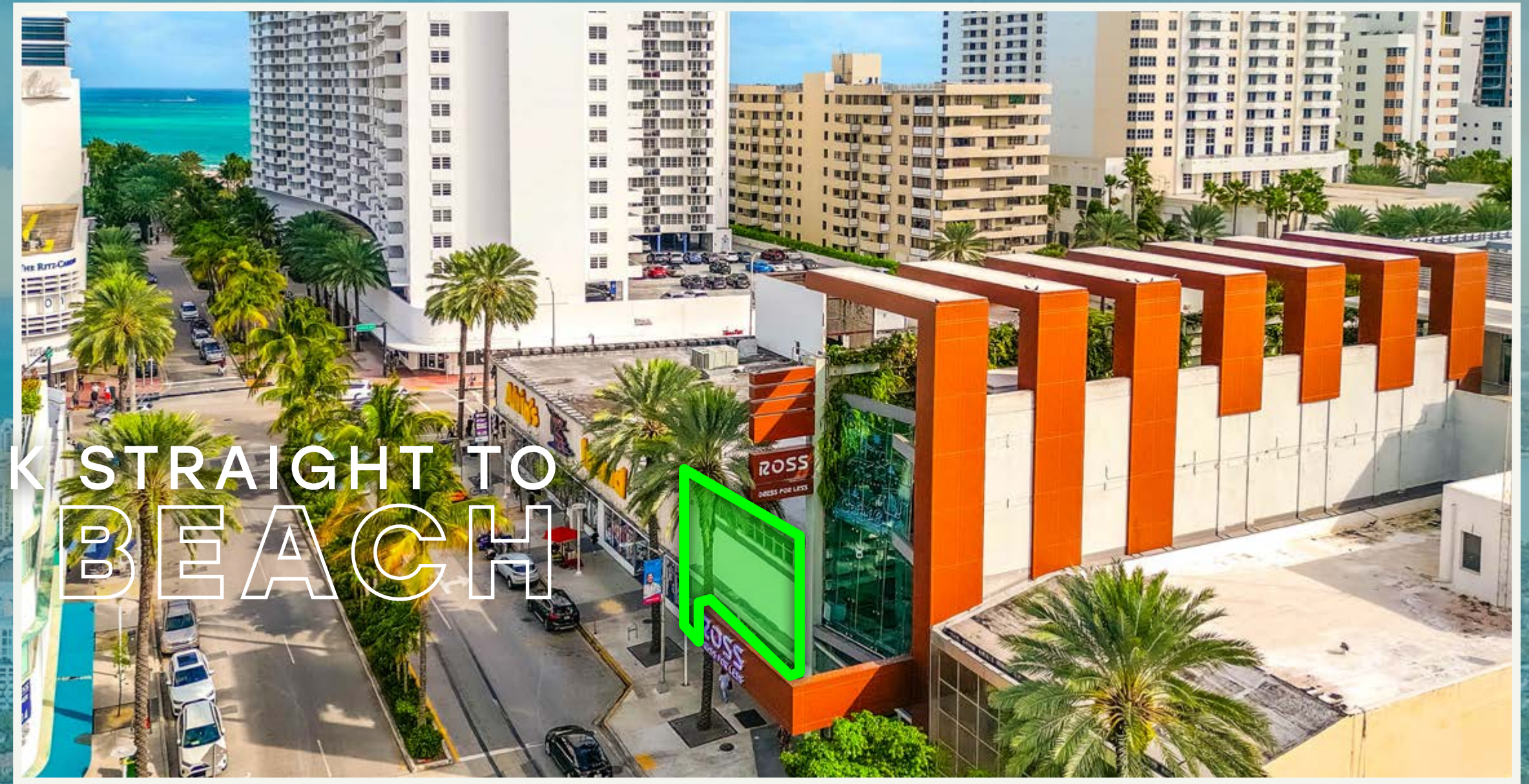
MIAMI LIVING [READ FULL ARTICLE](#)



A NEW VISION FOR MIAMI BEACH

MAJOR REVITALIZATION OF LINCOLN ROAD





ALONG HIGH-TRAFFIC
LINCOLN ROAD

ARKAD
amusement
COMING SOON!

MIAMI BEACH SOUTH BEACH

ROYAL PALM
SOUTH BEACH

DOWNTOWN MIAMI

LOEWS HOTEL

T-Mobile

FIVE GUYS
BURGERS and FRIES

COURTYARD
MARRIOTT

HYATT CENTRIC

drybar

BERKELEY
SHORE HOTEL

H&M

SUBWAY

DECOPLAGE

Foot Locker

ROSS
DRESS FOR LESS

McDonald's

alo

Alvin's
Island

CVS

7
ELEVEN

TD

ZARA

COLLINS AVE

RITZ-CARLTON

WASHINGTON AVE

Walgreens

ARKAD
amusement
COMING SOON!

ALBION HOTEL

Rainbow

Raising
Cane's
CHICKEN FINGERS

SUBJECT PROPERTY
226 LINCOLN RD, MIAMI BEACH, FL

MIAMI BEACH SOUTH BEACH



THE GATES

THE SETAI

THE RALEIGH

THE W

KIMPTON SURFCOMBER

BOULAN

DELANO HOTEL

SHELBORNE

NATIONAL HOTEL

SHORE CLUB

RITZ-CARLTON

MARSEILLES

DECOPLAGE
CONDOMINIUM

SLS



THE GALE

SAGAMORE HOTEL

WASHINGTON AVE

**MAJOR
TOURIST
ACTIVITY**

8,000+ HOTEL ROOMS
WITHIN A 5-MINUTE WALK

20,000+ HOTEL ROOMS
IN GREATER MIAMI BEACH

LINCOLN RD



COLLINS AVE



SUBJECT PROPERTY

226 LINCOLN RD, MIAMI BEACH, FL

DOWNTOWN MIAMI

Apple NIKE GAP
VICTORIA'S SECRET

sunglass hut
URBAN OUTFITTERS
ANTHROPOLOGIE

ALDO Starbucks OAKLEY
PANDORA FOREVER 21

H&M STEVE MADDEN
crocs swatch

MIAMI BEACH
CONVENTION CENTER

8-MINUTE WALK

SKECHERS Starbucks
lululemon athletica
SEPHORA

MUSEUM OF ILLUSIONS
GUESS

Bank of America

TimeOut MARKET Foot Locker ZARA
metro Häagen-Dazs Ray-Ban

Raising Cane's
CHICKEN FINGERS

TD 7 ELEVEN

CVS

ROSS
DRESS FOR LESS

MAJOR RETAIL ALONG
LINCOLN RD

SUBJECT PROPERTY
226 LINCOLN RD, MIAMI BEACH, FL

ARKAD
amusement
COMING SOON!

PROPERTY DESCRIPTION

ADDRESS 226 LINCOLN RD
MIAMI BEACH, FL 33139

PROPERTY TYPE STOREFRONT
RETAIL / OFFICE

RENTABLE AREA ± 8,700 SF

YEAR BUILT 1947

LOT SIZE ± 0.11 AC

STORIES 2 STORIES
+ ROOFTOP

FRONTAGE 40' ALONG
LINCOLN ROAD

[WATCH VIDEO](#)



SUBJECT PROPERTY
226 LINCOLN RD, MIAMI BEACH, FL

± 4,000 SF

± 2,000 SF
+ ACCESS TO 2ND FLOOR

ROSS
DRESS FOR LESS

ARKAD
amusement
COMING SOON!



MIAMI FLORIDA

Miami, Florida, serves as a vibrant and dynamic market with a unique blend of cultural diversity, economic growth, and tropical allure. Renowned for its stunning beaches, thriving nightlife, and a rich cultural scene, Miami attracts a diverse demographic of residents and visitors alike. The real estate market in Miami is characterized by a mix of luxurious waterfront properties, high-rise condominiums, and trendy urban neighborhoods. As a major hub for international trade and finance, Miami's economy flourishes with a focus on tourism, trade, and technology. The city's strategic location as a gateway to Latin America further enhances its global significance. With a renowned arts and entertainment sector, a flourishing tech scene, and a booming real estate market, Miami stands out as a dynamic and multifaceted market that continues to captivate both investors and individuals seeking an unparalleled lifestyle experience.



MIAMI BEACH SOUTH BEACH

Miami Beach, particularly the iconic South Beach area, represents a premier real estate market synonymous with luxury, glamour, and unparalleled coastal living. Renowned for its pristine sandy beaches, Art Deco architecture, and vibrant nightlife, South Beach is a coveted destination for both residents and global investors. The real estate landscape is dominated by opulent oceanfront condominiums, exclusive waterfront estates, and chic boutique hotels. The market's allure is amplified by the cosmopolitan atmosphere, attracting a discerning clientele seeking the epitome of Miami's tropical lifestyle. South Beach is not only a haven for those seeking upscale residences but also a thriving hub for high-end retail, fine dining, and cultural events. With its glamorous reputation, picturesque scenery, and a constant influx of international attention, the real estate market in South Beach stands as a symbol of sophistication and remains an enticing investment for those desiring the epitome of Miami's luxury lifestyle.



↪ 24,884
POPULATION

Σ 15,204
HOUSEHOLDS

⌋ \$84,169
AVG. HOUSEHOLD INCOME

⌋ 51,694
POPULATION

Σ 29,963
HOUSEHOLDS

⌋ \$106,829
AVG. HOUSEHOLD INCOME

⌋ 241,916
POPULATION

Σ 114,617
HOUSEHOLDS

⌋ \$98,208
AVG. HOUSEHOLD INCOME

LEASING TEAM

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226 LINCOLN RD

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