

226 LINCOLN

Miami Beach Florida



SUBJECT



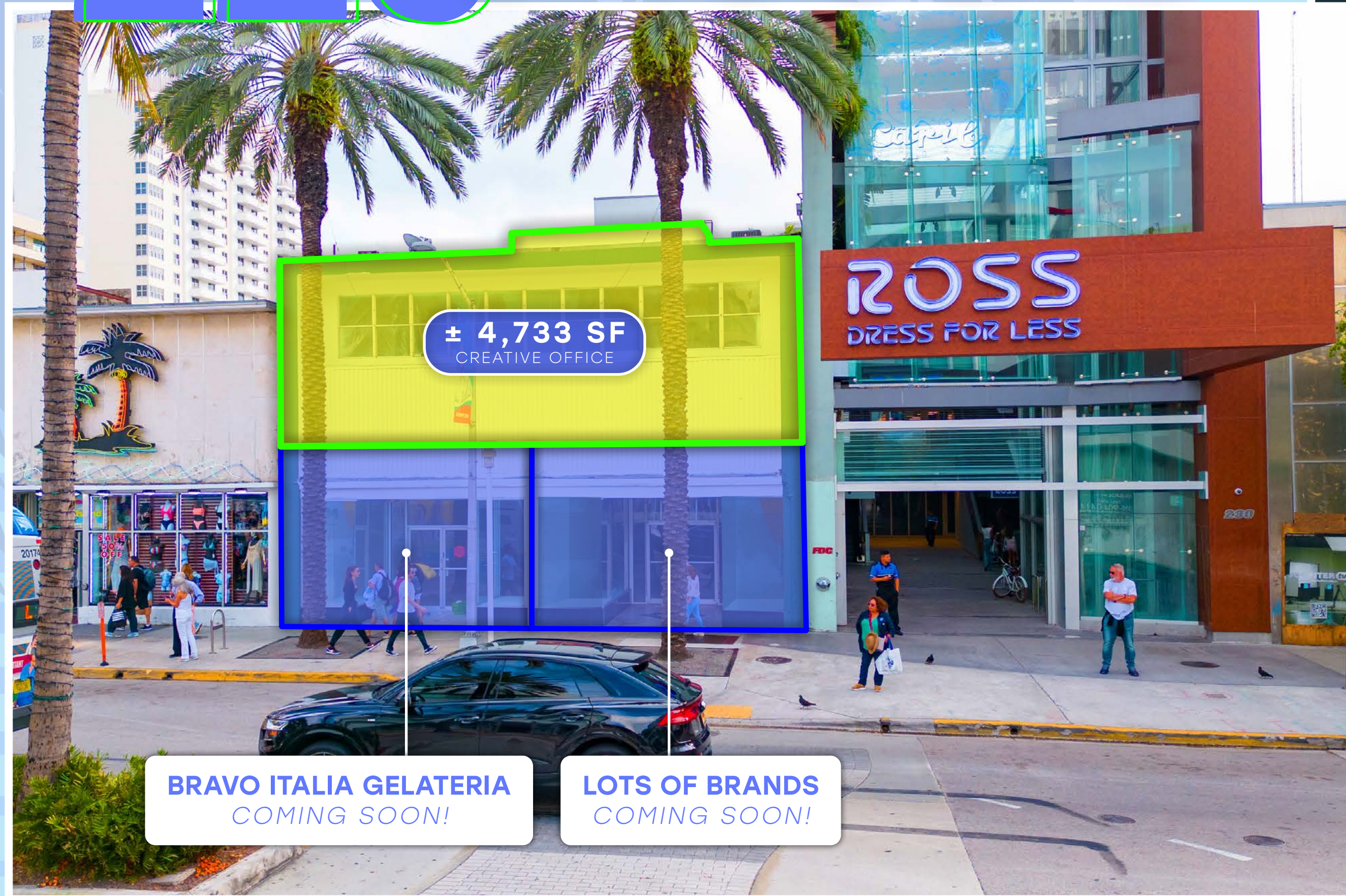
PEGASUS

In Association with ParaSell, Inc.
A Licensed Florida Broker #CQ1059597

± 4,733 SF PREMIER MIAMI BEACH
RETAIL & CREATIVE OFFICE

WATCH THE VIDEO

226 LINCOLN²



BRAVO ITALIA GELATERIA
COMING SOON!

LOTS OF BRANDS
COMING SOON!

NEXT TO NEWLY-RENOVATED ROSS

Join **BRAVO ITALIA GELATERIA** (coming soon) &
LOTS OF BRANDS (coming soon)

Easternmost block of enviable Lincoln Road set to undergo a **MULTI-MILLION DOLLAR REVITALIZATION**

The Lincoln Road District features **MASSIVE FOOT TRAFFIC** with roughly **11 MILLION VISITORS ANNUALLY**

The intersection of Lincoln Road & Collins Avenue features nearly **30,000 VEHICLES DAILY**

Walking distance to the beach and to the convention center as well as to dozens of hotels - **8,000+ HOTEL ROOMS** within a **5-MINUTE WALK** of the subject property

WATCH THE VIDEO

DOWNTOWN MIAMI



PALM ISLAND

HIBISCUS ISLAND

VENETIAN WAY



SOUTH POINTE PARK
LIGHTHOUSE

STAR ISLAND

FLAMINGO PARK



SUNSET ISLANDS

MIAMI BEACH MARINA

ALTON RD

DADE BLVD

WASHINGTON AVE



LINCOLN RD

COLLINS AVE

MIAMI BEACH
SOUTH BEACH

SUBJECT



*MIAMI
LIVING*

[READ FULL
ARTICLE](#)



A NEW VISION FOR MIAMI BEACH

MAJOR REVITALIZATION OF LINCOLN ROAD





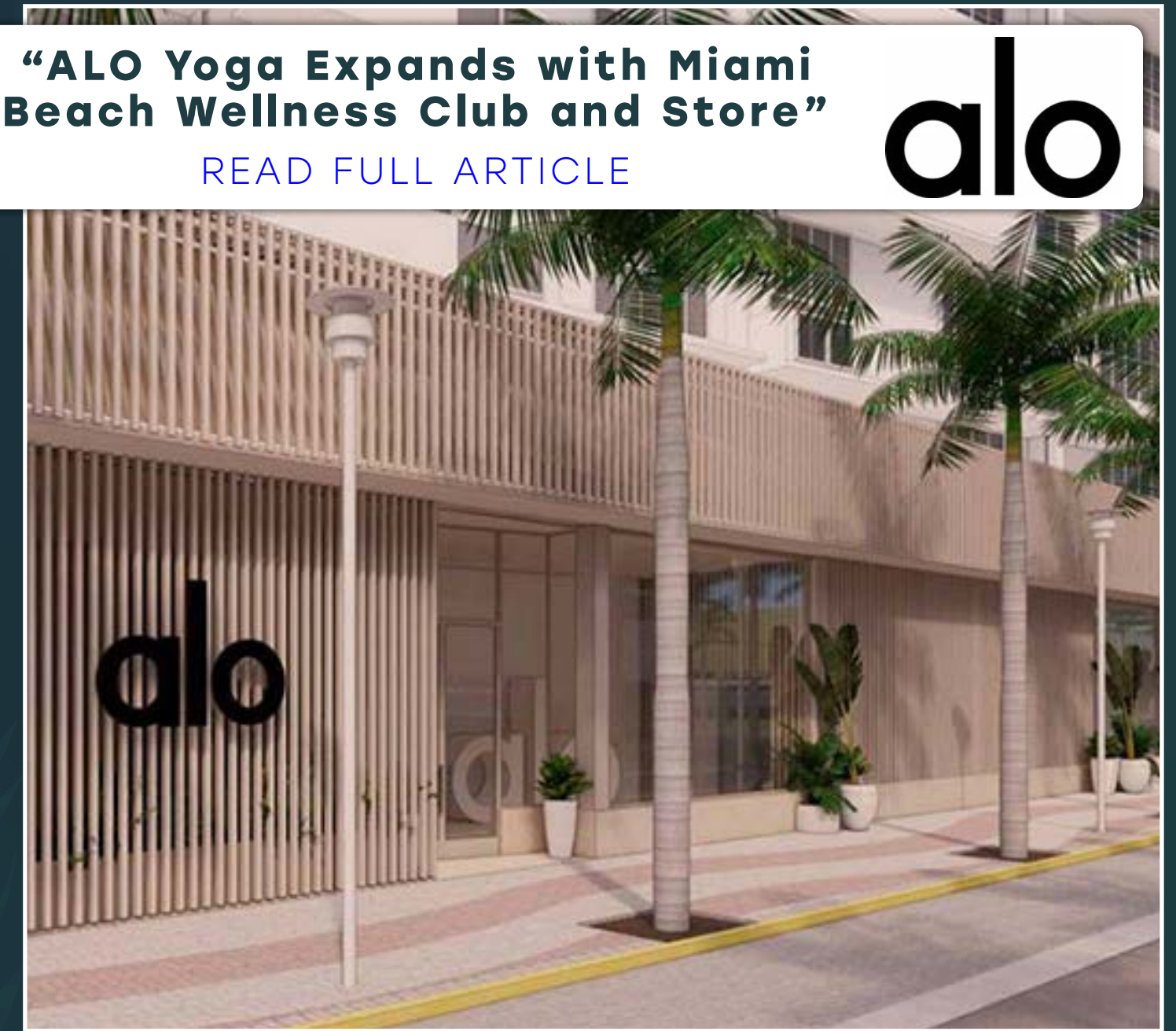
NEW TENANTS IN THE NEIGHBORHOOD



"ALO Yoga Expands with Miami Beach Wellness Club and Store"

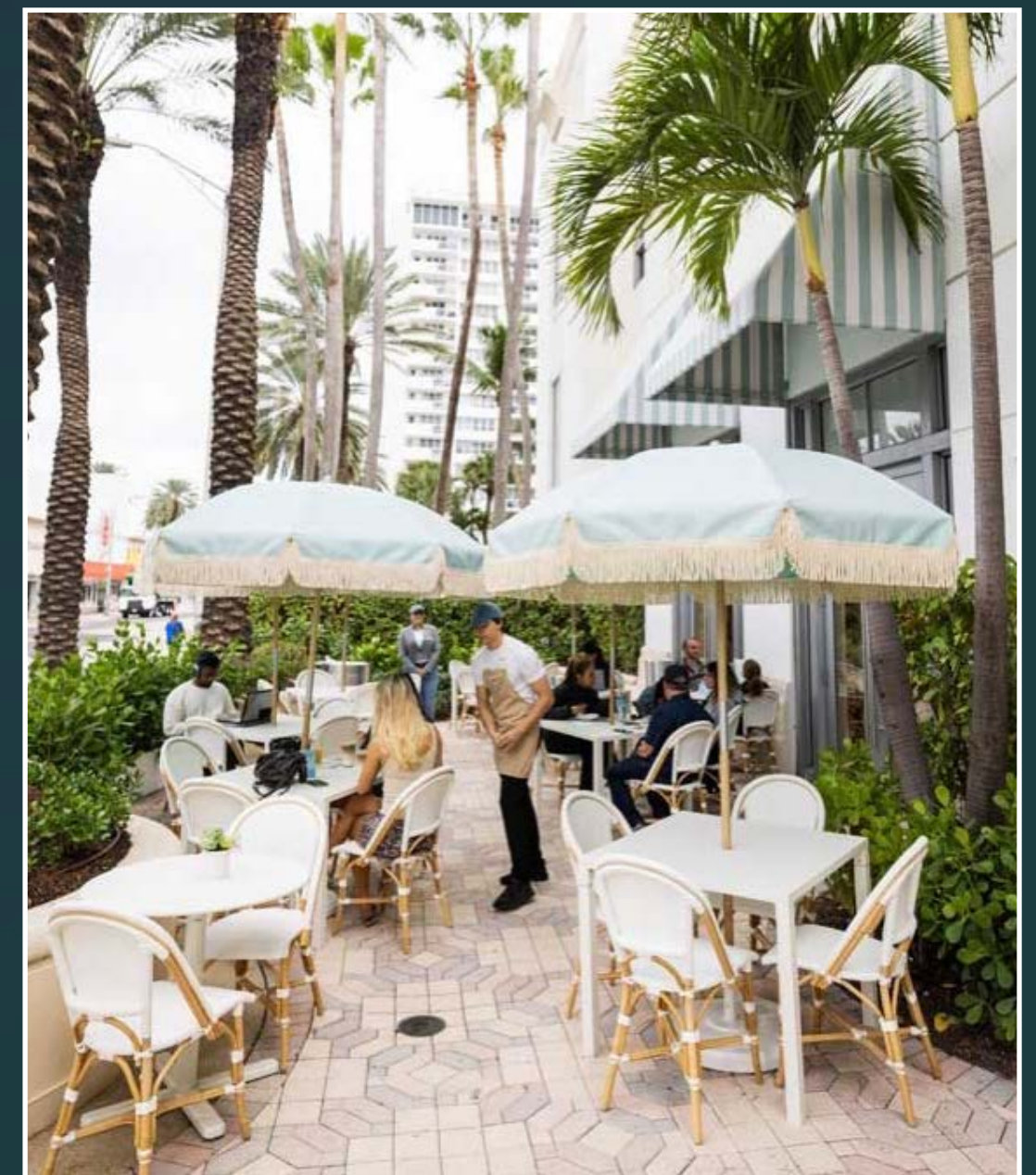
[READ FULL ARTICLE](#)

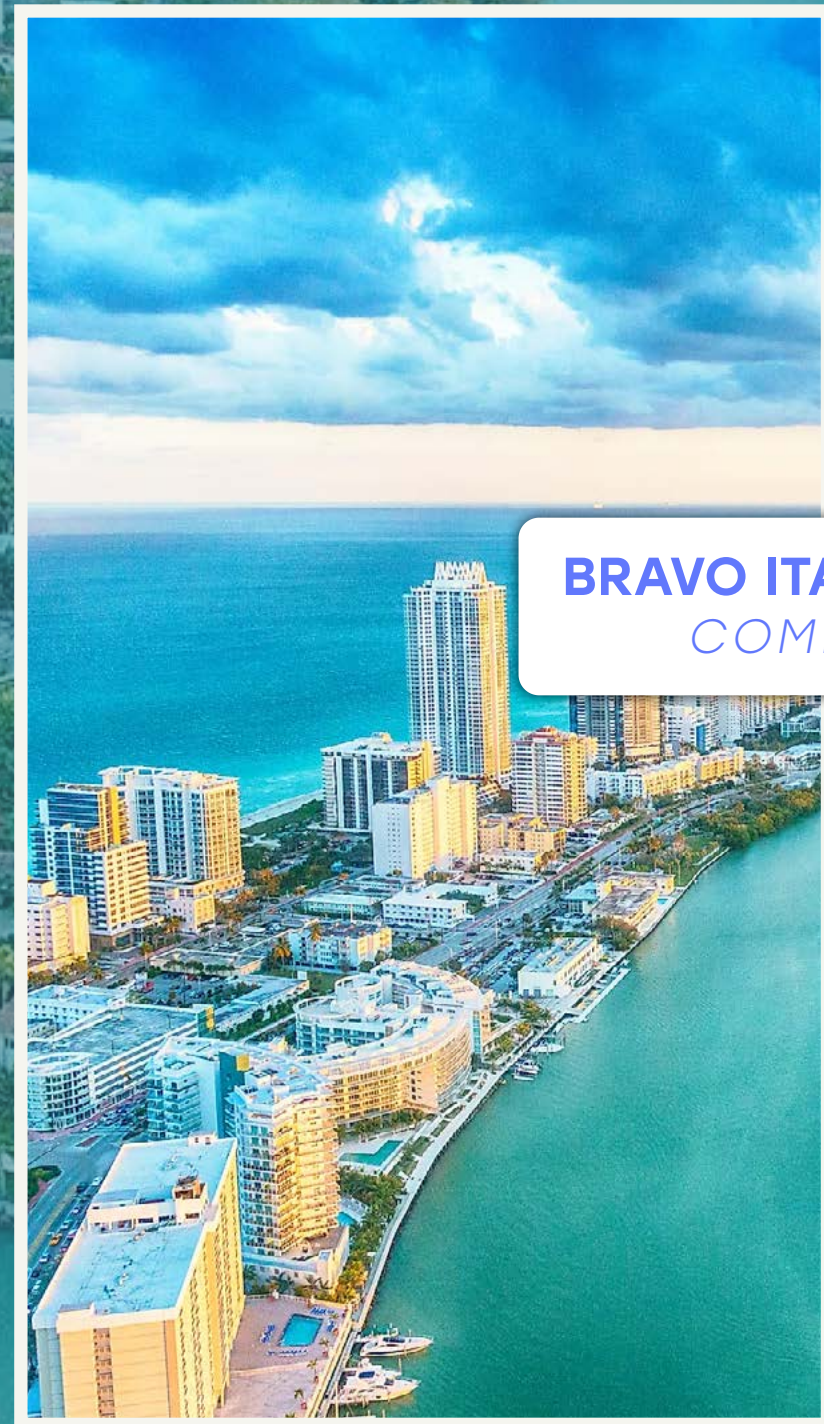
alo



"Grand Opening of Pura Vida Miami on Collins Avenue"

[READ FULL ARTICLE](#)





MIAMI BEACH SOUTH BEACH

ROYAL PALM
SOUTH BEACH

LOEWS HOTEL

DECOPLAGE

BERKELEY
SHORE HOTEL

RITZ-CARLTON

Walgreens

alo

COLLINS AVE

Alvin's
Island

LINCOLN RD

SUBJECT

drybar

ROSS
DRESS FOR LESS

CVS

ALBION HOTEL

HYATT CENTRIC

T-Mobile

FIVE GUYS
BURGERS and FRIES

H&M

SUBWAY

Foot Locker

McDonald's

7
ELEVEN

TD

ZARA

Raising
Cane's
CHICKEN FINGERS

Rainbow

COURTYARD
MARRIOTT

DOWNTOWN MIAMI

WASHINGTON AVE

MIAMI BEACH SOUTH BEACH



- THE SETAI
- THE GATES
- THE W
- BOULAN
- SHELBORNE
- SHORE CLUB
- MARSEILLES
- SLS
- THE GALE
- SAGAMORE HOTEL
- THE RALEIGH
- KIMPTON SURFCOMBER
- DELANO HOTEL
- NATIONAL HOTEL
- RITZ-CARLTON
- DECOPLAGE CONDOMINIUM



WASHINGTON AVE

LINCOLN RD

COLLINS AVE

MAJOR
TOURIST
ACTIVITY

8,000+ HOTEL ROOMS
WITHIN A 5-MINUTE WALK
20,000+ HOTEL ROOMS
IN GREATER MIAMI BEACH

SUBJECT

DOWNTOWN MIAMI



8-MINUTE WALK



SUBJECT

MAJOR RETAIL ALONG
LINCOLN RD

LINCOLN RD

PROPERTY DESCRIPTION

ADDRESS 226 LINCOLN RD
MIAMI BEACH, FL 33139

PROPERTY TYPE CREATIVE OFFICE

RENTABLE AREA ± 4,733 SF

YEAR BUILT 1947

LOT SIZE ± 0.11 AC

STORIES 2 STORIES
+ ROOFTOP

FRONTAGE 40' ALONG
LINCOLN ROAD

WATCH THE VIDEO





MIAMI FLORIDA

Miami, Florida, serves as a vibrant and dynamic market with a unique blend of cultural diversity, economic growth, and tropical allure. Renowned for its stunning beaches, thriving nightlife, and a rich cultural scene, Miami attracts a diverse demographic of residents and visitors alike. The real estate market in Miami is characterized by a mix of luxurious waterfront properties, high-rise condominiums, and trendy urban neighborhoods. As a major hub for international trade and finance, Miami's economy flourishes with a focus on tourism, trade, and technology. The city's strategic location as a gateway to Latin America further enhances its global significance. With a renowned arts and entertainment sector, a flourishing tech scene, and a booming real estate market, Miami stands out as a dynamic and multifaceted market that continues to captivate both investors and individuals seeking an unparalleled lifestyle experience.



MIAMI BEACH SOUTH BEACH

Miami Beach, particularly the iconic South Beach area, represents a premier real estate market synonymous with luxury, glamour, and unparalleled coastal living. Renowned for its pristine sandy beaches, Art Deco architecture, and vibrant nightlife, South Beach is a coveted destination for both residents and global investors. The real estate landscape is dominated by opulent oceanfront condominiums, exclusive waterfront estates, and chic boutique hotels. The market's allure is amplified by the cosmopolitan atmosphere, attracting a discerning clientele seeking the epitome of Miami's tropical lifestyle. South Beach is not only a haven for those seeking upscale residences but also a thriving hub for high-end retail, fine dining, and cultural events. With its glamorous reputation, picturesque scenery, and a constant influx of international attention, the real estate market in South Beach stands as a symbol of sophistication and remains an enticing investment for those desiring the epitome of Miami's luxury lifestyle.



24,884
POPULATION



15,204
HOUSEHOLDS



\$84,169
AVG. HOUSEHOLD INCOME



51,694
POPULATION



29,963
HOUSEHOLDS



\$106,829
AVG. HOUSEHOLD INCOME



241,916
POPULATION



114,617
HOUSEHOLDS



\$98,208
AVG. HOUSEHOLD INCOME

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226 LINCOLN



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