

# SOUTH BEACH

1080 Alton Road, Miami Beach, Florida 33139

## FOR LEASE

### PRIME CORNER RETAIL/RESTAURANT







## Retail/Restaurant Opportunity in the Heart of South Beach

Chariff Realty Group presents a rare leasing opportunity in one of South Beach's most vibrant commercial corridors. **Currently configured as a fully built-out, second-generation restaurant**, this **3,650 SF ±** space features **two kitchens, a full-service bar**, and **onsite parking**—offering immediate value to operators in the food and beverage industry.

However, the space is **not limited to restaurant use**. With its **prominent Alton Road frontage, open interior layout**, and **versatile zoning**, it is equally well-suited for a wide variety of uses including **medical, wellness, fitness, retail, and creative/showroom concepts**.

Located just blocks from Ocean Drive, Lincoln Road Mall, and the West Avenue residential corridor, 1080 Alton Road benefits from **high visibility, strong foot traffic**, and immediate access to **I-395, I-195, and I-95**—making it a powerful location for any business looking to tap into the South Beach lifestyle and customer base.

Ideal uses  
Include



Showroom



Retail



Medical



Wellness





# OVERVIEW

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This is an opportunity to **leverage existing restaurant infrastructure or reimagine the space for a completely different concept**—all in a **central, high-demand South Beach location**.

## Key Highlights

- Fully built-out restaurant buildout adds valuable infrastructure
- Prime visibility on Alton Road
- Parking available
- Surrounded by luxury residences, retail, and hospitality destinations

## Current Use

Fully Built-Out Restaurant

## Ideal For:

- Medical or Wellness Center
- Boutique Fitness Studio or Gym
- Creative or Design-Oriented Showroom
- Specialty Retail or Dry Goods
- Bank or Financial Services





# EXECUTIVE SUMMARY

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AVAILABLE SPACE:

**3,650 SF ±**



PARKING:

**Available**



POSSESSION:

**Immediate**



LEASING RATE:

**\$100/ SF NNN**



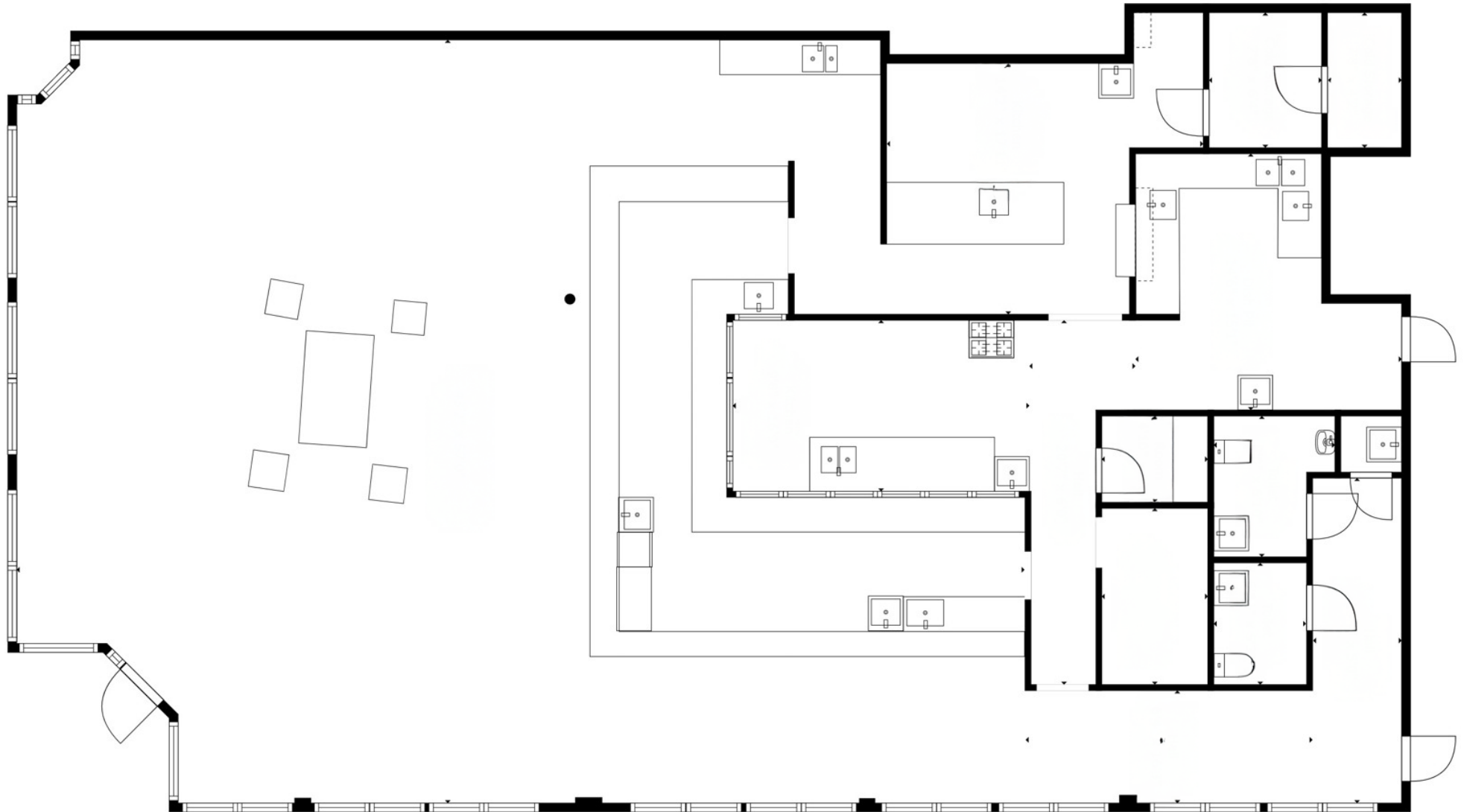
## Area Highlights

- Within blocks to Ocean Dr, Lincoln Rd Mall, Espanola Way and South of Fifth
- Immediate access to I-395, I-195 and I-95
- Surrounded by Million Dollar Condos South of 5th & Residences
- Centrally located at the heart of vibrant dining, nightlife, beach, and park experiences, offering you seamless access to the best of the Miami Beach lifestyle
- Walking Distance from West Ave Strip of Residences





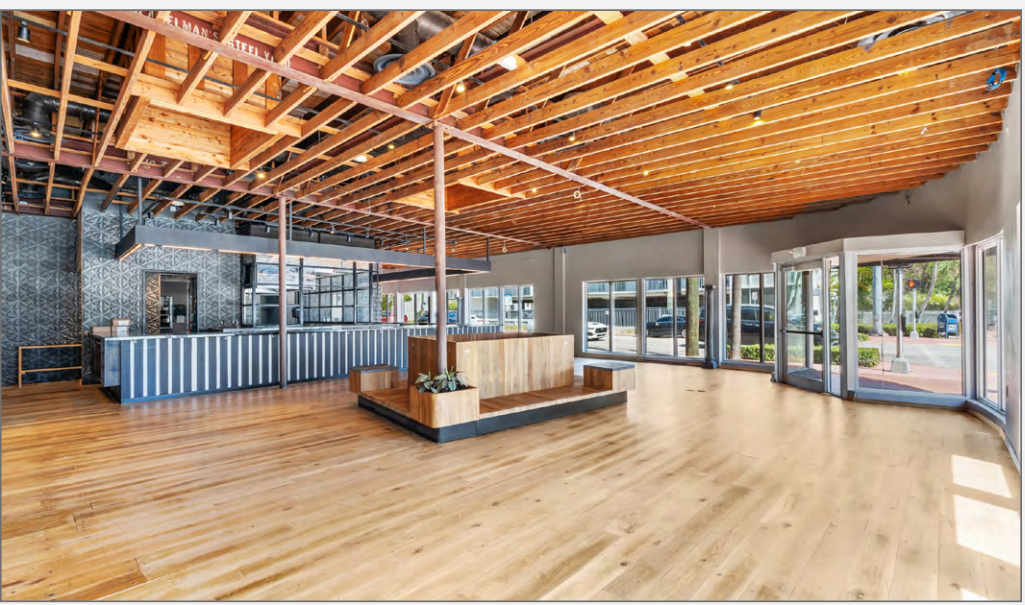
# FLOORPLAN







# INTERIOR PHOTOS







# INTERIOR PHOTOS







# TOP-DOWN VIEW







# ABOUT THE AREA

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## SOUTH BEACH MIAMI BEACH, FLORIDA



**92,000+**  
Total  
Population



**10M+**  
Overnight  
Visitors



**70,000+**  
Total  
Employees



**22,000+**  
Hotel  
Rooms



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

## Shopping



Fifth & Alton



Bld at Lenox



## Dining



SoFi



[www.chariff.com](http://www.chariff.com)  
(305) 576-7474





# AERIAL VIEW

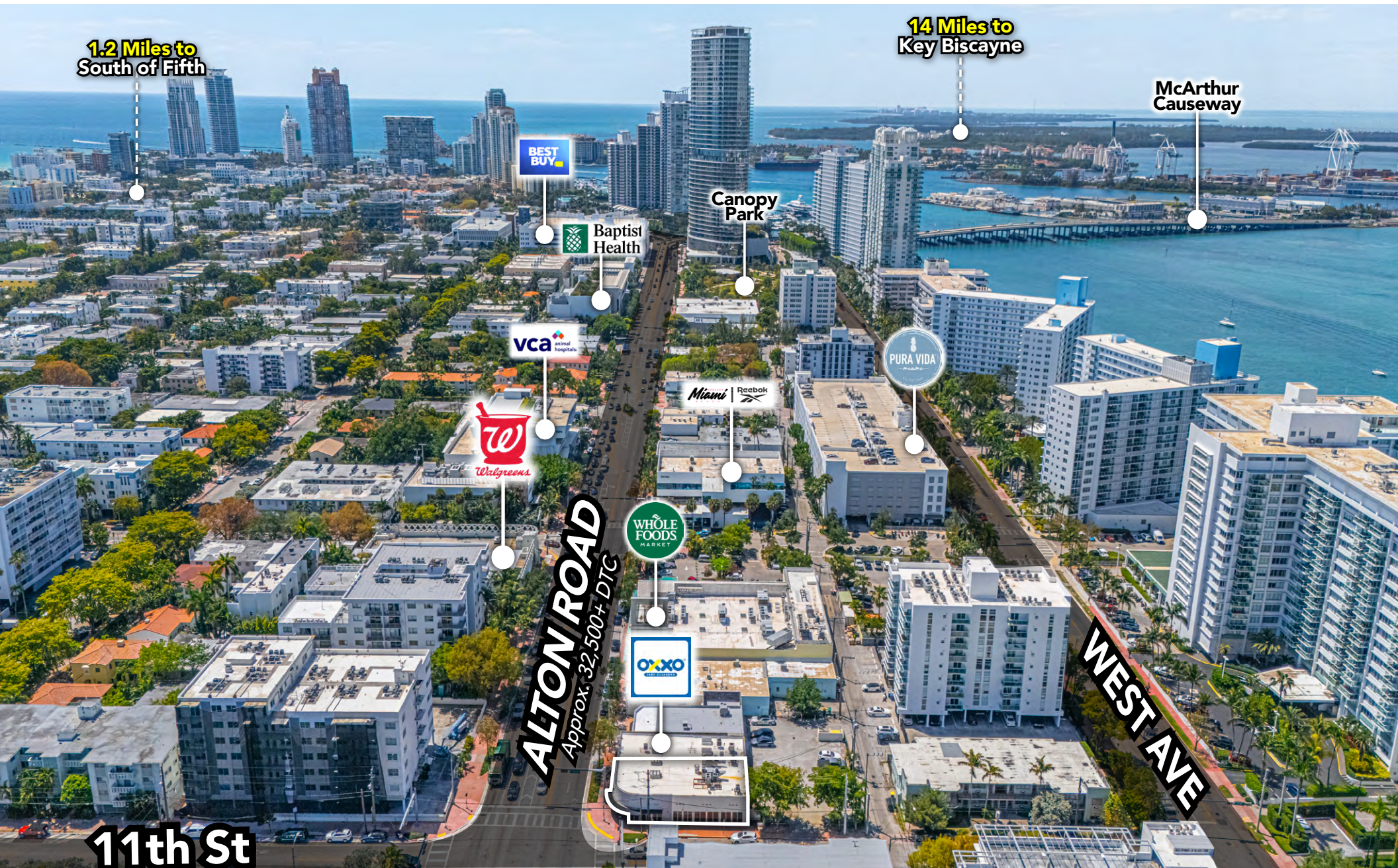






# AERIAL VIEW

11



11th St

ALTON ROAD  
Approx. 32,500+ DTC

WEST AVE





# chariff

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