

# ICONIC SOUTH BEACH INCOME PRODUCING PROPERTY

1600 Lenox Ave  
Miami Beach, Florida 33139

**FOR SALE**



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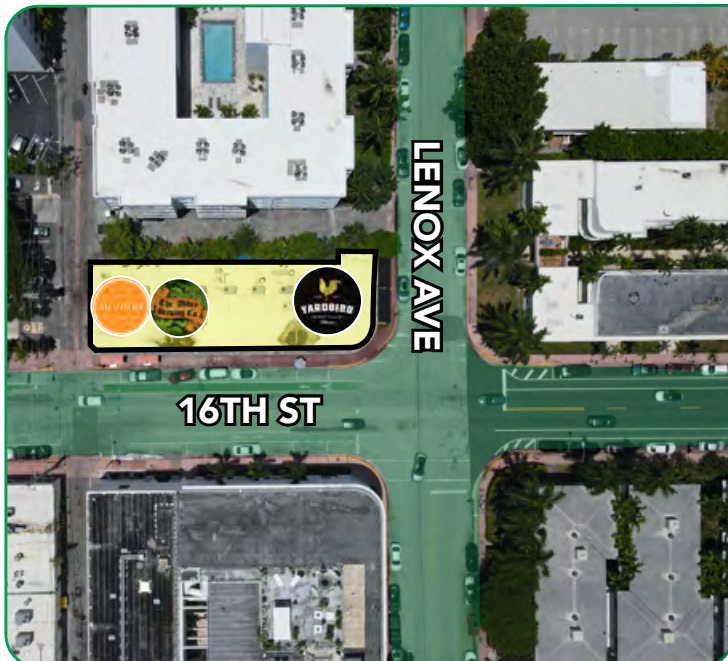
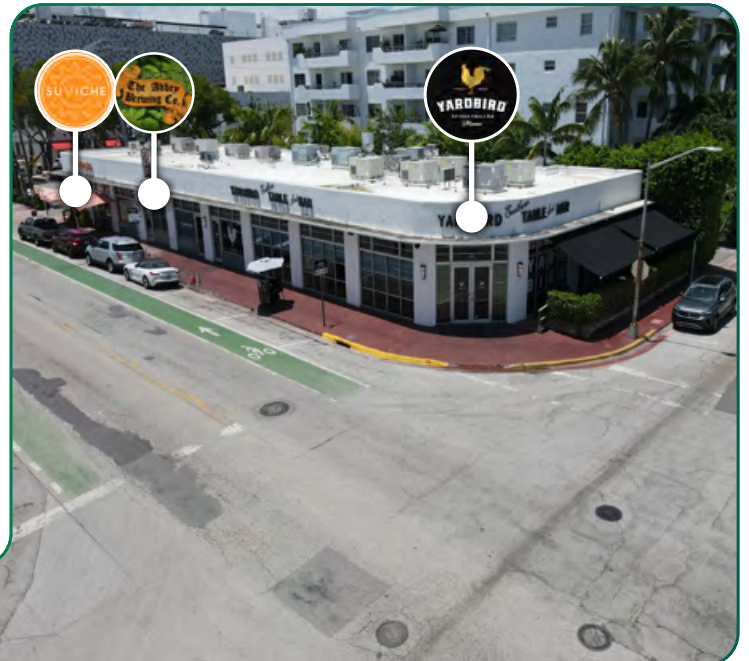


	TOTAL BUILDING SIZE:	<b>6,790 SF ±</b>
	TOTAL LOT SIZE:	<b>7,500 SF ±</b>
	SALES PRICE:	<b>\$14,900,000</b>
	ZONING:	<b>CU-1</b>



## UNIQUE OPPORTUNITY

- Premier location on 16th Street between Lincoln Rd & Alton Rd.
- Anchored by Yardbird, SuViche & Abbey Brewing Co.
- Surrounded by top national and local retailers
- Rare trophy asset with flexible use: extend leases, owner-user, or new develop



## ABOUT THE AREA

Discover a prime investment at 1600 Lenox Ave, Miami Beach. Home to SuViche, Abbey Brewing Co., and Yardbird Southern Table and Bar, this iconic building sits between Lincoln Road and Alton Road. Minutes from Miami, Wynwood, the Design District, and more, it offers unmatched accessibility and exposure. Don't miss this exceptional opportunity!

# NESTLED BETWEEN THE BEST OF BOTH WORLDS



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.

**1600 Lenox Ave** brings investors stable income while capitalizing on **future rent increases** on Alton Road and surrounding retail corridors.





# YARDBIRD SOUTHERN TABLE & BAR



**SOUTH BEACH  
STAPLE**



Renowned for its innovative take on Southern comfort food, Yardbird Southern Table & Bar has become a **staple in South Beach since opening its doors.**

Established as a culinary haven, Yardbird offers a **vibrant dining experience** with a menu that features renowned dishes like their **crispy Yardbird fried chicken and delicious bourbon-infused cocktails.**

The restaurant's success is attributed to its warm, inviting atmosphere and exceptional service, making it a popular destination for both locals and tourists.

Its prominent location in South Beach has solidified its reputation as a **must-visit dining spot in the South Florida** market. With its strong performance and established customer base, Yardbird provides a reliable and **lucrative tenant for any prospective building investor.**



# THE ABBY BREWING CO.



**SOUTH BEACH  
STAPLE**



A beloved local institution, The Abby Brewing Co. stands out for its dedication to **crafting high-quality, small-batch beers** that resonate with the **South Beach community**.

With a focus on traditional brewing methods and a commitment to innovation, The Abby has garnered a **loyal following among beer enthusiasts**. Its success is marked by its vibrant taproom, where patrons enjoy a **diverse range of brews in a relaxed setting**.

The brewery's presence in South Beach highlights its role as a key player in the region's burgeoning craft beer scene, attracting a steady stream of customers eager to experience its unique offerings. As a reliable and established business, The Abby Brewing Co. adds a layer of **stability and appeal to any investor's portfolio**.





# SUVICHE



**SOUTH BEACH  
STAPLE**



Combining the best of **Peruvian and Japanese cuisine**, Suviche has carved out a niche for itself in the South Beach dining landscape. Since its inception, Suviche has been celebrated for its fresh, flavorful fusion dishes, including its signature sushi and ceviche creations.

The restaurant's **innovative menu and chic, modern ambiance** have made it a favorite among food lovers and a hotspot for those **seeking a unique culinary experience**. Suviche's success in South Florida is a testament to its ability to deliver exceptional dining experiences that consistently delight and attract a diverse clientele.

Investing in this building ensures the presence of a well-established and popular tenant like Suviche, **promising continued stability and profitability**.





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# SOUTH BEACH

## MIAMI BEACH, FLORIDA



**92,000+**  
Total  
Population



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



**22,000+**  
Hotel  
Rooms



**10M+**  
Overnight  
Visitors

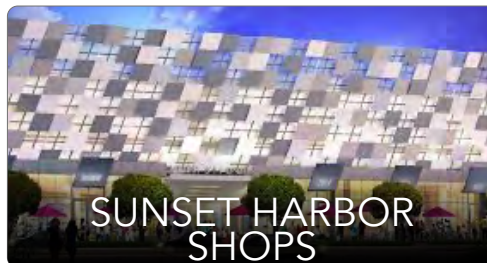


**70,000+**  
Total  
Employees

## 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

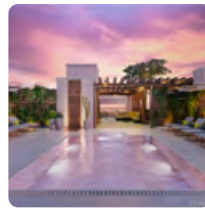
- 14 Stories
- 59 Residences
- Completion: 2024



**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 LENOX AVE



Lincoln Road Mall



# Dining

NEAR LENOX AVE



## Sunset Harbour Shops



## Lincoln Road Mall





# Health & Lifestyle

NEAR LENOX AVE





1600 LENOX AVE

LINCOLN ROAD (TOP-DOWN VIEW)



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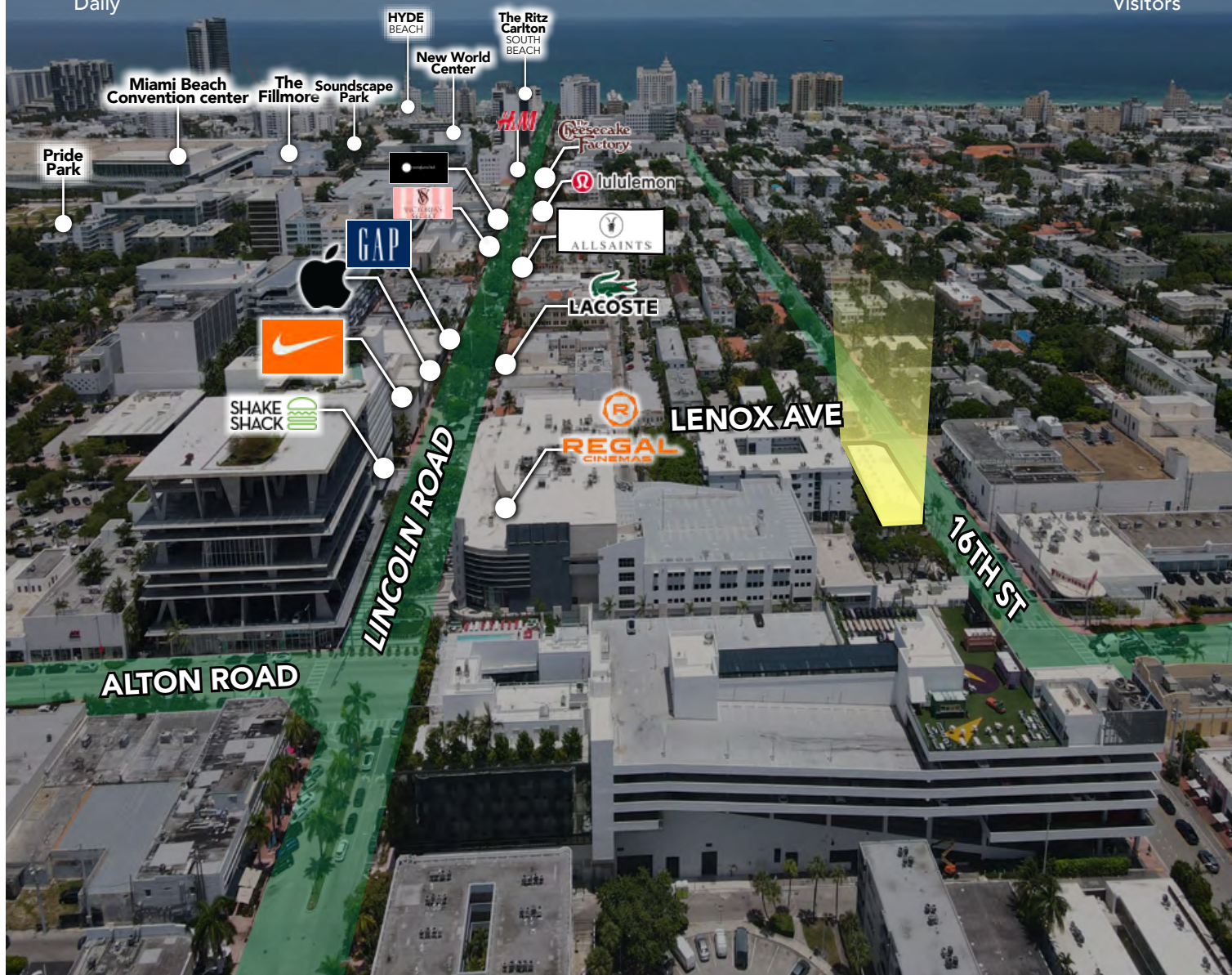
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65+  
Restaurants281+  
Businessess11.6M+  
Tourists  
Visited2.2M+  
Int'l Tourists  
Visited81.1%  
Hotel  
Occupancy  
Rate\$2B  
Total  
Hospitality  
Sales in  
Miami Beach\$1.5B  
Total Retail  
Sales in  
Miami Beach23K  
Visitors to  
Lincoln Rd  
Daily6.7M  
Total  
Overnight  
Visitors

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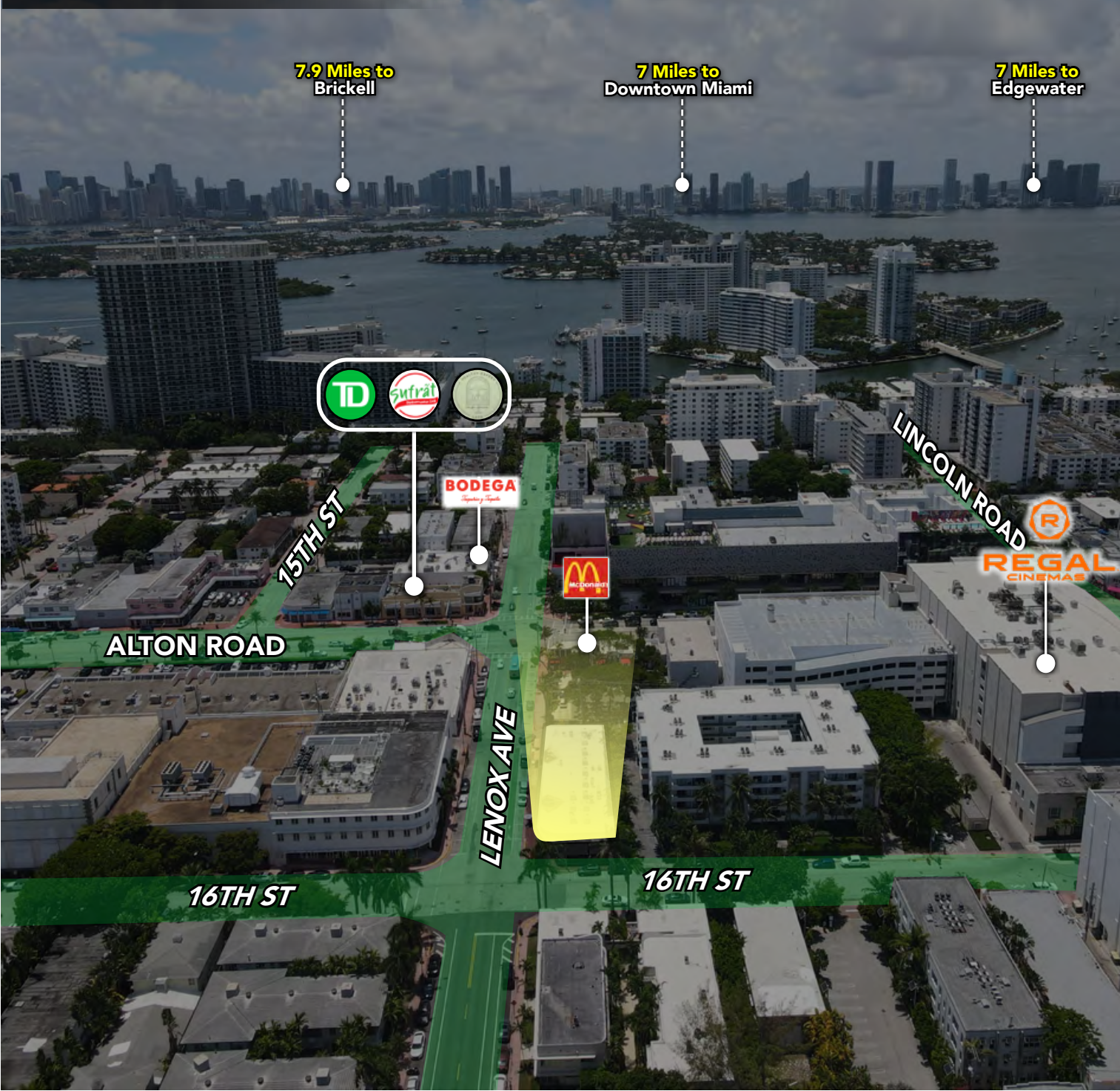
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EAST TO WEST VIEW



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