

1201 Washington Avenue



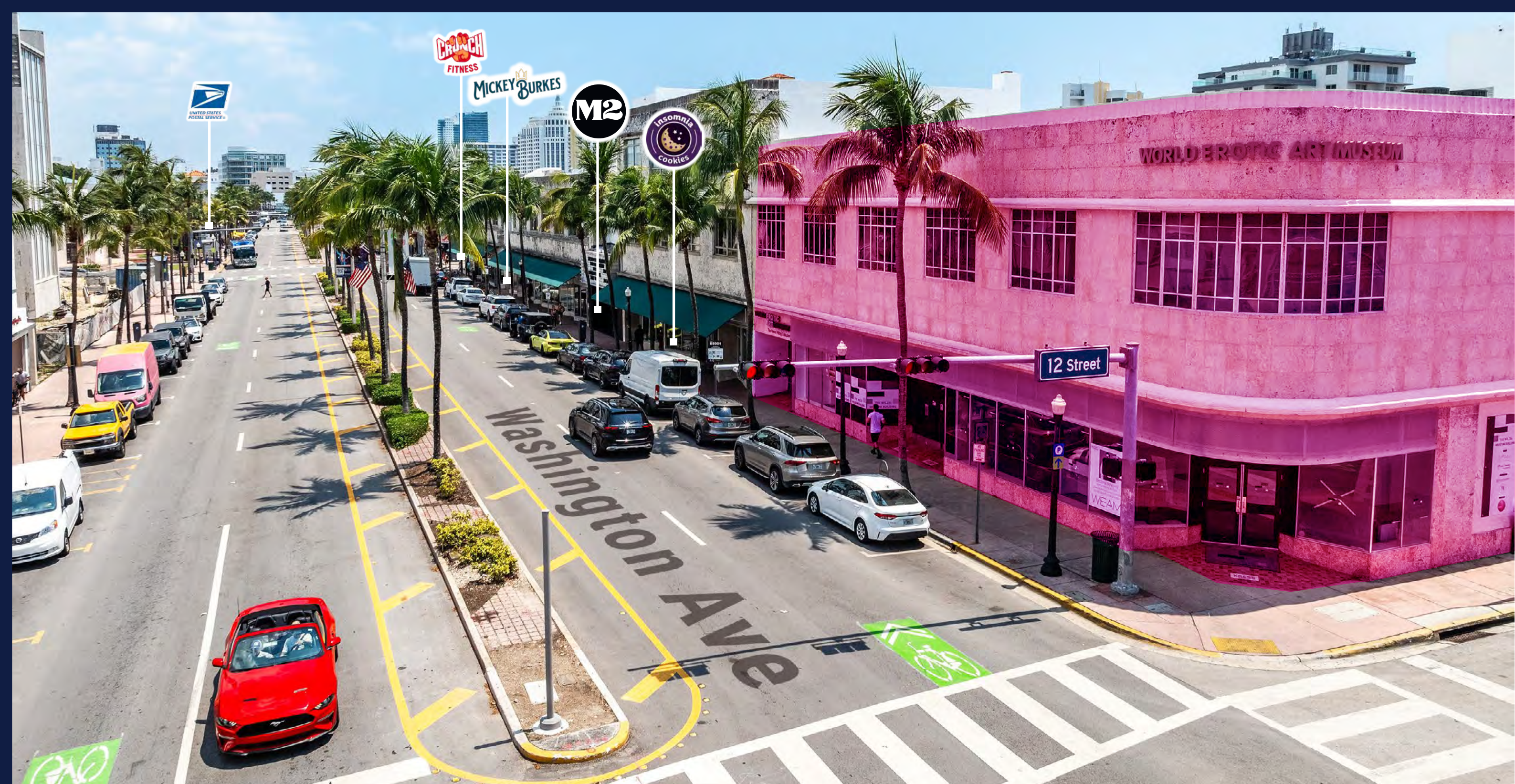
RETAIL FOR LEASE | MIAMI BEACH, FL



**6,575 SF IN-LINE LOUNGE/RETAIL SPACE
FRONTING WASHINGTON AVENUE**

Jonathan Carter
Executive Vice President
+1 305 215 4522
jonathan.carter@colliers.com

Ryan Brodsky
Associate Vice President
+1 954 695 8376
ryan.brodsky@colliers.com

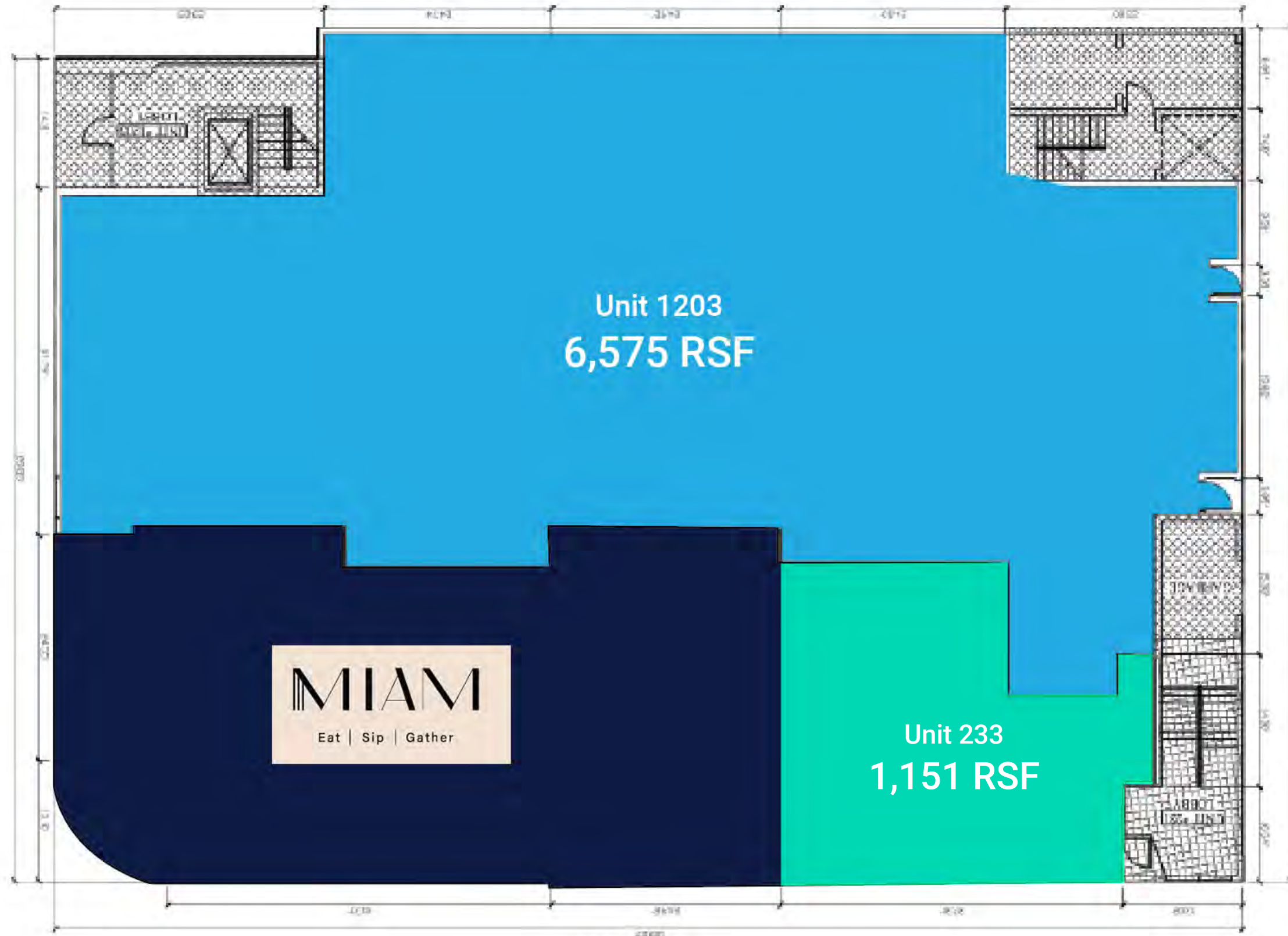


PROPERTY HIGHLIGHTS

- 1201 Washington Avenue enjoys a coveted location along the **pedestrian-friendly Washington Avenue corridor** in the heart of Miami Beach. This bustling avenue is renowned for its vibrant mix of retail, dining, and entertainment options, attracting a steady flow of locals and tourists alike.
- The property is **situated at a fully signalized intersection**, ensuring high visibility and easy access for both pedestrian and vehicular traffic.
- The immediate area surrounding 1201 Washington Avenue is **densely populated with residential buildings, hotels, and a diverse array of retail establishments**. This high-density environment provides a built-in customer base and ensures a constant stream of foot traffic.
- One of the property's most significant advantages is **its proximity to the world-famous Miami Beach**.

AVAILABLE SPACE | RETAIL

Washington Ave



12th St

PROPERTY LOCATION | MIAMI BEACH



CLEVELANDER
SOUTH BEACH

Breakwater
Hotel
HAVANA

moxy
HOTELS

CVS
pharmacy

FIU | The Wolfsonian

THE VILLA
LASA CASABLANCA

NAKED TACO
ORIGINAL RECIPES • 100% PERFECT

HOTEL VICTOR
south beach

pink taco
Tacos with Attitude
Since 1999

THE MARLIN
HOTELS

WHOPPER
BAR

1201 Washington
Avenue

MIAMI BEACH
OLD CITY HALL



Insomnia
cookies
M2
MICKEY BURKES
CRUNCH
FITNESS

TONI'S
SUSHI
BAR

12th St

Washington Ave



1201 Washington Avenue

RETAIL FOR LEASE | MIAMI BEACH, FL

Jonathan Carter
Executive Vice President
+1 305 215 4522
jonathan.carter@colliers.com

Ryan Brodsky
Associate Vice President
+1 954 695 8376
ryan.brodsky@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.