

1111

Lincoln Road
MIAMI BEACH | FLORIDA

Retail & Restaurant Spaces for Lease

Prime opportunity for retail space in the heart of Lincoln Road's pedestrian promenade. 900 SF & 2,200 SF spaces are currently available.

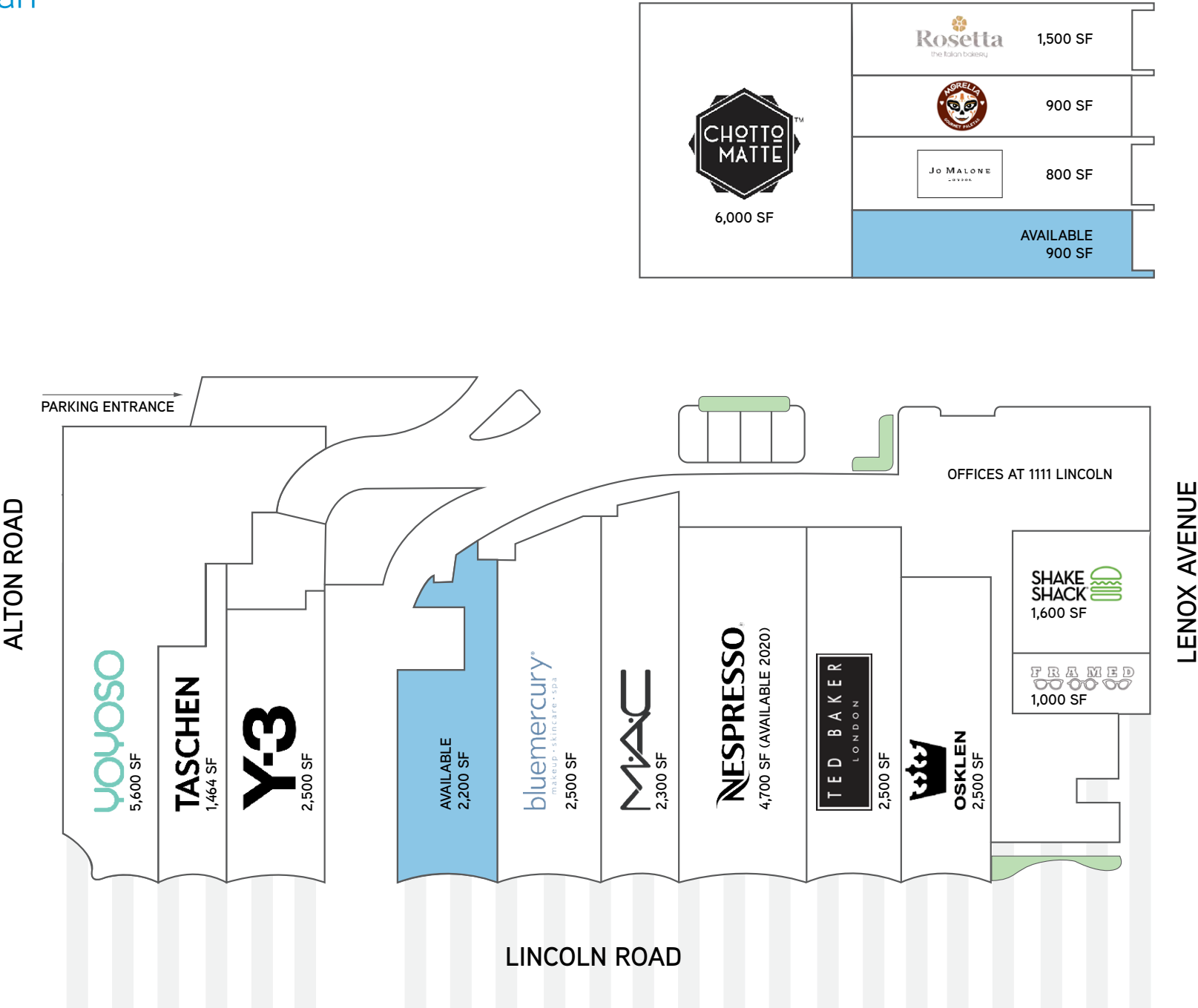


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Site Plan



AREA DEMOGRAPHICS WITHIN 3 MILES



**Population
(2020)**
68,792



**Projected Population
(2024)**
72,646



**Average Household
Income
(2020)**
\$90,536



**Projected Average
Household Income
(2024)**
\$109,169



**Unemployment Rate
(2020)**
2.7%



**Rental Apartment
Vacancy
(2020)**
4.0%



Education Attainment

Highschool	15.2%
GED/Alternative	1.6%
Associate	8.1%
Bachelor's	28.7%
Graduate	23.9%

THE PROPERTY

Situated on the highly trafficked corner of Alton and Lincoln Road, 1111 is at the entrance to the Lincoln Road pedestrian promenade and features an iconic parking structure and high-end boutique retail and restaurant space. The property brings together office, retail and parking all under one truly spectacular roof.

THE AREA

Located just a few blocks off the beach, Lincoln Road is a mile long, pedestrian-only promenade boasting various shops, cafés, galleries, restaurants, bars and a premier theater complex & IMAX that attracts millions of visitors from all over the world not just for its premier destinations but also for its architecture.

THE SPACES

Retail & restaurant spaces include 900 SF & 2,200 SF. The spaces feature 16'-30' ceiling heights with floor-to-ceiling windows, inviting pedestrians from the surrounding pedestrian promenade.

THE FUTURE

Lincoln Road will be undertaking a unique transformation that will embrace its rich culture and diversity. Improvements include additional seating, spaces for art installations and a refreshed pavement design that will convert the road into an immersive and multi-faceted destination through art, design, music, gastronomy, culture and fashion.

BUILDING SPECIFICATIONS

Address	1111 Lincoln Road Miami Beach, Florida 33139	
Location	The Property is located on the corner of Alton Road and Lincoln Lane North in the Lincoln Road Mall in Miami, Florida.	
Year Built	1969; 2010 (Renovated)	
Floors:	9	
Breakdown	Retail:	51,839 SF
	Office:	94,488 SF
	Event Space:	25,000 SF
Parking	Approx. 300 Parking Spaces	
Architect:	Herzog & de Meuron	





Area Map

