

SOUTH BEACH, FLORIDA

ICONIC INCOME PRODUCING BUILDING


1600 Lenox Ave
Miami Beach, Florida 33139

FOR SALE



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

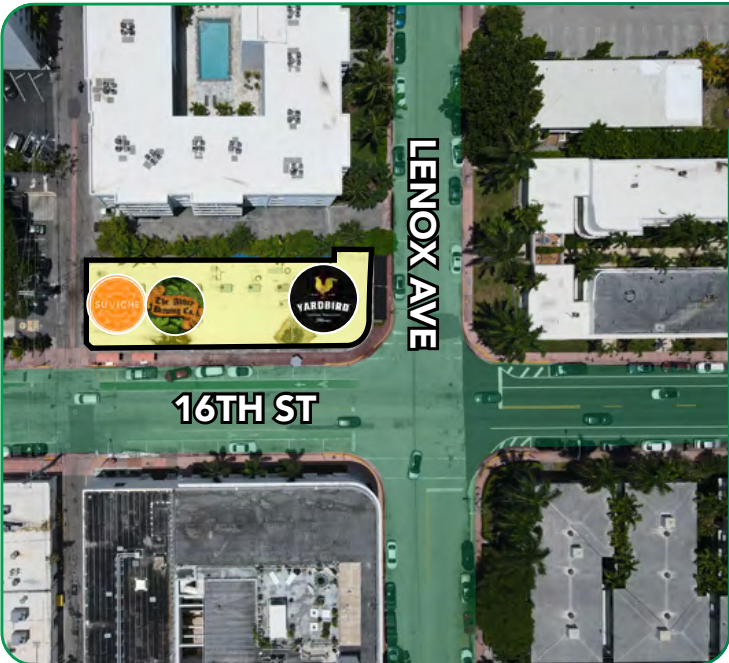
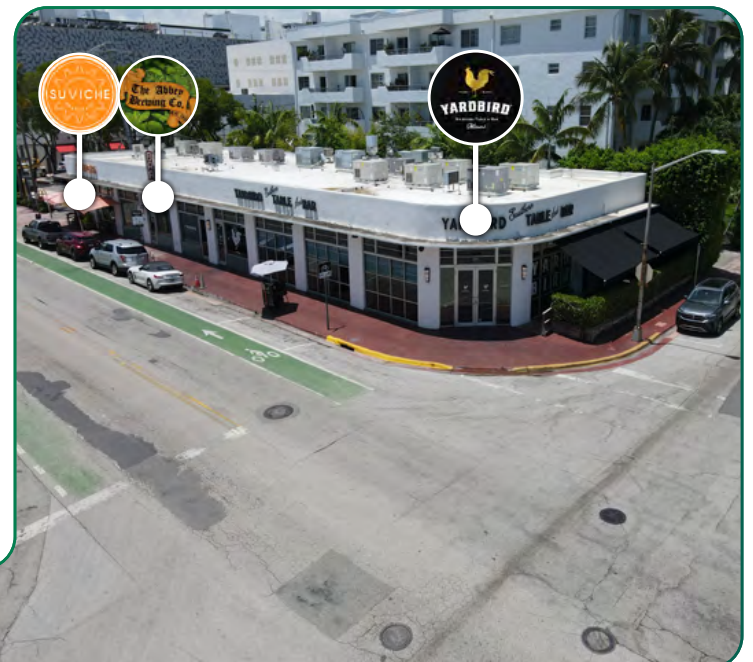
This is a confidential memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property and has been prepared by Chariff Realty Group, ("Chariff Realty Group"), primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective investor may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Chariff Realty Group, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective investors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the property or of the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Chariff Realty Group.

	TOTAL BUILDING SIZE:	6,790 SF ±
	TOTAL LOT SIZE:	7,500 SF ±
	SALES PRICE:	\$17,000,000
	ZONING:	CD-2



UNIQUE OPPORTUNITY

- Freestanding corner property for sale
- Iconic trophy asset
- Long-term secured tenants: Yardbird Southern Table & Bar, The Abbey Brewing Co. and SuViche
- Steps from world-famous Lincoln Road, Regal South Beach, Colony Theatre and multiple hotels



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.

1570 Alton Road 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.

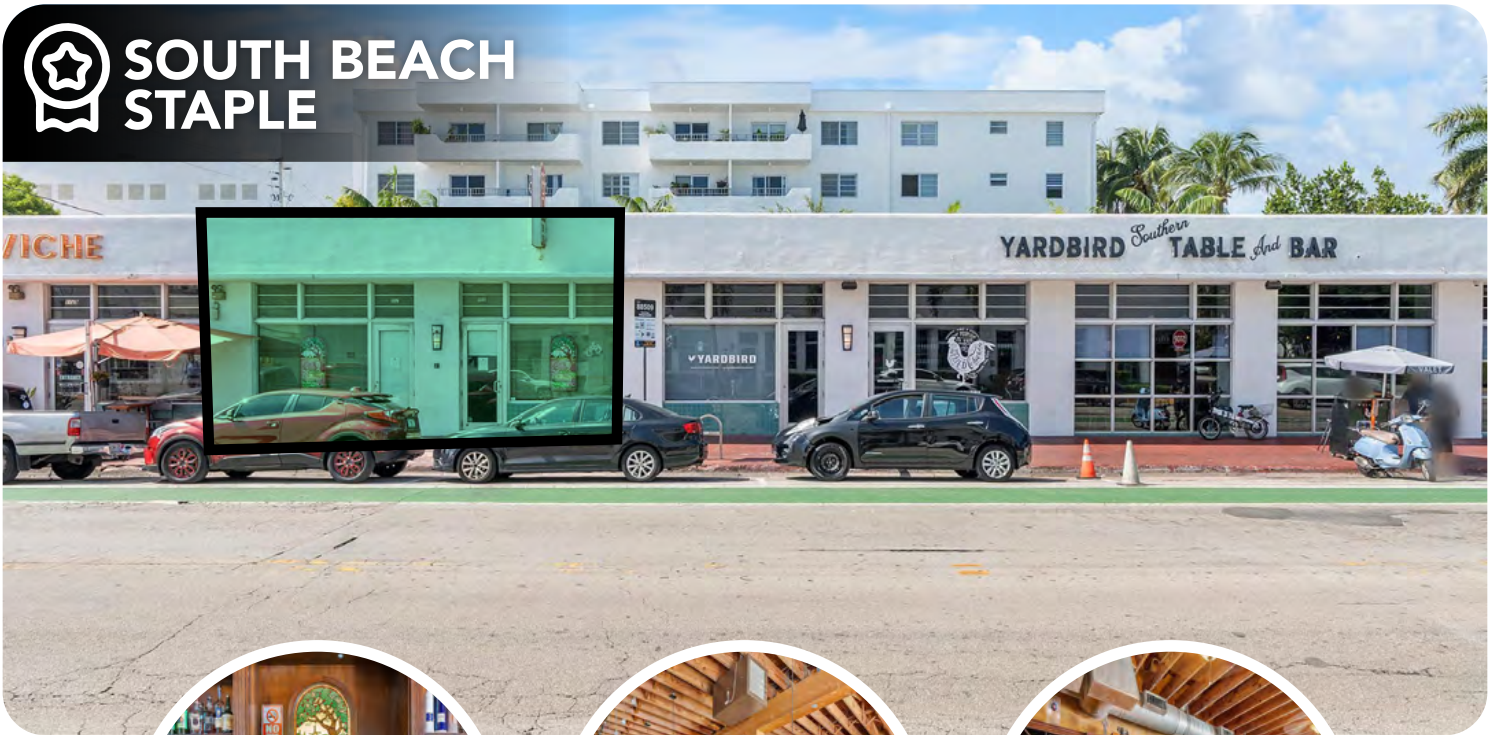
Its prominent location in South Beach has solidified its reputation as a **must-visit dining spot in the South Florida** market. With its strong performance and established customer base, Yardbird provides a reliable and **lucrative tenant for any prospective building investor.**



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**.



All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.



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**.



www.chariff.com

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

305-576-7474

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

5801 Biscayne Blvd
 Miami, Florida 33137

info@chariff.com

@chariff

@chariff

@chariffrealty

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.



www.chariff.com

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

305-576-7474

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

5801 Biscayne Blvd
Miami, Florida 33137

info@chariff.com

@chariff

@chariff

@chariffrealty

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.



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

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

 @chariff

 @chariff

 @chariffrealty

www.chariff.com

305-576-7474

5801 Biscayne Blvd
 Miami, Florida 33137

info@chariff.com

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.



www.chariff.com

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

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

@chariff

@chariff

@chariffrealty

305-576-7474

5801 Biscayne Blvd
Miami, Florida 33137

info@chariff.com

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

SOUTH BEACH

MIAMI BEACH, FLORIDA



92,000+
Total
Population



\$117,306
Avg.
HH Income



22,000+
Hotel
Rooms



10M+
Overnight
Visitors

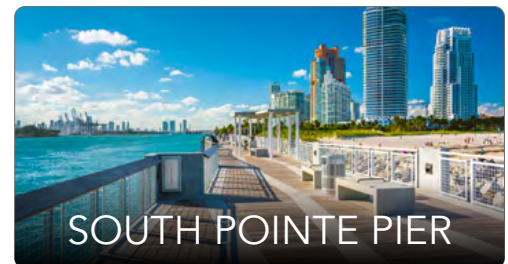
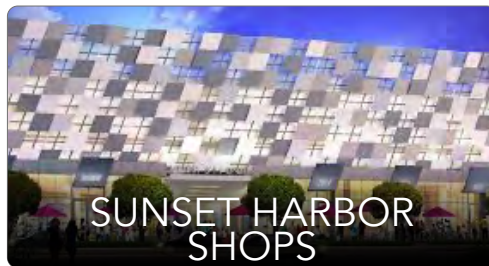


70,000+
Total
Employees

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**



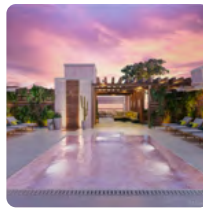
Monad Terrace

- 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



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



www.chariff.com

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

305-576-7474

5801 Biscayne Blvd
 Miami, Florida 33137

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

info@chariff.com

@chariff

@chariff

@chariffrealty

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.



www.chariff.com

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

305-576-7474

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

5801 Biscayne Blvd
Miami, Florida 33137

info@chariff.com

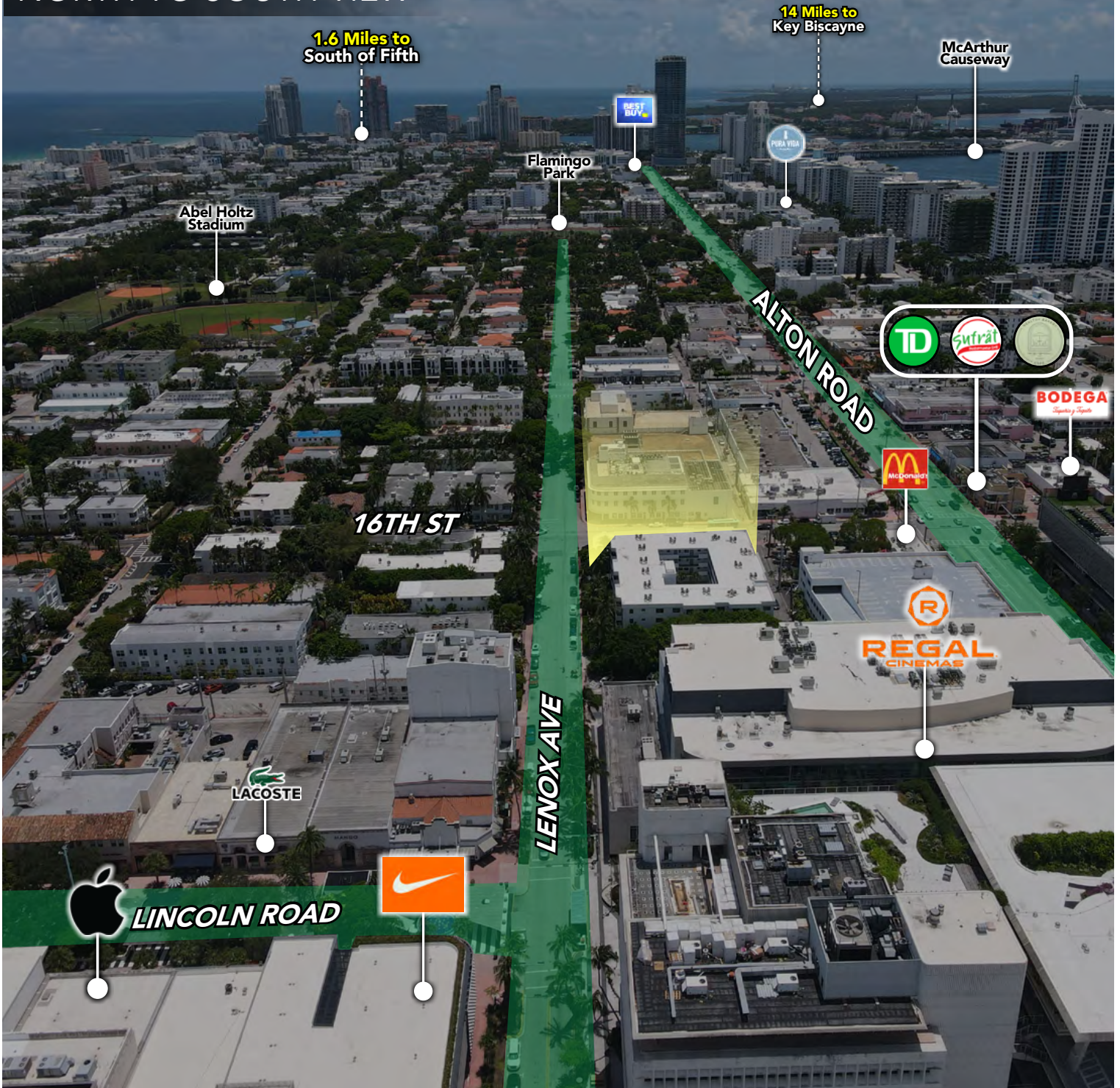
@chariff

@chariff

@chariffrealty

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

NORTH TO SOUTH VIEW



www.chariff.com

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

305-576-7474

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

5801 Biscayne Blvd
 Miami, Florida 33137

info@chariff.com

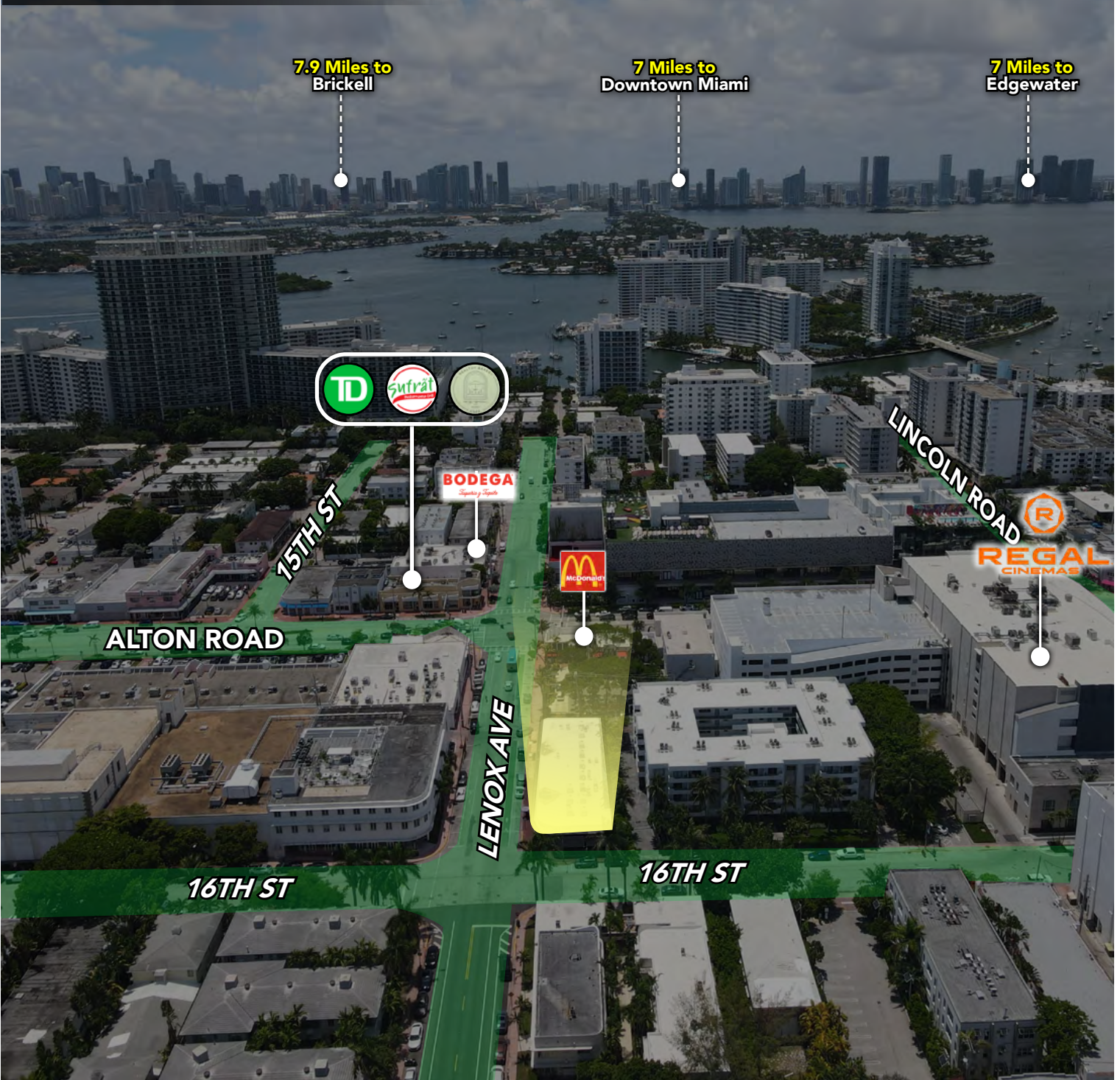
@chariff

@chariff

f @chariffrealty

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

EAST TO WEST VIEW



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

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

@chariff

@chariff

@chariffrealty

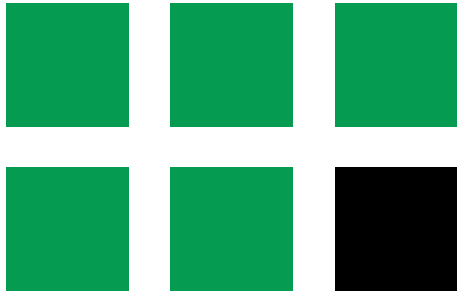
www.chariff.com

305-576-7474

5801 Biscayne Blvd
 Miami, Florida 33137

info@chariff.com

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.



chariff
REALTY GROUP

5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

www.chariff.com

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty

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



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

