



SOUTH BEACH

FLAGSHIP OPPORTUNITY

860 COLLINS AVENUE

MIAMI BEACH, FLORIDA

±5,000 SF

GROUND-FLOOR COMMERCIAL SPACE

RETAIL • DINING • WELLNESS • FITNESS • EXPERIENCE

Keyes®

THE OPPORTUNITY

860 COLLINS AVENUE

5,000 SF IN THE HEART OF SOUTH BEACH

A rare ground-floor commercial opportunity directly on Collins Avenue in Miami Beach's internationally recognized Art Deco District. 860 Collins combines prominent street frontage, exceptional walkability, and immediate proximity to Ocean Drive, Lummus Park, the beach, hotels, dining, and nightlife. The property is also home to Franklin Suites South Beach, a 16-unit boutique hotel located on the upper floors, creating a built-in hospitality component and added synergy for a future commercial user. In addition, the property benefits from an active alcohol license and offers future rooftop potential, creating additional opportunity for a restaurant, lounge, hospitality, or experiential concept.

±5,000 SF

GROUND-FLOOR COMMERCIAL SPACE

\$42/SF/YR

CURRENT ASKING RATE

100/100

WALK SCORE

NOW

AVAILABLE IMMEDIATELY

COLLINS AVE

PROMINENT FRONTAGE

1 BLOCK

OCEAN DRIVE/LUMMUS PARK



WHY 860 COLLINS

- High pedestrian + vehicle traffic
- Exceptional visibility + signage
- Strong hotel + residential density
- Nearby public parking
- Flexible layout + negotiable term
- Established South Beach tourism corridor

LOCATION

AN ICONIC SOUTH BEACH ADDRESS



LOCATION THAT READS INSTANTLY

860 Collins sits between Ocean Drive and Washington Avenue, placing a future operator inside one of South Beach's most walkable and internationally recognized hospitality districts.

STEPS TO THE BEACH

ONE BLOCK TO OCEAN DRIVE
SURROUNDED BY HOTELS, DINING + NIGHTLIFE

NEIGHBORHOOD MAP

AREA + DINING HIGHLIGHTS

AREA HIGHLIGHTS



DINING HIGHLIGHTS



Area Highlights

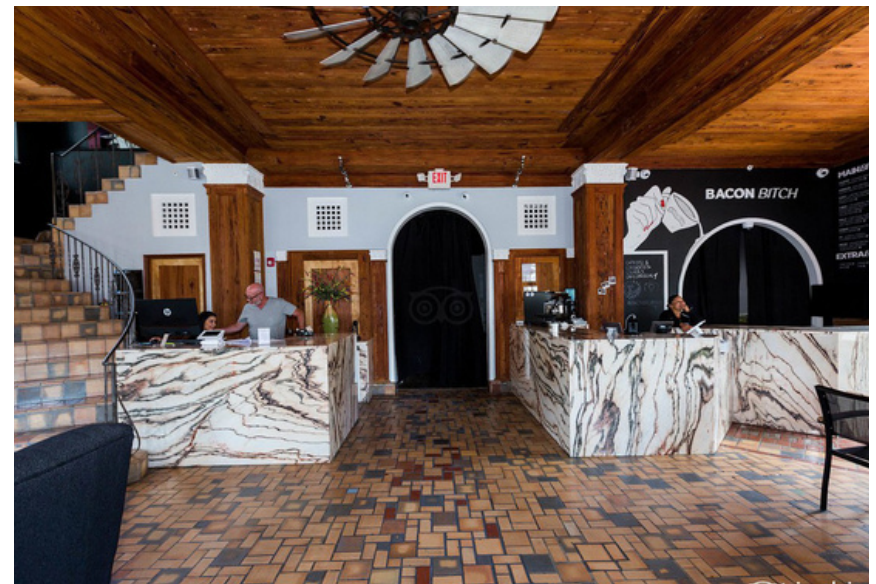


Dining Highlights

Area and dining markers shown for marketing context. Tenant to verify all locations and current operations.

THE SPACE

BRING YOUR CONCEPT TO COLLINS



POTENTIAL TENANT PROFILES

- Restaurant / café / cocktail concept
- Wellness / longevity / med spa
- Boutique fitness / recovery
- Flagship retail / showroom
- Gallery / experiential activation
- Lifestyle / hospitality service

THE SPACE

BRING YOUR CONCEPT TO COLLINS



POTENTIAL TENANT PROFILES

- Restaurant / café / cocktail concept
- Wellness / longevity / med spa
- Boutique fitness / recovery
- Flagship retail / showroom
- Gallery / experiential activation
- Lifestyle / hospitality service

A BLANK CANVAS FOR THE NEXT CONCEPT

The ground-floor commercial space is currently in a stripped-back, transitional condition following removal of prior tenant improvements. Rather than inheriting another operator's build-out, a new tenant has the opportunity to shape the space around its own brand, layout and customer experience.



CURRENT OPPORTUNITY

Raw, flexible space ready for tenant-specific planning, finishes and build-out.

Delivery condition and improvement scope subject to lease terms.

ENVISION THE POSSIBILITIES

CONCEPTUAL USE RENDERINGS

ONE SPACE. MULTIPLE DIRECTIONS.

The open footprint can support a wide range of uses. These conceptual renderings illustrate how the space could be reimaged for different operators while preserving the scale and character of the property.



RESTAURANT / HOSPITALITY

Dining • café • cocktail • hospitality



MEDSPA / WELLNESS

Treatmentrooms • reception • lounge • retail

CONCEPTUAL ONLY Illustrative renderings are not existing conditions, construction plans or approved designs.

Tenant to verify feasibility, permitting, code, licensing and build-out requirements.

LOBBY CONCEPTUAL USE RENDERINGS



RETAIL

Boutique Retail Lobby Concept



MEDSPA / WELLNESS

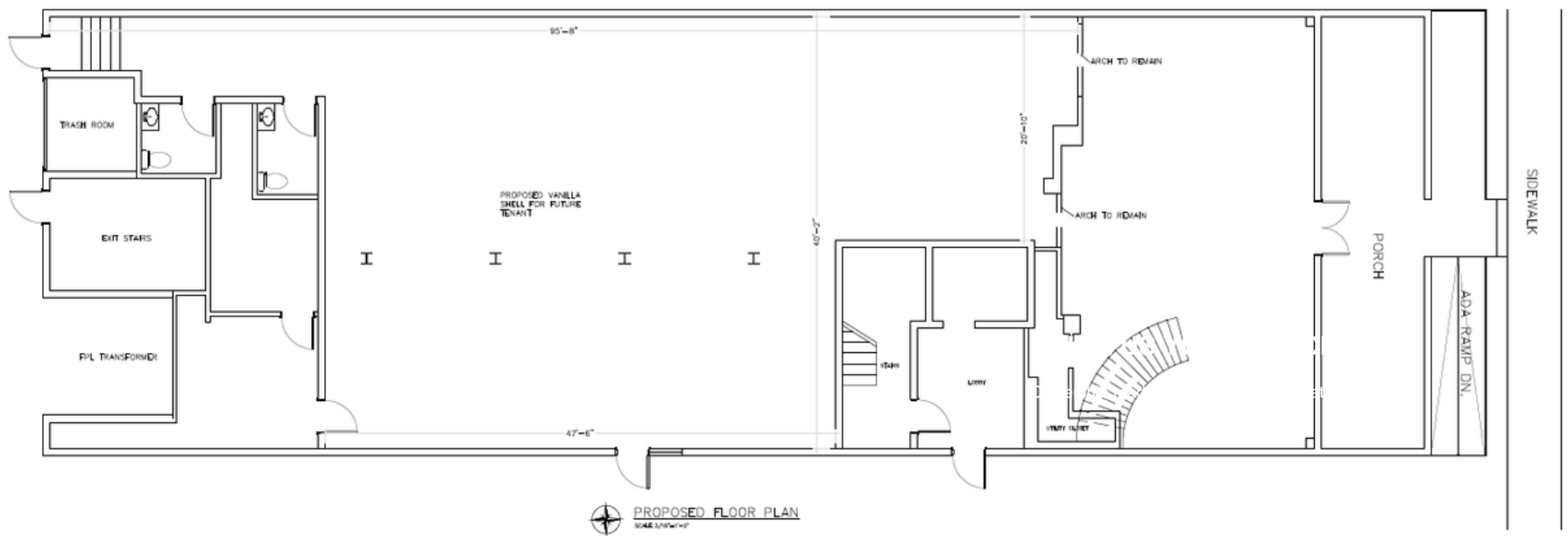
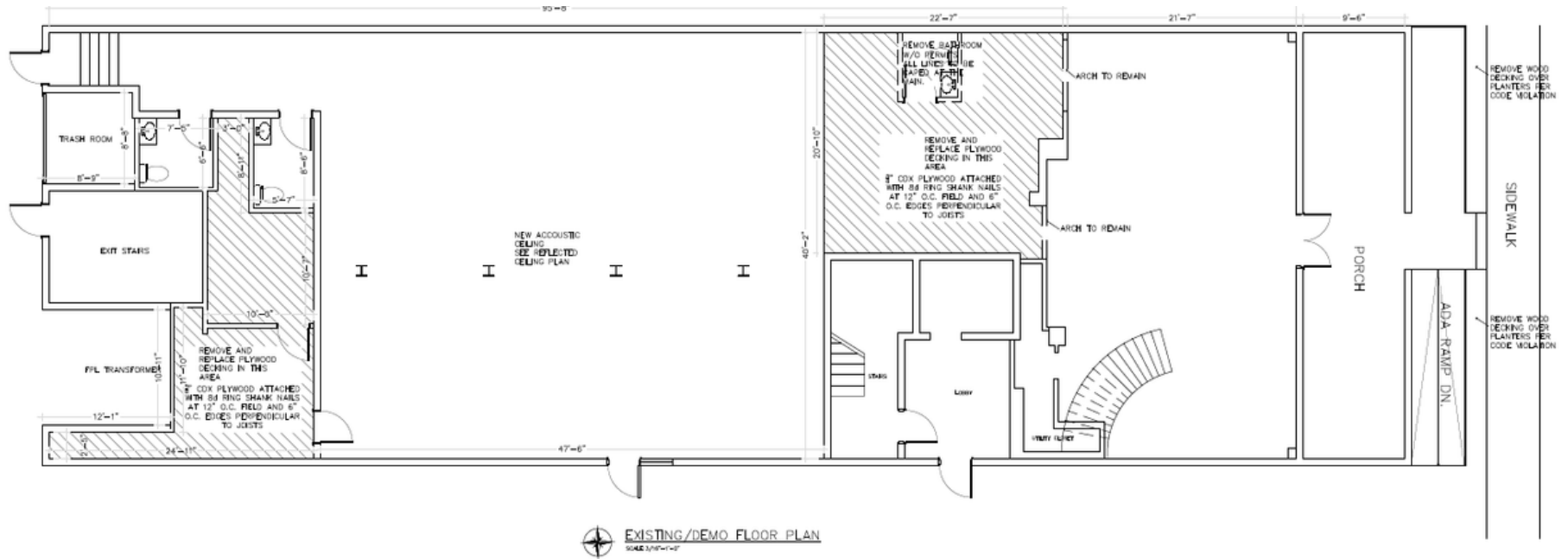
wellness / Reception Lobby Concept

CONCEPTUAL ONLY Illustrative renderings are not existing conditions, construction plans or approved designs.

Tenant to verify feasibility, permitting, code, licensing and build-out requirements.

FLOOR PLANS

±5,000 SF



860 COLLINS

SOUTH BEACH FLAGSHIP OPPORTUNITY

FOR LEASING INFORMATION

REY FIGUEROA, CCIM

Regional Director

Keyes Commercial Division

305.213.1163

reyfigueroa@keyes.com

860 Collins Avenue

Miami Beach, FL 33139

Keyes®



VIEW LISTING

Photos • Details • Availability

LoopNet Listing ID 40419358

