

6300 Collins Avenue,
Miami Beach, FL 33141



Our Corporate Office:

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Miami Lakes, FL. 33014

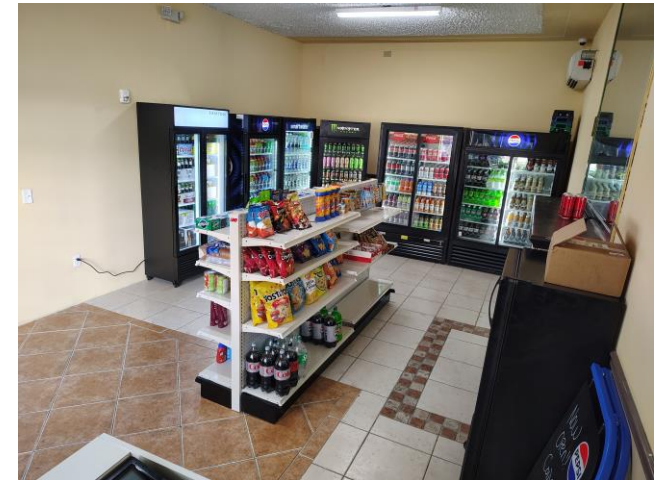
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Photos

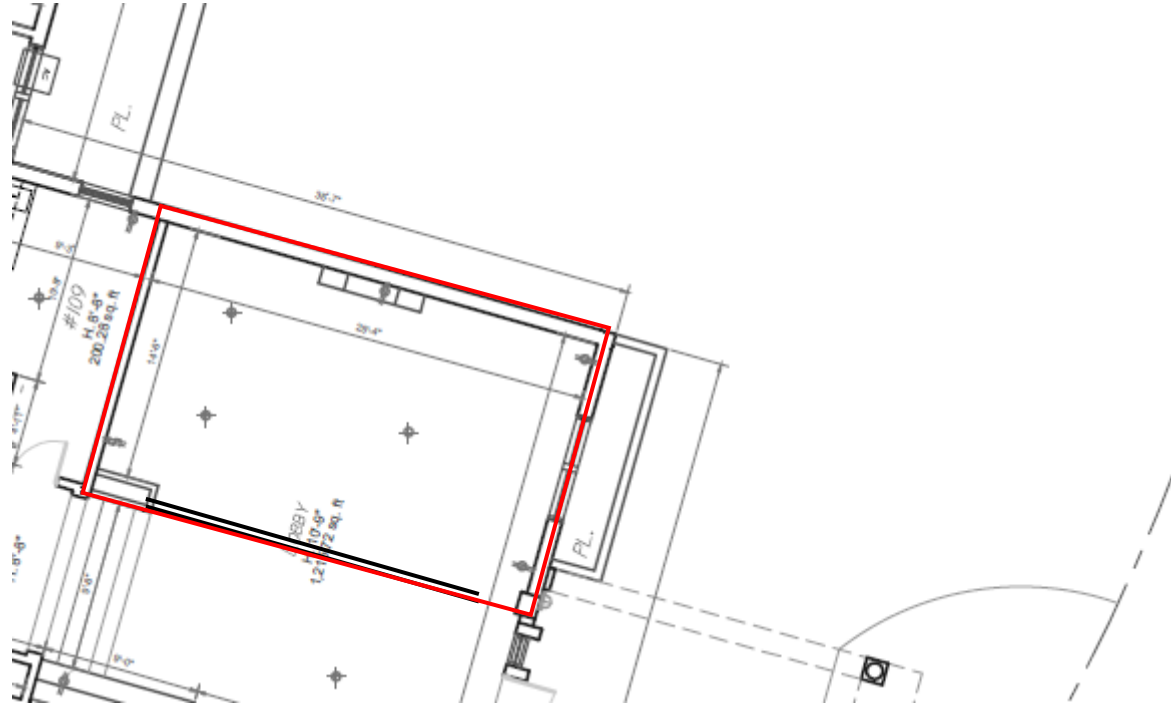
- Appx 370 sf
- Parking negotiable
- Equipment included
- 1 time fee for current inventory
- \$2000 a month + sales taxes



Photos



Floor plan



Site Map



Surrounding Area Overview



Historical Background

The Lombardy Inn - Formerly known as the Stephen Foster Apartment Hotel Year Built: 1947

Architect: J. Richard Ogden

Examples of his work include the Temple Ner Tamid and several residences on Pinetree Drive.

Style: Neoclasical Revival

Buildings of this style in Miami Beach were typically inspired from the second phase of this architectural movement (about 1925 to 1950). They commonly featured Classically-inspired design elements as the entry focal points of their otherwise simple architectural designs.

Developer: Louis Levy

In 1947 Levy hired architect J. Richard Ogden to design his third and largest hotel in the same Neoclassical revival style across 63rd Street at 6300 Collins Avenue. The Stephen Foster Apartment Hotel opened in February 1948 with 70 units.



The Stephen Foster Apartment Hotel completed an enclave of three architecturally similar buildings. It had a building plan in the form of the letter "F", which gave many of the guest rooms a view of the ocean. The Stephen Foster Apartment Hotel was probably named in honor of Stephen Foster, a famous songwriter who immortalized the Suwannee River by his song, "The Old Folks at Home". This popular song was written by Foster in 1851 and was later adopted as the State song of Florida in 1935. Both the architectural style and the naming of these three hotels reflect a burst of enthusiasm for early-Americana that occurred during and immediately after World War II.

Demographic Report

Households	1-Mile	3-Miles	5-Miles
2010 Population	23,780	64,232	188,272
2019 Population	25,277	71,820	209,725
2024 Population	26,557	76,458	222,730
Compound % Change 2010-2019	0.7%	1.2%	1.2%
Compound % Change 2019-2024	1.0%	1.3%	1.2%
2010 Households	11,639	30,755	80,962
2019 Households	12,644	34,632	91,206
2024 Households	13,393	36,986	97,292
Compound % Change 2010-2019	0.9%	1.3%	1.3%
Compound % Change 2019-2024	1.2%	1.3%	1.3%
Median Household Income 2019	\$45,480	\$59,278	\$49,762
Average Household Size	2.0	2.1	2.3
College Graduate %	32%	44%	36%
Median Age	45	46	42
Owner Occupied %	33%	48%	46%
Renter Occupied %	67%	52%	54%
Median Owner Occupied Housing Value	\$388,291	\$526,325	\$444,838

As shown in the chart, the current population within a 3-mile radius of the subject is 71,820, and the average household size is 2.1. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to Miami-Dade County overall, the population within a 3-mile radius is projected to grow at a similar rate.

Median household income is \$59,278, which is higher than the household income for Miami-Dade County. Residents within a 3-mile radius have a considerably higher level of educational attainment than those of Miami-Dade County, while median owner-occupied home values are considerably higher.

Services and Amenities

The nearest shopping facilities serving the area are located at Collins and 71st Street, which is in the immediate vicinity of the property. They offer basic convenience goods and personal services. The closest regional mall is Bal Harbour Shops, located about 3.2 miles from the property. Restaurants, principally along major arterials such as Collins Avenue and 71st Street, are within a 5-minute travel time of the property. The nearest fire and police stations are within 0.8 miles of the property.

Land Use

In the immediate vicinity of the subject, predominant land uses are hotel and high-density residential. Other land use characteristics are summarized in the following table.



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