

SECOND GENERATION RESTAURANT
GHOST KITCHEN

**955 ALTON
ROAD**

PRIME CORNER RESTAURANT SPACE
PRODUCTION FACILITY COMMISSARY
GHOST KITCHEN ENABLED

INDUSTRIAL KITCHEN
CAPABILITY WITH OVER
30 HOODS / PRODUCTION LINES



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**SITUATED ON THE HIGHLY TRAFFICKED CORNER
OF ALTON & 10TH STREET IN ONE OF THE MOST
COMPELLING DESTINATIONS ON MIAMI BEACH**



Interior
955 ALTON ROAD





Exterior

955 ALTON ROAD

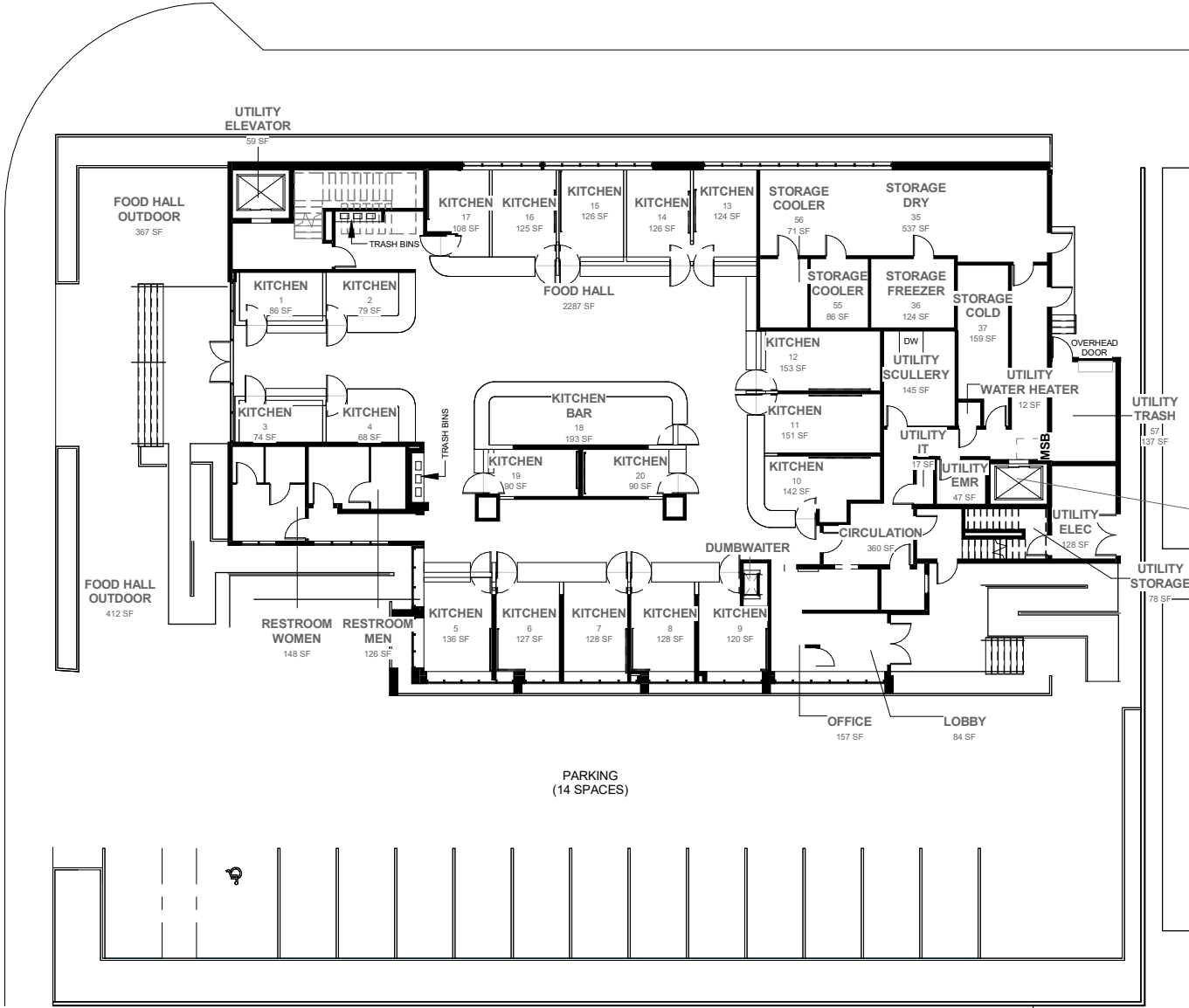


SITE PLAN

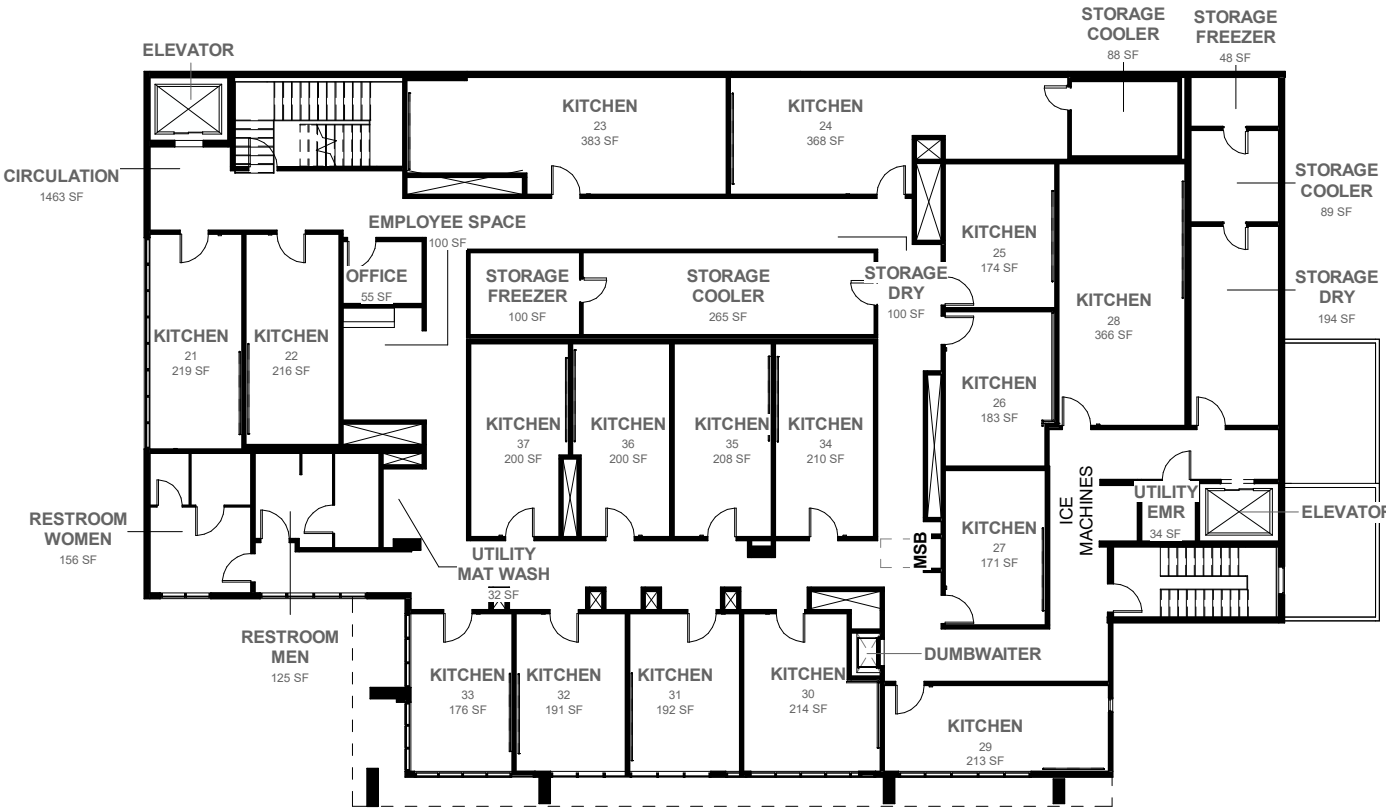
SECOND GENERATION RESTAURANT GHOST KITCHEN



Ground Floor



Second Floor



Ground Floor: 7,440 SF (Indoor SF) & 779 SF (Outdoor SF)
Second Floor: 6,978 SF (Indoor SF)

15,197 SF
Total Square Footage

LOCATION OVERVIEW

Prime opportunity for restaurant space situated on the highly trafficked corner of Alton Road & 10th Street in one of the most compelling destinations on Miami Beach.



EDGEWATER

VENETIAN ISLANDS

The Standard

W A V E R L Y
Condominium South Beach

Lincoln Road

MIRADOR CrossFit
AT SOUTH BEACH

SOBE LUX
boutique apartments

RICE
Mediterranean Kitchen

CVS
pharmacy

MONDRIAN
SOUTH BEACH

Abel Holtz Stadium

SOUTHGATE
TOWERS

PRESTIGE
FITNESS CLUB

WHOLE
FOODS
MARKET

Alton Road

CAFFÈ
UMBRIA
ARTISAN COFFEE ROASTER

OASIS CASITA
COLLECTION

PURA VIDA
miami
ALL DAY CAFE

955 ALTON
ROAD

Walgreens

Oliver's
Bistro

gogo
Fresh

BURDA
ridiculous burgers n fries

10th Street

Baptist
Health

Lenox Ave

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

RETAIL FOR LEASE | SOUTH BEACH

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