

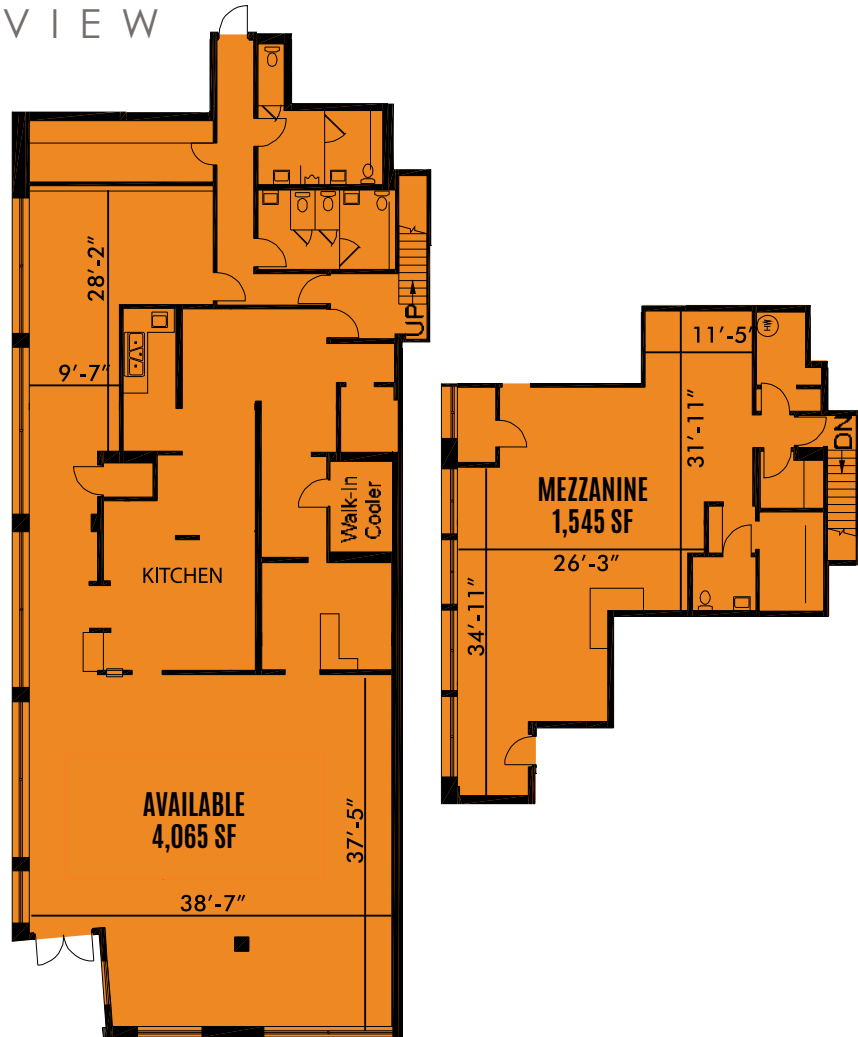


1661 MERIDIAN AVENUE

2ND GEN RESTAURANT SPACE
MIAMI BEACH, FLORIDA 33139

1661 MERIDIAN AVE

// PROPERTY OVERVIEW



PRIME LOCATION

5,610 SF space on world famous Lincoln Road, a dynamic, urban shopping district with shopping, dining, and cultural events spanning Miami Beach.



PEDESTRIAN FRIENDLY

As one of the most walkable outdoor shopping districts in Greater Miami, Lincoln Road has over 23,000 visitors daily.



PARKING-A-PLENTY

10 parking garages and lots surrounding Lincoln Road



NEIGHBORS

Surrounded by 65 trendy restaurants and 281 retailers and counting. Mila, Salt and Straw, Lululemon, Sephora, West Elm, Anatomy



DEVELOPMENT

First-in-class developers to build more than 800K SF of new class A office space adjacent to Lincoln Road. Over \$1 billion in hotel redevelopment in Miami Beach.



CULTURAL HUB

Steps away from world-renowned arts cultural & educational institutions: Roof Top Cinema Club, Colony Theatre, The New World Symphony, The Fillmore Miami Beach, & Miami Beach Convention Center



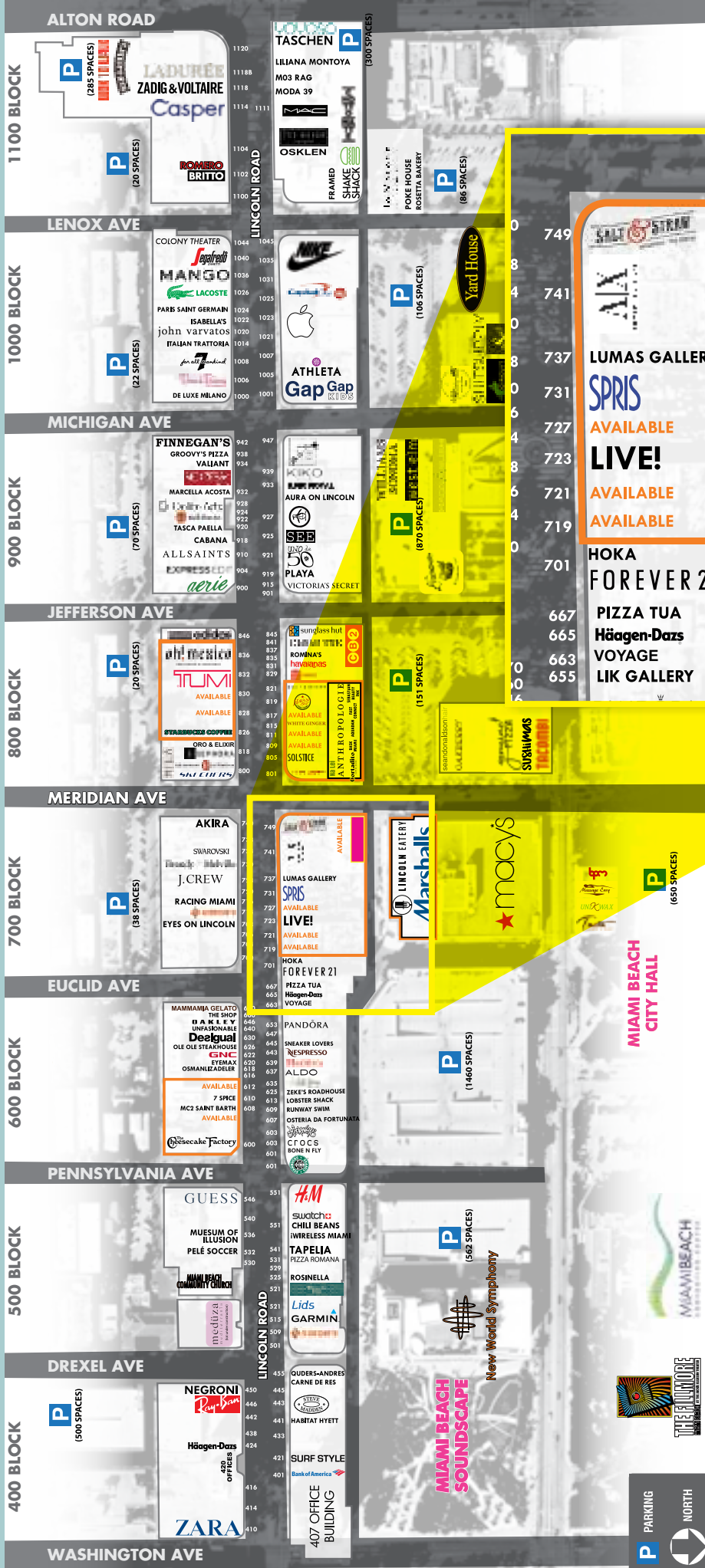
For retail leasing information, please contact:

MINDY MCILROY • mmcilroy@terranovacorp.com • 305.970.6344

LAUREN ROBBINS • lrobbins@terranovacorp.com • 757.581.2766

1661 MERIDIAN AVE // AREA MAP

■ = LOCATION



For retail leasing information, please contact:
 MINDY MCILROY • mmcilroy@terranovacorp.com • 305.970.6344
 LAUREN ROBBINS • lrobbins@terranovacorp.com • 757.581.2766





// SURROUNDING AREA

Lincoln Road, located in the iconic South Beach neighborhood, is renowned for its pedestrian-friendly thoroughfare lined with colorful Art Deco architecture. These historic buildings are home to an eclectic mix of rooftop restaurants, sidewalk cafes, art galleries, boutiques, and entertainment venues. Lincoln Road has become a central hub for locals and tourists alike, boasting 8 million visitors a year."

LINCOLN ROAD

346
Businesses

800K Square Feet of Retail Space // **1M** Square Feet of Office Space

MIAMI BEACH SALES

\$2B
Total Sales Hospitality

\$1.5B
Total Sales Retail



VISITORS TO LINCOLN ROAD

8M a Year // **37.25%** Miami-Dade County

40% International // **14.5%** from Around the U.S

MIAMI BEACH POPULATION

77K
Residents

41 Median Age // **\$134K** Average HH Income



For retail leasing information, please contact:

MINDY MCILROY • mmcilroy@terranovacorp.com • 305.970.6344

LAUREN ROBBINS • lrobbins@terranovacorp.com • 757.581.2766

SOUTH BEACH

//EVENTS & CELEBRATIONS



HALLOWEEN BLOCK PARTY
October



SOBE JAZZ FEST
January



CHRISTMAS TREE LIGHTING
December

NOTABLE EVENTS

ANNUALLY

- SoBe Food & Wine Festival
- Art Basel
- Miami Music Week
- SOBE Jazz Festival
- Pride Month
- Make Music Miami
- Halloween
- Christmas Tree Lighting

WEEKLY

- Smorgasburg Fridays
- Free Bootcamp Saturdays
- Free Yoga on the Road Sundays
- Farmers Market Sundays
- Antiques and Collectibles Market Sundays

OTHER EVENTS

- Open Air Tango on the Road monthly
- Artistic and Cultural activations



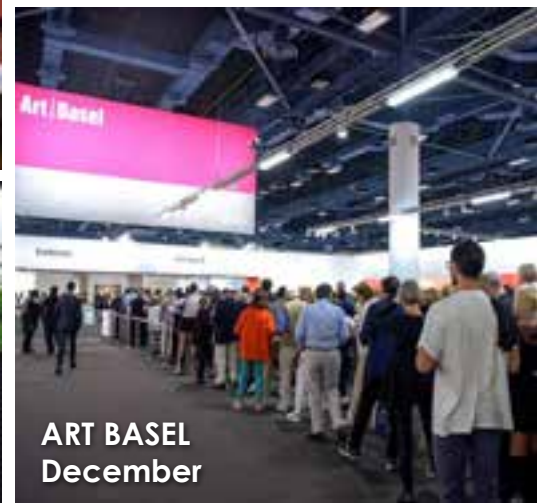
SOBE FOOD & WINE FESTIVAL
February



PRIDE MONTH
April



MIAMI MUSIC WEEK
March



ART BASEL
December



For retail leasing information, please contact:

MINDY MCILROY • mmcilroy@terranovacorp.com • 305.970.6344

LAUREN ROBBINS • lrobbins@terranovacorp.com • 757.581.2766

LINCOLN ROAD

// LOCATION MAP OVERVIEW



DRIVE TIMES

// 00 to 20 min

Miami Beach Conv Cntr	// 01 min
South of Fifth	// 08 min
Ocean Drive	// 05 min
Design District	// 15 min
Downtown Miami	// 20 min
Port of Miami	// 19 min
Wynwood	// 20 min

// 21 to 29 min

Little Havana	// 21 min
Vizcaya Museum	// 21 min
MIA (Airport)	// 22 min
Brickell	// 22 min
Coconut Grove	// 25 min

// 30+ min

Hard Rock Stadium	// 30 min
Key Biscayne	// 31 min
University of Miami	// 32 min
Miami Lakes	// 33 min
Aventura	// 35 min
Kendall	// 35 min
South Miami	// 37 min
Doral	// 37 min
Pinecrest	// 38 min



For retail leasing information, please contact:

MINDY MCILROY • mmcilroy@terranovacorp.com • 305.970.6344
 LAUREN ROBBINS • lrobbins@terranovacorp.com • 757.581.2766