OFFERING MEMORANDUM

STRATEGIC MIAMI BEACH INVESTMENT WITH FLEXIBLE MIXED-USE POTENTIAL

1441 ALTON ROAD
MIAMI BEACH, FL 33139

Real Estate Made Effortless.
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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.

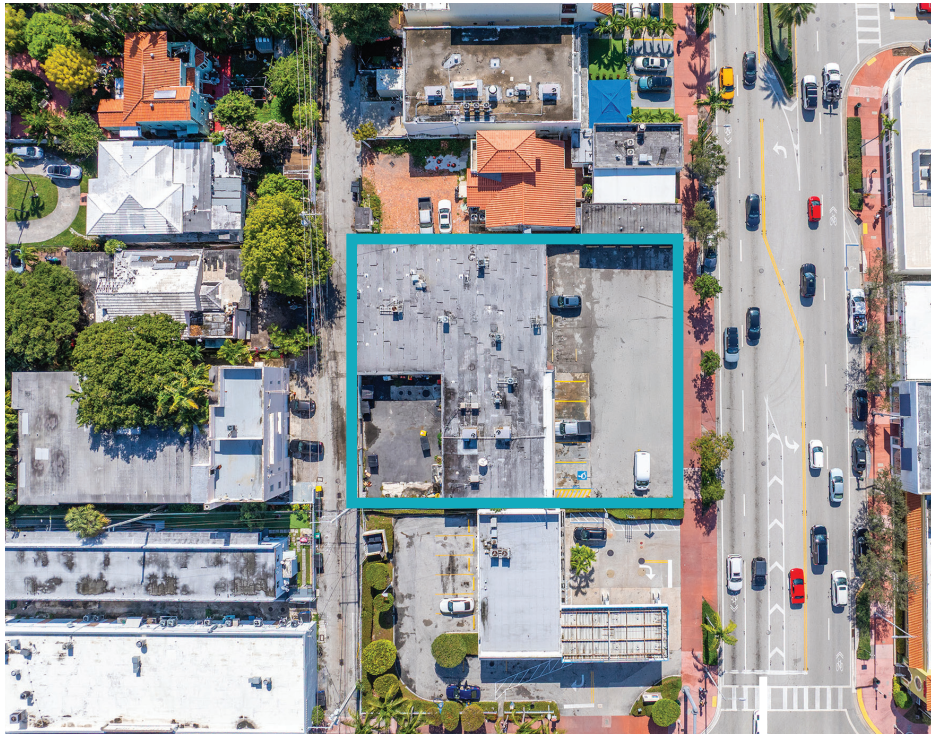
8,006 SF RETAIL BUILDING | 18,300 SF LOT | OFFERED AT $11,000,000

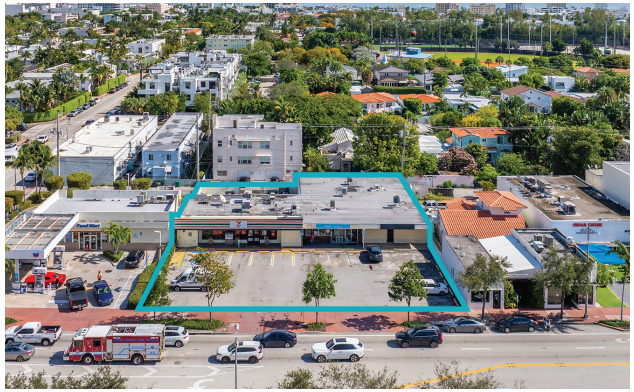
EXECUTIVE SUMMARY

Exceptional commercial and redevelopment opportunity located at 1441 Alton Road in the heart of Miami Beach. The property consists of an existing 8,006 SF retail building situated on a ±18,300 SF lot, offering both strong in-place income and significant long-term redevelopment potential.

The asset is currently configured with three equally sized retail spaces and 19 on-site parking spaces—a rare feature for Miami Beach. Two of the three spaces are leased to national credit tenants, providing stable cash flow, while the vacant third space offers immediate leasing upside or flexibility for future redevelopment.

Zoned CD-2 (Commercial, Medium Intensity), the property allows for a broad range of uses including residential, hotel, office, retail, or mixed-use development. The site is further enhanced by the potential to substantially increase allowable density, height, and FAR through utilization of Florida's Live Local Act, making this a compelling opportunity for developers seeking scale in a high-barrier market.





INVESTMENT HIGHLIGHTS

- **Prime Alton Road Frontage** on one of Miami Beach's primary north–south commercial corridors
- **Strong In-Place Income** with national tenants
- **Immediate Upside** via lease-up of vacant retail space
- **Large Development Site** by Miami Beach standards (±18,300 SF)
- **Flexible CD-2 Zoning** allowing multiple asset classes
- **Live Local Act Upside** potential for increased height, density, and residential yield
- **Ample Parking** (19 on-site spaces) supporting both retail and redevelopment scenarios

PROPERTY OVERVIEW

Address: 1441 Alton Road, Miami Beach, FL
Lot Size: ±18,300 SF
Existing Building: 8,006 SF retail
Configuration: 3 equal retail units
Parking: 19 on-site spaces
Zoning: CD-2 – Commercial, Medium Intensity

Tenancy

7-Eleven: $17,000 / month
GoPuff: $17,000 / month
Vacant Unit: Market-ready; identical size and layout to leased spaces

INCOME SUMMARY

Current In-Place Income (2 of 3 Units Leased)

- Gross Annual Income: **$408,000**

Pro Forma Income (Stabilized)

- Assumes lease-up of third unit at market parity
- Pro Forma Gross Annual Income: **$612,000**

This dual-track profile allows a buyer to **carry the property with income** while entitling or planning redevelopment, or alternatively stabilize and operate as a long-term retail investment.

REDEVELOPMENT & ZONING POTENTIAL

Under existing **CD-2 zoning**, the site allows for:

- **Up to ±34,364 buildable SF**
- **Maximum height: 50 feet**
- **Up to 39 residential units** (subject to configuration)
- Permitted uses include **residential, hotel, office, retail, or mixed-use**

Additionally, utilization of the **Live Local Act** may significantly enhance allowable **height**, **FAR**, **and residential density**, subject to compliance with affordability and statutory requirements. This positions the property as a high-impact redevelopment opportunity in a supply-constrained submarket.

*This image is an AI-generated conceptual visualization intended solely to convey design inspiration and potential development ideas. It is not a representation of an approved project and does not guarantee what may ultimately be constructed.

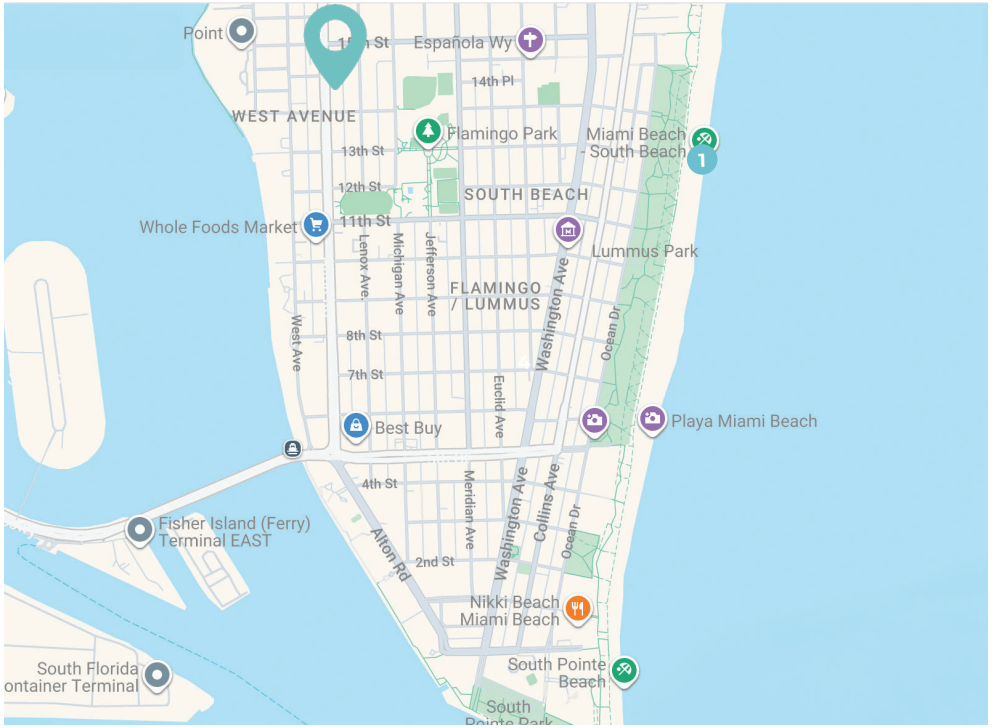
LOCATION OVERVIEW – ALTON ROAD CORRIDOR

PROXIMITY TO KEY DESTINATIONS

- Minutes to **Lincoln Road, South of Fifth**, and the **Beach**
- Direct access to **MacArthur Causeway** and **Venetian Causeway**
- **Port of Miami:** ~3.5 miles
- **Miami Beach Marina:** ~1 mile
- **Miami International Airport:** ~10 miles

TRAFFIC & VISIBILITY

- **Alton Road** is one of Miami Beach's primary commuter and commercial corridors
- Serves local residents, beach traffic, and mainland commuters
- Strong daily traffic counts of +/- 35000 cars per day support retail demand and long-term commercial viability



AREA DEMOGRAPHICS (+/- 1-MILE RADIUS – SUMMARY)

- Dense residential population with strong renter base
- High daytime population driven by office, hospitality, and retail employment
- Affluent consumer profile with strong demand for convenience retail, food, and services
- Ongoing residential and mixed-use development reinforcing long-term fundamentals

Neighborhood Demographics Summary

ZIP Code 33139 (South Beach / West Avenue / Alton Road Area)
Source: U.S. Census Bureau, ACS 2024 5-Year Estimates

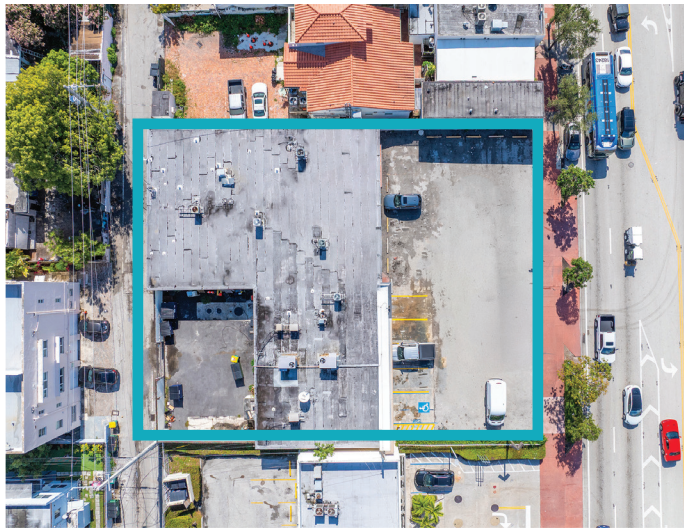
Category	Metric	Data
Scale	Population	**33,753**
	Population Density	**12,130.6 people per sq. mile**
Age & Households	Median Age	**43.6 years**
	Total Households	**19,822**
	Persons per Household	**1.7**
Income & Poverty	Median Household Income	**$69,793**
	Per Capita Income	**$88,782**
	Population Below Poverty Line	**16.6%**
Education	High School Graduate or Higher	**91.4%**
	Bachelor's Degree or Higher	**55.4%**
Housing & Mobility	Total Housing Units	**30,259**
	Median Owner-Occupied Home Value	**$480,900**
	Residents Moved in Past Year	**18.3%**
Work / Commute	Mean Travel Time to Work	**22.3 minutes**
International Profile	Foreign-Born Population	**52.3%**

INVESTMENT THESIS

1441 Alton Road presents a rare opportunity to acquire a **large, income-producing site** on one of Miami Beach's most important corridors, with **multiple exit strategies**:

1. **Redevelop** into a residential, mixed-use, hotel, or Live Local–driven project
2. **Stabilize** retail income while pursuing entitlements
3. **Hold long-term** as a cash-flowing asset with embedded land value

This combination of **current income, zoning flexibility, and redevelopment scale** is exceptionally difficult to replicate in Miami Beach.



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