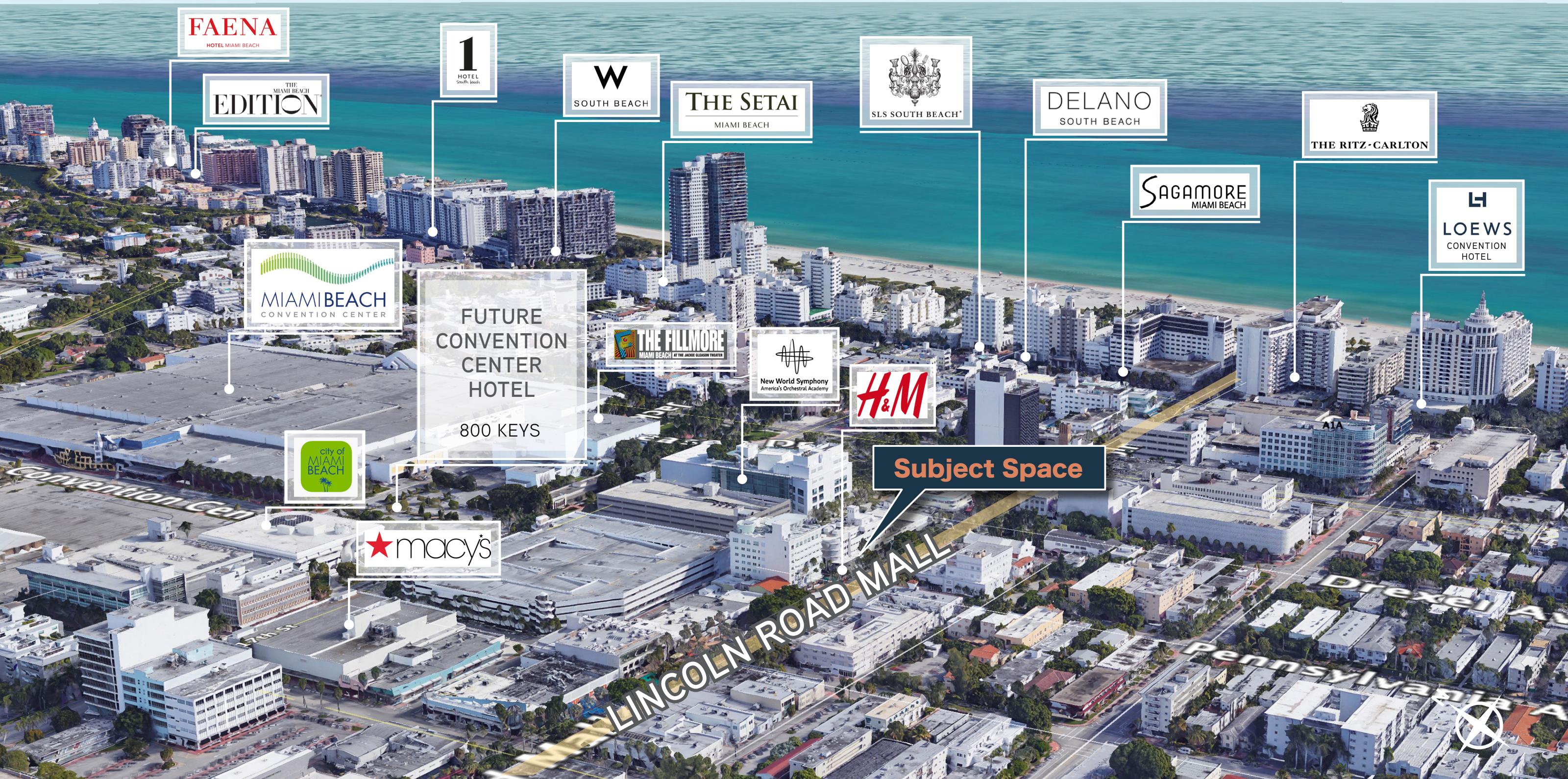




450 SF & 800 SF Retail Spaces For Lease
In the Historic Lincoln Theatre Next to Flagship H&M Store

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Property Highlights

- 450 SF & 800 SF retail spaces for lease
- High pedestrian traffic
- Close proximity to public parking garages
- Located in South Beach's premier shopping, dining and entertainment destination
- Nearby retailers include H&M, Starbucks, Zara, Guess & more

LINCOLN LANE

PENNSYLVANIA AVENUE

LINCOLN ROAD

H&M

swatch®

800 SF

450 SF

TAPELIA
SPANISH CUISINE

Available Space

Lincoln Road Mall



Location Highlights



MIAMI BEACH CONVENTION CENTER

Newly Reopened

- \$620 million renovation completed in 2018
- 1.2 million square feet of new convention space
- Named one of EXHIBITOR Magazine's "2023 Centers of Excellence"
- 600,000 Annual Visitors



CONVENTION CENTER HOTEL

800-Room Grand Hyatt Miami Beach Hotel

- \$400 million hotel designed by the world-renowned architectural firm, Architectonica
- Will include 5th floor pool deck, convention meeting spaces, restaurants, parking garage and more
- Completion and grand opening of the hotel expected by Spring 2026.



LINCOLN ROAD

Revitalized and poised for growth

- With more than 200 businesses Lincoln Road is one of the most famous streets in Miami Beach
- +800K SF of Class A office planned adjacent to Lincoln Road
- \$12 million proposed project by public-private partnership to improve Lincoln Road

Demographics



Total Annual Visitors

Lincoln Road

8.5 million



Total Overnight

Visitors

Miami Beach

9 million



Total Hospitality

Sales

Miami Beach

\$2B



Total Retail

Sales

Miami Beach

\$1.5B



Hotel Occupancy

Miami Beach

70%



Most Visited

Neighborhood

Miami-Dade

Miami Beach



Most Visited

Attraction

Miami-Dade

Lincoln Road



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