

RESTAURANT/RETAIL SPACE
FOR LEASE

Mr Jones

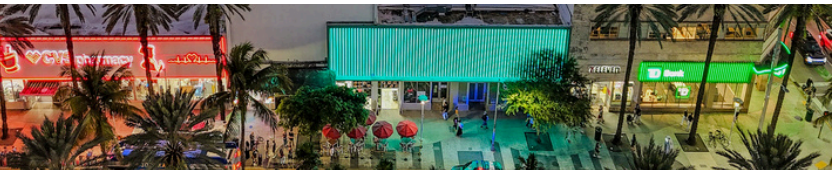


330 LINCOLN ROAD
MIAMI BEACH, FLORIDA

INHOUSE
COMMERCIAL

OVERVIEW

ADDRESS	330 Lincoln Road, Miami Beach, Florida
STATUS	Previously Vice Lounge & Rumi
SIZE	Ground Floor ± 2,800 SF
CONDITION	Second generation built-out as lounge and restaurant
POSSESSION	Immediate
COMMENTS	<ul style="list-style-type: none">• Located in the same building as Talkin Tacos, Mr. Jones, Smack'd Burgers and on the same block as CVS, Raising Cane's and Alo Yoga• Ownership recently completed facade renovation• Flagship signage opportunity available• Ideal for service oriented or immersive retail, lounge, or restaurant use

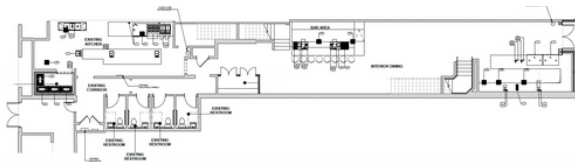


FACADE WORK
COMPLETED IN
DECEMBER OF 2025



SPACE PLANS

GROUND FLOOR ± 2,800 SF



LINCOLN ROAD

GROUND FLOOR

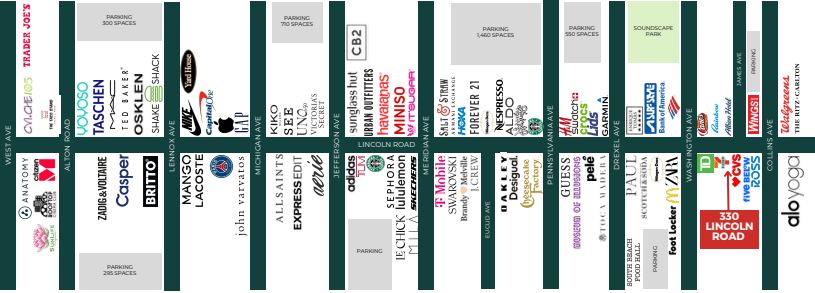
ADDITIONAL PHOTOS

FORMER NIGHTCLUB PHOTOS



NATIONAL RETAILER MAP

LINCOLN ROAD



LINCOLN ROAD

Miami Beach's Lincoln Road is one of the most unique shopping districts in the U.S., featuring stunning architecture, world-class culture, and destination retail stores. The 8-block pedestrian mall, designed by famed art deco architect Morris Lapidus, is filled with sculptures and native plants to create a more intimate feel. Shops and restaurants line both sides of the street, where you can shop at H&M, Zara, Forever 21, or upscale stores like Ted Baker and Lululemon. This internationally recognized shopping and dining promenade in the heart of South Beach features more than 200 national retailers, designers, boutiques, art galleries, and restaurants.

PREMIER TENANTS LINCOLN ROAD



Foot Locker



RECENTLY SIGNED AND OPENED ON LINCOLN ROAD



MANGO



crocs

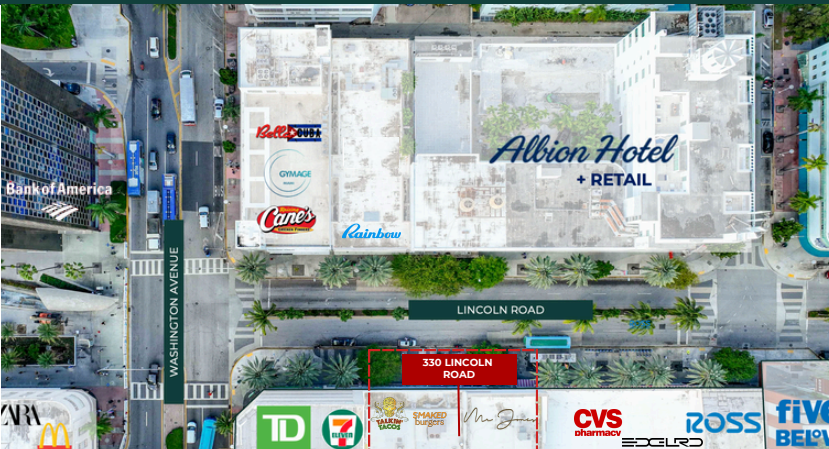


alo



All'AnticoVinoio

NEIGHBORING RETAIL



SURROUNDING AREA

BILLIONAIRES' BEACH

The Billionaires' Beach transformation is a project driven by the biggest names in luxury real estate with over \$2.5 billion being invested into a six-block stretch.



LINCOLN ROAD IMPROVEMENTS

Miami Beach is leading an effort to revitalize the 100-300 blocks of Lincoln Road including complete street redesign, road lane and median changes for traffic flow.

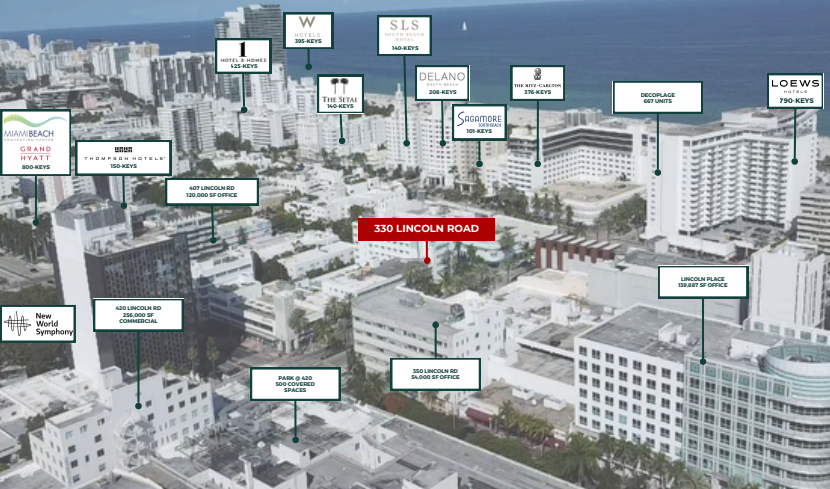


RECENT SIGNINGS

Big brands such as Alo Yoga and Edgird have plans to open headquarters/studios on the block. Alo Yoga purchased 13,840 sf and EDGLRD signed 30,000 sf.



AERIAL VIEW



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