

# SOUTH BEACH, FLORIDA





INCOME PRODUCING PROPERTY  
WITH FUTURE UPSIDE

1570 Alton Road

Miami Beach, Florida 33139

**FOR SALE**



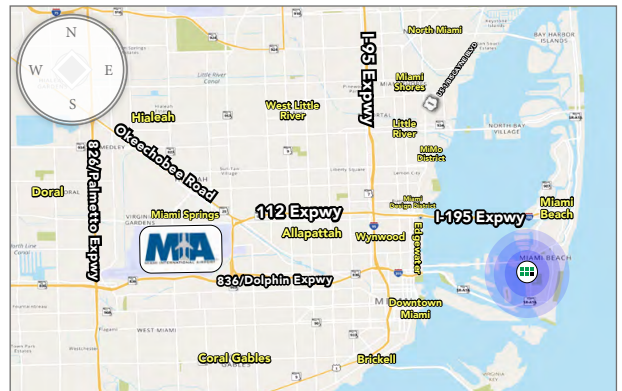
	TOTAL BUILDING SIZE:	<b>4,146 SF ±</b>
	TOTAL LOT SIZE:	<b>8,000 SF ±</b>
	SALES PRICE:	<b>\$8,200,000</b>
	ZONING:	<b>CD-2</b>



[Click Here for Additional Zoning Information](#)

## PROPERTY HIGHLIGHTS

- Future upside as market rents increase
- Consistent rental increases
- Tenants: TD Bank, Sufrait Grill and Casa Green
- Within blocks to Ocean Drive, Lincoln Road Mall, Espanola Way and South of Fifth
- 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



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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.

**1570 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



**1212  
Lincoln Road**



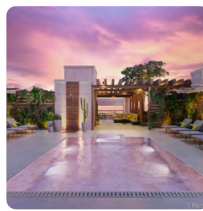
**Monad Terrace**

- 1300 Monad Ter
- 14 Stories
  - 59 Residences
  - Completion: 2024



**1920  
Alton**

- 1920 Alton Road
- 16,000 SF +/-
  - Completion: 2021



**Ten30  
South Beach**

- 1030 15th St
- 3-story boutique bldg
  - 43 Residences
  - Completion: 2021



**3900 Alton**

- 3900 Alton Road
- 8 Stories
  - 197,780 SF +/-
  - Completion: 2024

# Shopping

NEAR ALTON ROAD



Lincoln Road Mall

# Dining

NEAR ALTON ROAD



## Sunset Harbour Shops



## Lincoln Road Mall



# Health & Lifestyle

NEAR ALTON ROAD



THE STANDARD SPA & HOTEL  
ON VENETIAN ISLANDS



SWEAT440  
AT SUNSET HARBOUR SHOPS



FUZE HOUSE  
AT SUNSET HARBOUR



SUNSET HARBOUR  
YACHT CLUB



MIAMI BEACH  
GOLF CLUB



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SOUTH TO NORTH VIEW



NORTH TO SOUTH VIEW



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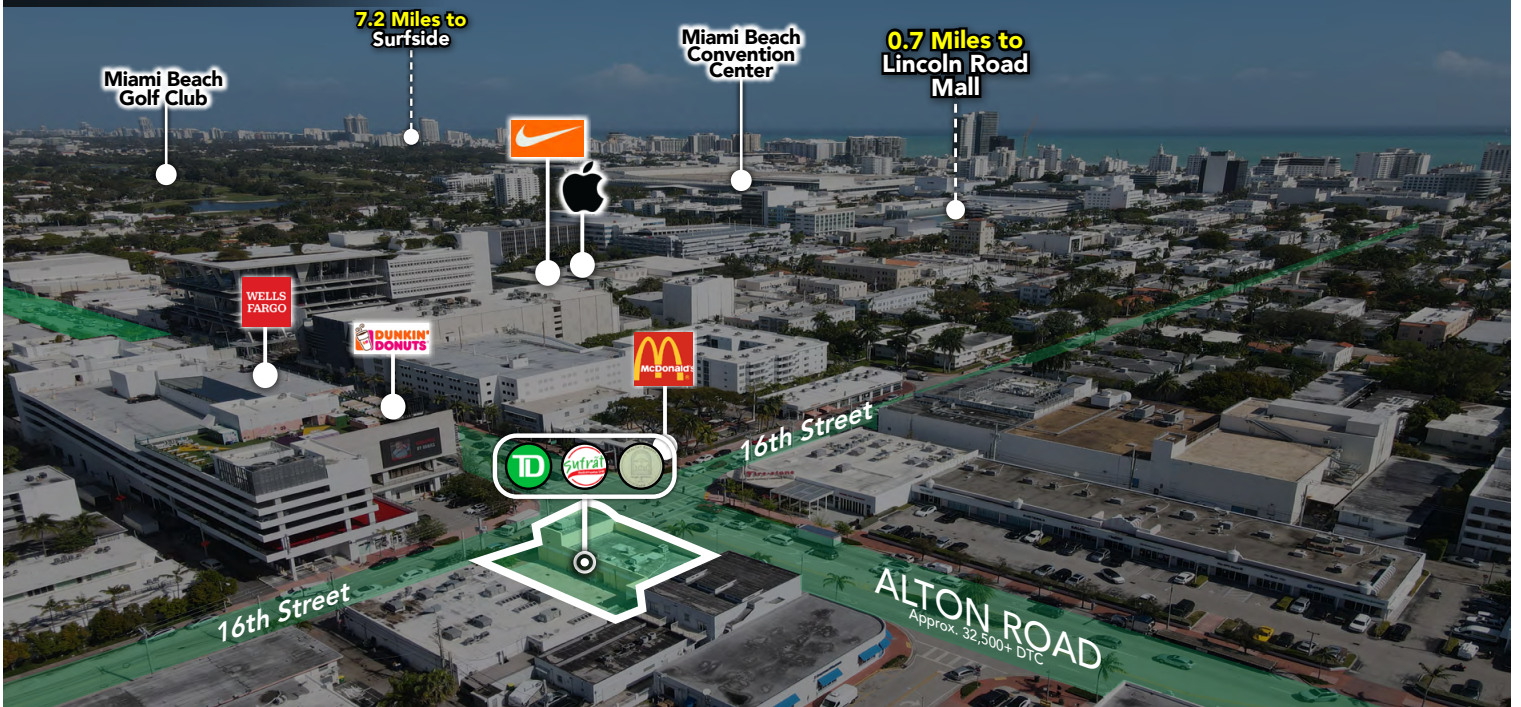
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S.W. TO N.E. VIEW



TOP DOWN VIEW



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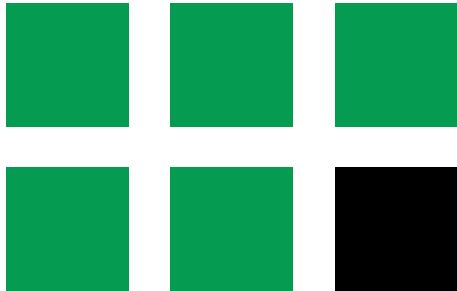
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