



**MADDUX
AND COMPANY**

305-264-9661

Miami Beach Retail For Lease

1345 Washington Avenue

**8,000 SF RETAIL
SPACE FOR LEASE**

An iconic space in the heart of Miami Beach - This highly visible property offers excellent frontage along one of South Beach's most traveled corridors, surrounded by top dining, nightlife, retail, and entertainment destinations. Located just blocks from Ocean Drive, Lincoln Road, and major hotels, this site benefits from a built-in customer base of locals and international visitors year-round. Position your business in one of Miami Beach's most dynamic neighborhoods and capitalize on the energy of Washington Avenue!





1345 Washington Avenue

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www.madduxco.com**CONFIDENTIALITY DISCLAIMER**

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PROPERTY DESCRIPTION**1345 Washington Avenue**

ICONIC RETAIL SPACE

SIZE: 8,000 +/- Square Feet**OFFERED AT: \$35/SqFt** *(Double Net)***LEASE OPPORTUNITY**

Position your business in the center of Miami Beach's iconic Art Deco District. Located at **1345 Washington Avenue**, this property offers unmatched visibility and access in one of South Florida's most vibrant commercial corridors.

Property Highlights:

- ❖ **Prime Location:** Situated on Washington Avenue, just steps from Lincoln Road, Ocean Drive, and Collins Avenue.
- ❖ **High Foot Traffic:** Benefit from constant pedestrian flow fueled by international tourists, nearby hotels, and a dense residential population.
- ❖ **Versatile Space:** Ideal for retail, boutique showroom, service, or professional office use.
- ❖ **Excellent Accessibility:** Convenient access to public transportation, municipal parking garages, and major thoroughfares.
- ❖ **Surrounded by Demand Drivers:** Walkable to world-renowned restaurants, nightlife venues, and shopping destinations.

Why Washington Avenue?

Washington Avenue is undergoing a dynamic revitalization, with new investment and redevelopment projects enhancing its appeal. The corridor continues to attract trend-setting retailers, hospitality concepts, and creative businesses looking to capture Miami Beach's international audience.

The Opportunity

1345 Washington Avenue presents an exceptional chance to establish a flagship location in the heart of South Beach. Whether catering to the local community or the millions of annual visitors, this property positions your business for long-term success.







1345 Washington Avenue



MIAMI FLORIDA

MIAMI FLORIDA: A THRIVING HUB FOR BUSINESS AND LIFESTYLE

Miami, Florida, is a vibrant city known for its coastal beauty, diverse culture, and booming economy. As a major business hub, it offers unmatched access to global markets, attracting companies in trade, tourism, finance, and technology. Its strategic location and infrastructure make it a key gateway for international business and investment.

The city is home to iconic landmarks like the Brickell financial district, the Port of Miami, and the world-famous South Beach. Cultural hotspots such as Wynwood, Little Havana, and Coconut Grove showcase Miami's rich diversity, while major venues like Kaseya Center and Hard Rock Stadium add to its dynamic lifestyle.

With continuous growth and development, Miami provides a business-friendly environment, no state income tax, and a thriving community. Its expanding real estate market and skilled workforce make it an ideal location for businesses and residents looking for opportunity and long-term success.

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