

# Restaurant Opportunity in North Beach

325 71<sup>ST</sup> STREET, MIAMI BEACH, FL 33141

FOR LEASE





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Miami Beach, FL 33141

<b>2<sup>ND</sup> GEN RESTAURANT</b>	<b>AVAILABILITY</b>	<b>PRICING</b>
3,492 SF	Immediate	Upon request

## PROPERTY & AREA HIGHLIGHTS

- Prime restaurant space located in the heart of Miami Beach's transforming North Beach district
- 3,034 SF second-generation restaurant with existing infrastructure in place - ideal for immediate occupancy
- One block from the beach, surrounded by dense residential neighborhoods and hotels
- High foot traffic and strong visibility along 71st Street, North Beach's main east-west corridor
- Close proximity to North Beach Town Center, with thousands of new residential units and retail space underway
- North Beach is experiencing rapid transformation with new mixed-use developments and increased investment

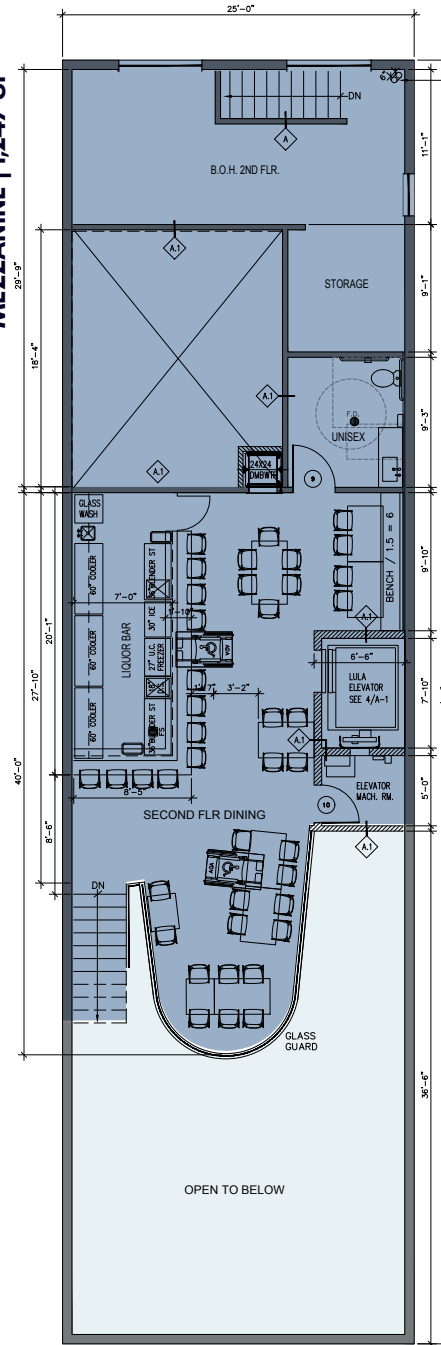
# 2ND GEN RESTAURANT FLOOR PLAN

**GROUND FLOOR**  
2,245 SF

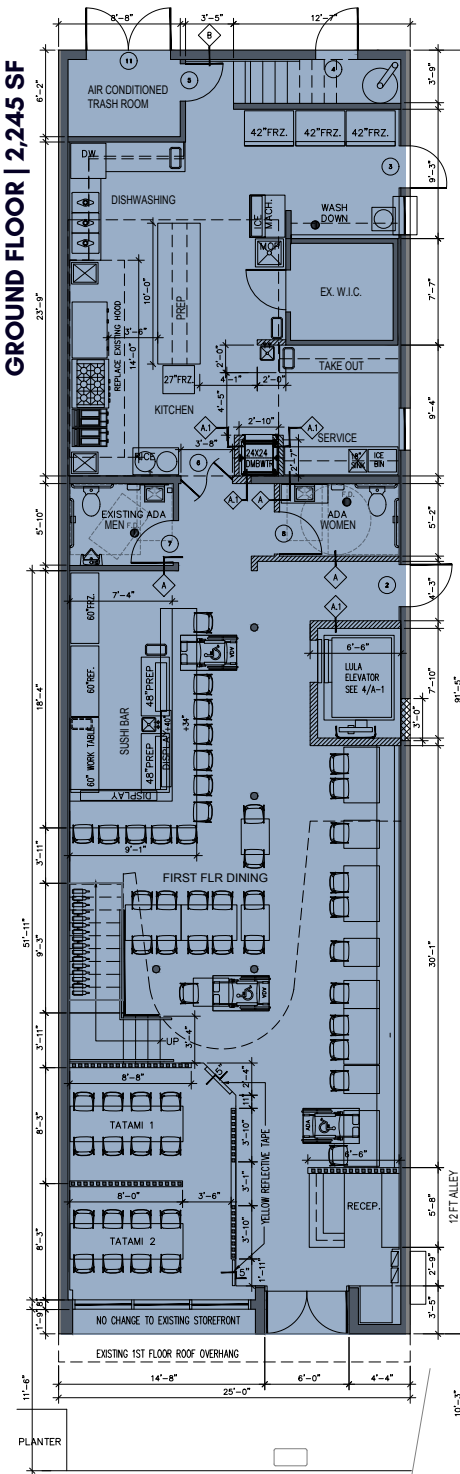
**MEZZANINE**  
1,247 SF

**TOTAL**  
3,492 SF

**MEZZANINE | 1,247 SF**



**GROUND FLOOR | 2,245 SF**



## MARKET & DEMOGRAPHICS

- Over 1,500 new residential units planned or delivered in the immediate area
- More than 400 new hotel rooms under development within walking distance

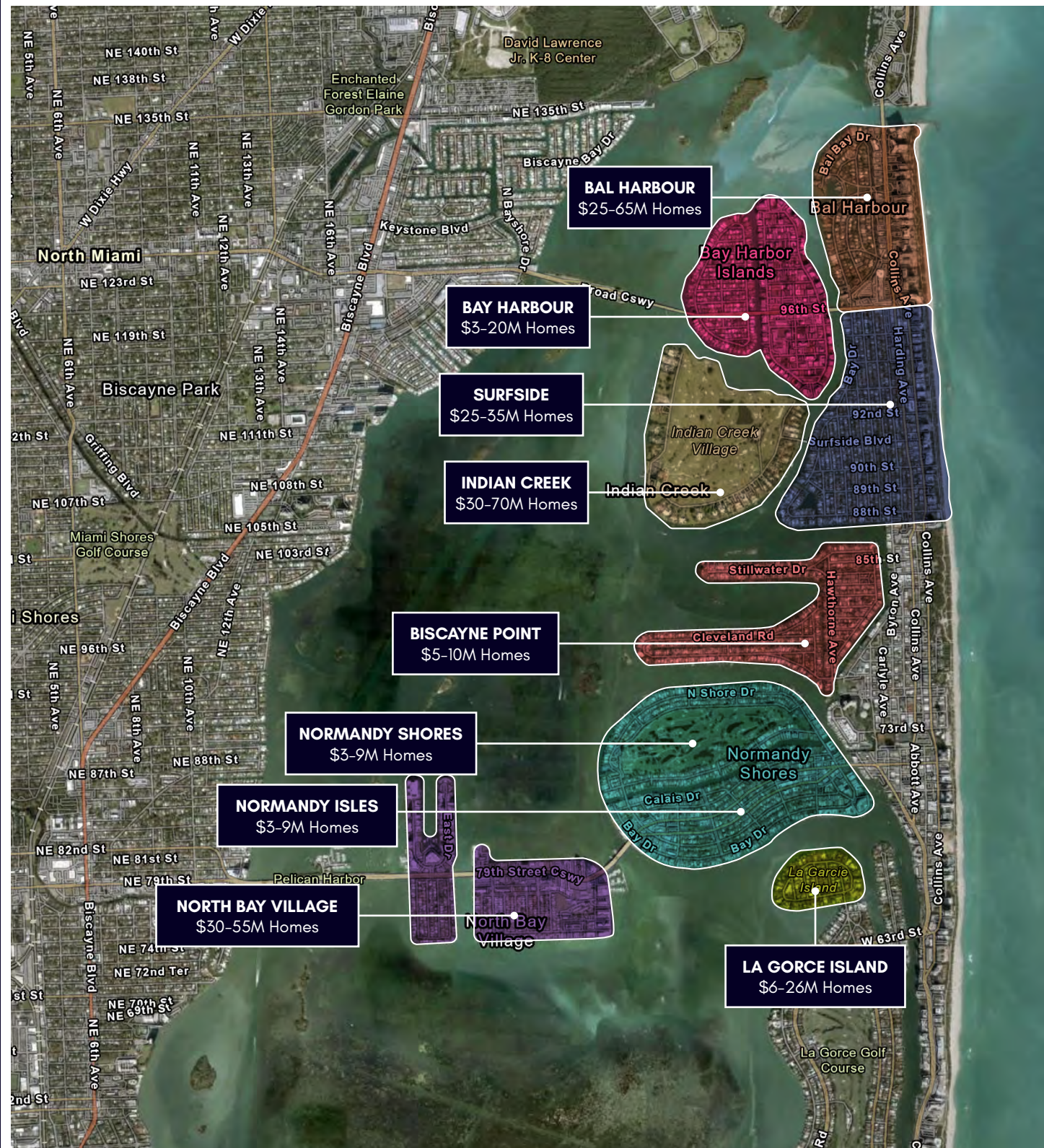
## SITE ADVANTAGES

- Steps from North Beach Oceanside Park and the Miami Beach Bandshell venue
- Strong daytime and evening population, driven by tourism and locals



	PROJECT NAME	DEVELOPER	DETAIL
1	7200 Collins	Northlink Capital	222 Condos
2	North Beach Town Center	Pacific Star	118 Apartments
3	Target + Residential	Pacific Star	170 Apartments and 30k SF Target
4	Ella	Constellation Group	103 Condos
5	Abbot Ave Apartments	Finvarb	232 Apartments
6	72Park	Lefferts / Crescent Heights	206 Luxury Condos
7	72B	Lefferts	125 Condos
8	Palma	Lefferts	126 Condos
9	Ocean Terrace	Witkoff Group	75 Condos & 127 Hotel Rooms
10	7401 Harding	Eastern Union	38k SF of Office & 18 Townhouses
11	Deauville	Terra	280 Hotel Rooms & 140 Condos
12	880 71st Street	Crescent Heights	36 Residential Units

NEIGHBORHOOD	MEDIAN SALE PRICE	HIGHEST HOME VALUES
Bal Harbour	~\$2.9M	\$78M
Bay Harbor Islands	~\$900K	\$22M
Surfside	~\$1.2M	\$55M
Indian Creek Village	~\$73.5M	\$90M
Biscayne Point	~\$3.0M	\$22M
Normandy Shores	~\$2.15M	\$13M
Normandy Isles	~\$390K	\$15M
North Bay Village	~\$550K	\$25M
La Gorce Island	~\$4.9M	\$60M





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**FOR INQUIRIES, CONTACT:**

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