

# SOUTH BEACH, FLORIDA

INCOME PRODUCING PROPERTY  
WITH FUTURE UPSIDE

1050 Alton Road

Miami Beach, Florida 33139

**FOR SALE**



# C O N F I D E N T I A L

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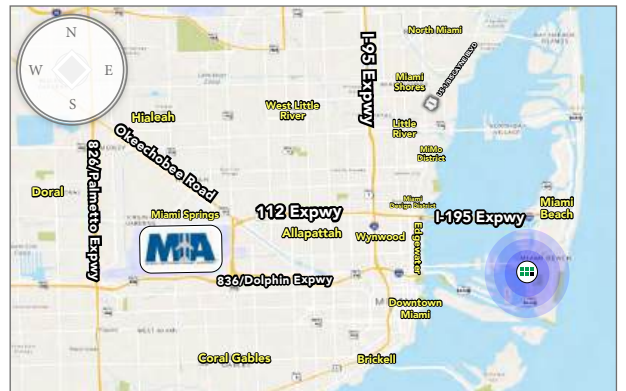
	TOTAL BUILDING SIZE:	<b>7,687 SF ±</b>
	TOTAL LOT SIZE:	<b>17,250 SF ±</b>
	SALES PRICE:	<b>\$10,400,000</b>
	ZONING:	<b>CD-2</b>



[Click Here for Additional Zoning Information](#)

## PROPERTY HIGHLIGHTS

- Future upside as market rents increase
- Space 1060 – 2,600 SF +/- Available
- Space 1070 – 1,579 SF +/- OXXO Dry Cleaners
- Space 1080 – 3,508 SF +/- Available
- Within blocks to Ocean Drive, Lincoln Road Mall, Espanola Way and South of Fifth
- Consistent rental increases
- Future development site
- Onsite parking
- Immediate access to I-195 and I-95
- Minutes from the Design District, Wynwood, Magic City Innovation District, Little River and more



www.chariff.com

**Lyle Chariff**  
President/Broker  
(305) 576-7474  
lyle@chariff.com

**Mauricio Zapata**  
Principal/Broker  
(305) 576-7474  
mauricio@chariff.com

305-576-7474

5801 Biscayne Blvd  
Miami, Florida 33137

info@chariff.com

 @chariff

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3 Mile Radius

**58,755**  
Total  
Population

NORTH TO SOUTH VIEW

AT A GLANCE

# ALTON ROAD

3 Mile Radius

**\$560,204**  
Median  
Home Value

3 Mile Radius

**9,006**  
Businesses

## THE REVIVAL OF ALTON ROAD

As more mature retail corridors like Ocean Drive, Collins Ave, and Washington Ave become increasingly saturated with a multitude of brands, **Alton Road** is evolving into a refreshing alternative, catering specifically to the preferences and needs of **Miami Beach's local residents**, particularly those in **South Beach**.

Alton Road allows for convenient access to the **main corridors of South Beach** including SoFi, Lincoln Road, Venetian Causeway, MacArthur Causeway & I-195 by having relatively smoother traffic flow compared to the congestion often experienced on Collins Ave & Washington Ave, making it more practical for commuting and navigating around South Beach. The upscale residential **neighborhoods surrounding Alton Road** offer a quieter and more serene living/working environment compared to the more tourist-oriented Collins Ave and Washington Ave. Alton Road offers **better accessibility and parking options** for both customers and employees compared to the busy tourist areas of the beach.

**1050 Alton Road** brings investors stable income while capitalizing on **future rent increases** on Alton Road and surrounding retail corridors.

# SOUTH BEACH

MIAMI BEACH, FLORIDA



**92,000+**  
Total  
Population



**\$117,306**  
Avg.  
HH Income



**22,000+**  
Hotel  
Rooms



**10M+**  
Overnight  
Visitors



**70,000+**  
Total  
Employees

## THE HEART OF MIAMI

South Beach is the heartbeat of Miami's tourism, attracting millions annually with its beaches, nightlife, and cultural offerings, fueling substantial revenue for the city. For investors, its allure lies in the constant influx of visitors and the area's enduring popularity, presenting lucrative opportunities in hospitality and leisure sectors.

### POINTS OF INTEREST



# NEW DEVELOPMENTS



### Five Park Residences

500 Alton Road

- 50,000 SF +/-
- Completion: 2024



### Five Park Residences

500 Alton Road

- 3 Acres +/-
- Completion: 2022



### The Park on Fifth (Bridge)

The new signature pedestrian bridge will serve as a gateway to Miami Beach and create a physical unobstructed connection between the North and South sides of 5th Street. This bridge will connect the Beachwalk, Baywalk, and public parks in between.



### The Fifth Miami Beach

950 5th Street

- 92,356 SF +/-
- Completion: 2024



### The Fifth Hotel

803 5th Street

- 26,653 SF +/-
- Completion: 2021



### Proposed Metromover on Fifth St

Miami Beach is progressing a Causeway transportation project, set for completion by 2025, ensuring smoother access to destinations like "Five Park" without traffic concerns.

# Shopping @ ALTON ROAD



## Fifth and Alton



## Blvd at Lenox



# Dining

NEAR ALTON ROAD



SoFi



# Health & Lifestyle

NEAR ALTON ROAD



ORANGE THEORY



EQUINOX



REEBOK CROSSFIT



SOUTH POINTE PARK



FLAMINGO PARK



WHOLE FOODS



UHEALTH  
(BLVD AT LENOX)



MIAMI BEACH MARINA



ARTECHOUSE



www.chariff.com

**Lyle Chariff**  
 President/Broker  
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 lyle@chariff.com

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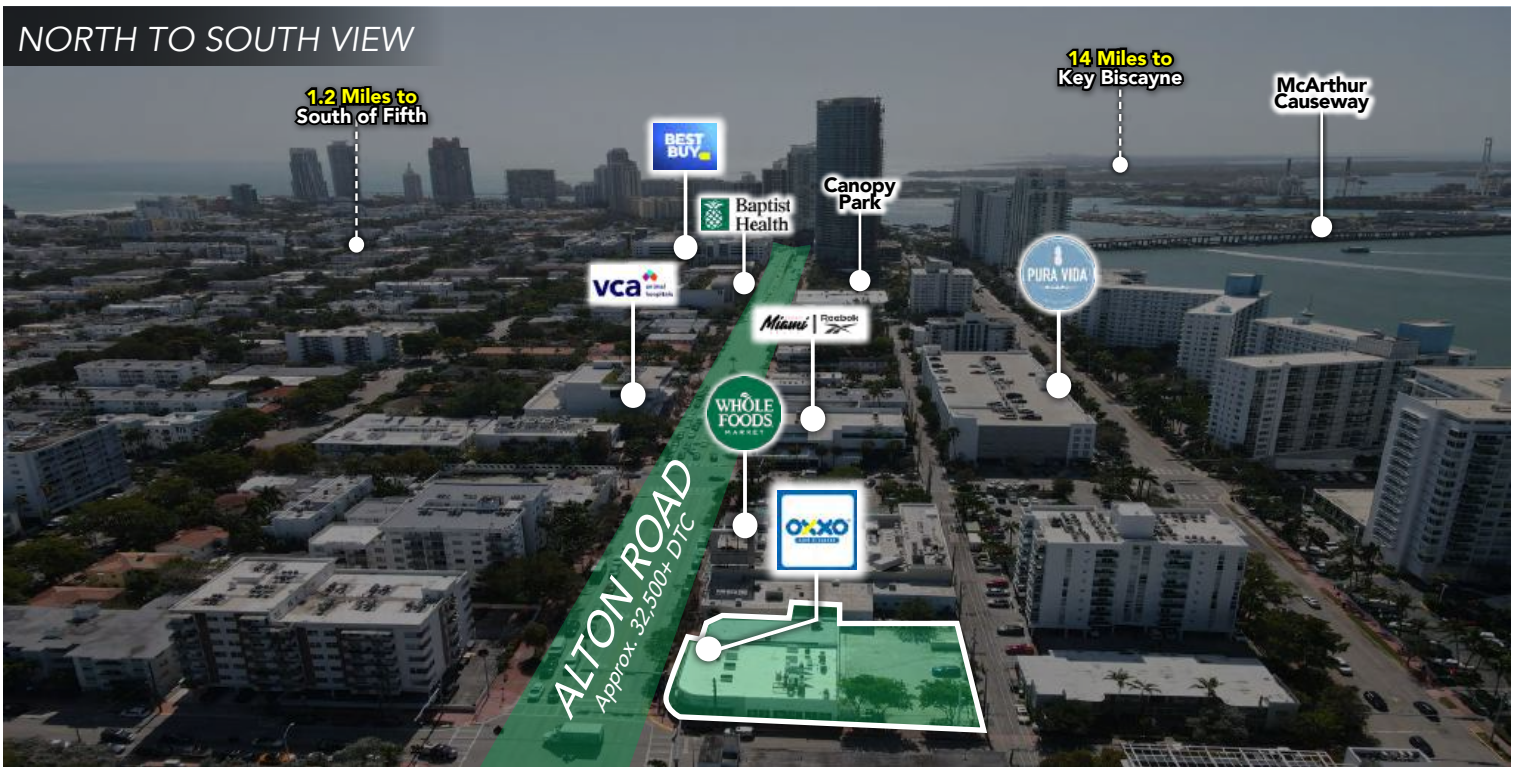
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SOUTH TO NORTH VIEW



NORTH TO SOUTH VIEW



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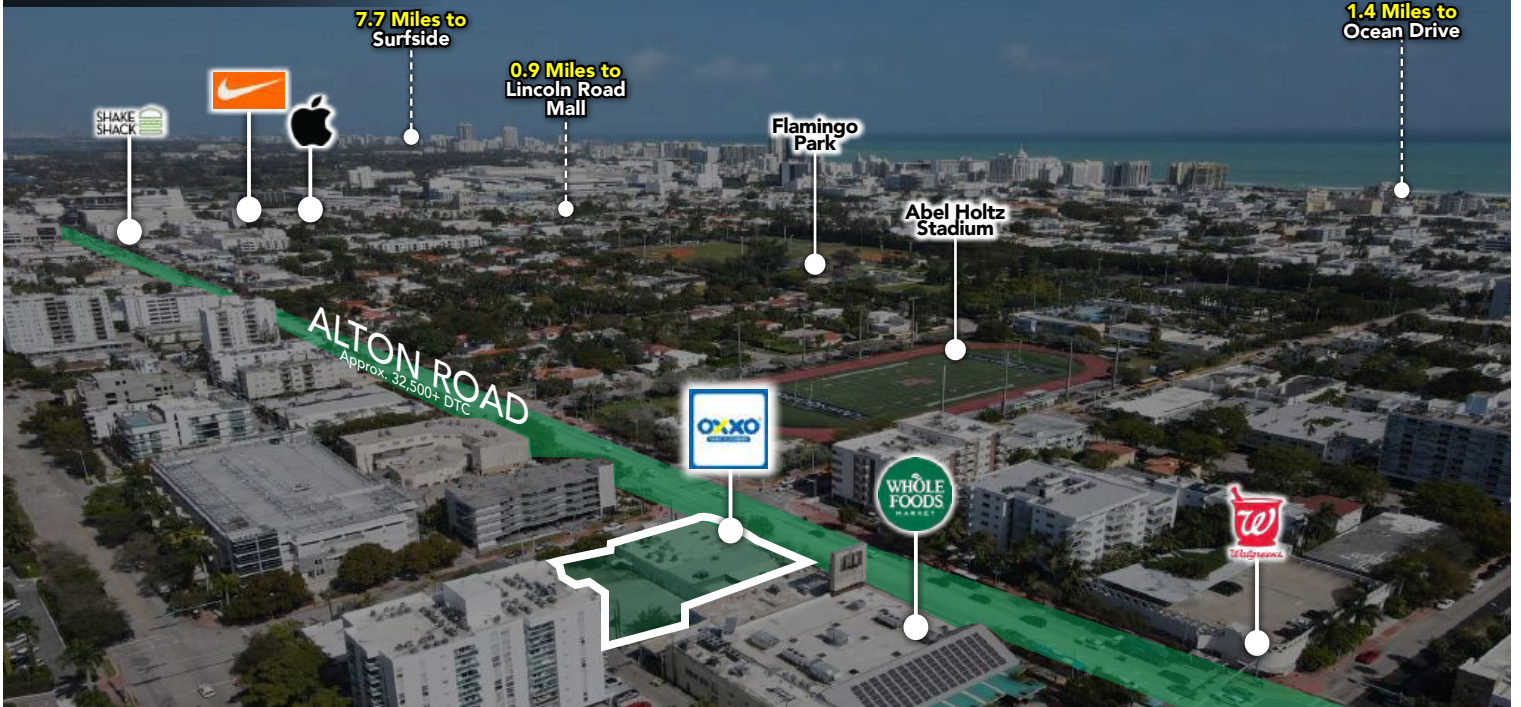
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S.E. TO N.W. VIEW



TOP DOWN VIEW



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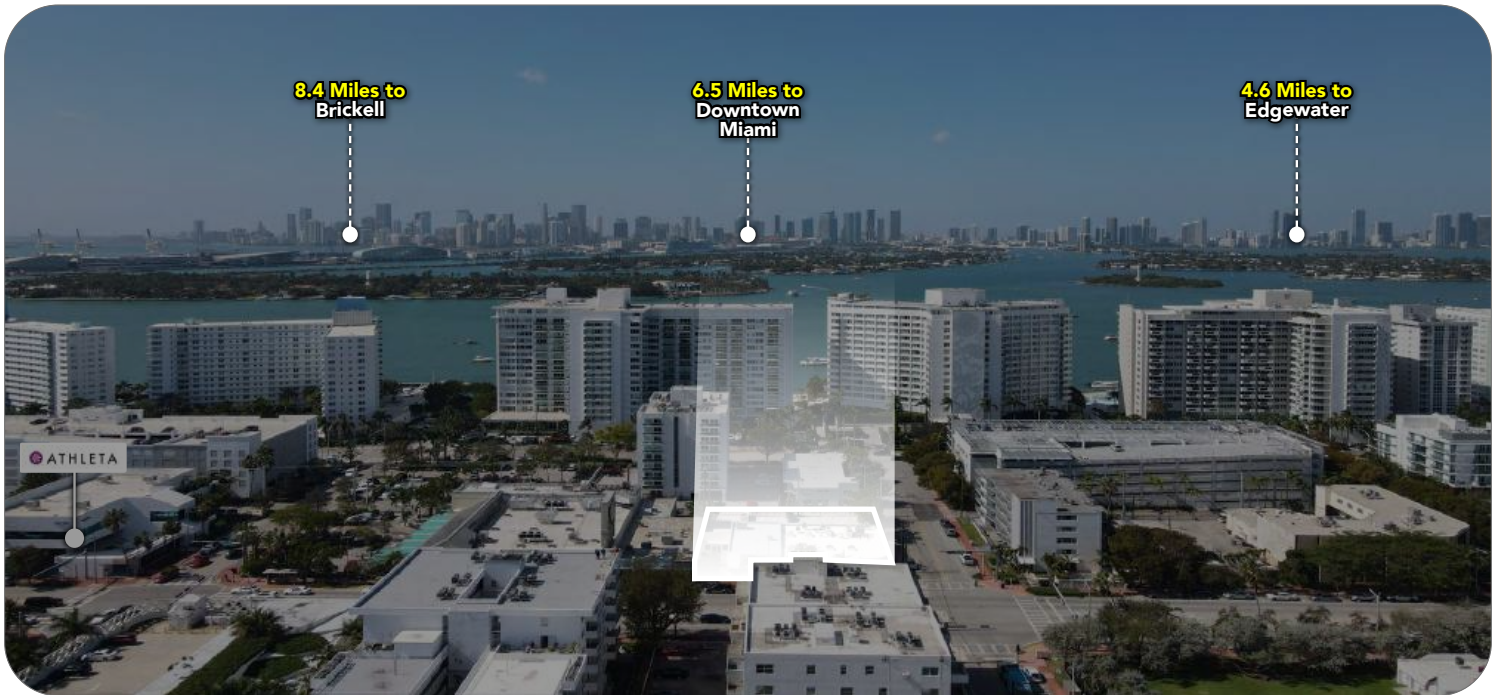
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**chariff**  
REALTY GROUP

5801 BISCAYNE BOULEVARD  
MIAMI, FLORIDA 33137

[www.chariff.com](http://www.chariff.com)

(O) 305-576-7474

(F) 305-576-7494

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 @chariff

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