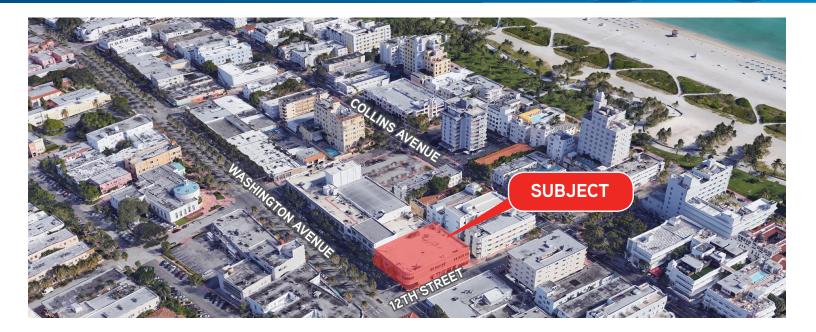
FOR LEASE 1201-1205 Washington Avenue Miami Beach, FL



Opportunity

To occupy a lease in the heart of Washington Avenue in a prime retail shopping center.

- > Located in the heart of the Washington Avenue Revitalization
- > 21,000 SF available
- > Join Starbucks in this retail center
- > Ideal for any local, regional or national retailer
- > Traffic count: 26,500 cars per day on Washing Avenue area

Location

1201-1205 Washington is located in Miami Beach, two blocks from Ocean Drive and five blocks from Lincoln Road Mall.

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Building Highlights

- > GLA: 23,187
- > Year built: 1941
- > Year renovated: 1987
- > Frontage: 12th Street and 128' on Washington Avenue
- > Zoning: CD-2, Miami Beach

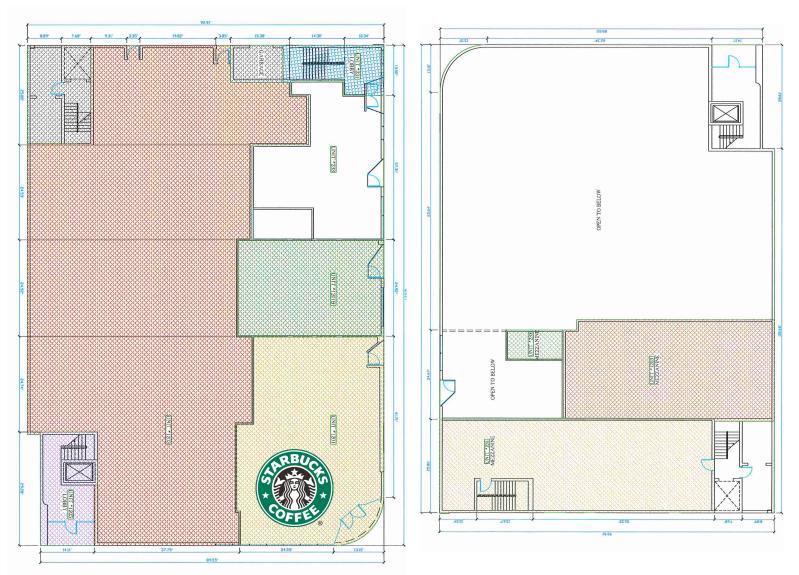
Contact Us

BORIS KOZOLCHYK EXECUTIVE VICE PRESIDENT 305 913 5509 boris.kozolchyk@colliers.com COLLIERS INTERNATIONAL SOUTH FLORIDA, LLC 801 Brickell Avenue, Suite 850 Miami, FL 33131 www.colliers.com

Population	1 Mile
2016 Total Population	32,083
2016 Households	19,718
2016 Household income: Median	\$40,835
2016 Household income: Average	\$68,385
2021 Total Population	33,310
2021 Households	20,400
2021 Household income: Median	\$45,431
2021 Household income: Average	\$74,752

FOR LEASE 1201-1205 Washington Avenue Miami Beach, FL

First Floor Plan



21,000 SF available Layout is flexible and can be modified as needed

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Second Floor Plan

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FOR LEASE 1201-1205 Washington Avenue Miami Beach, FL

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THUR STORAGE STORAGE

1 MILE

Retailers Within One Mile



Proposed Developments

Multi-Family

Retail

Hospitality

- 1. Casa Luna 1414 West Ave, Multi-Family
- 2. 947 Washington Ave, Hospitality
- 3. 600 Washington Ave, Hospitality
- 4. Monad Terrace 1300 Monad Ter, Multi-Family
- 5. 830 Lincoln Rd, Retail
- 6. 500 Lincoln Rd, Retail
- 7. Lincoln Lane Shopping Center 723 Lincoln Ln N, Retail
- 8. 1685 Lenox Ave, Retail
- 9. 1620 Drexel Ave, Retail
- 10. Art Deco Berkeley Shore 1610 Collins Ave, Hospitality
- 11. CVS 1475 Collins Ave, Retail 12. 600 Collins Ave. Retail
- 13. Whole Foods 1901 Alton Rd. Retail
- 14. 1800-1824 Alton Rd. Retail
- 15. 1698 Alton Rd, Retail
- 16. 835 Alton Rd, Retail
- 17. Crescent Heights[™] Wave 659-737 Alton Rd, Multi-Family
- 18. 803 5th St, Retail

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