

311 LINCOLN

311 LINCOLN ROAD
MIAMI BEACH, FL



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PROJECTS

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Details

Landmark destination ideal for a flagship retail store, trademark restaurant/nightclub with outdoor seating

±193 feet of direct Lincoln Road frontage

Can be subdivided into a variety of configurations and tenant profiles

Situated in a major pedestrian, vehicular and transit thoroughfare, on the only block open to vehicular traffic on Lincoln Road

Located within the Lincoln Road Signage District which allows for generous signage rights

The 300 block is located between Collins Avenue, a global hotel destination and Lincoln Road, home to Florida's highest retail rents

The Miami Beach Convention Center is within walking distance and currently hosts over 800,000 annual visitors, currently undergoing a \$500M renovation, and hosts Art Basel annually

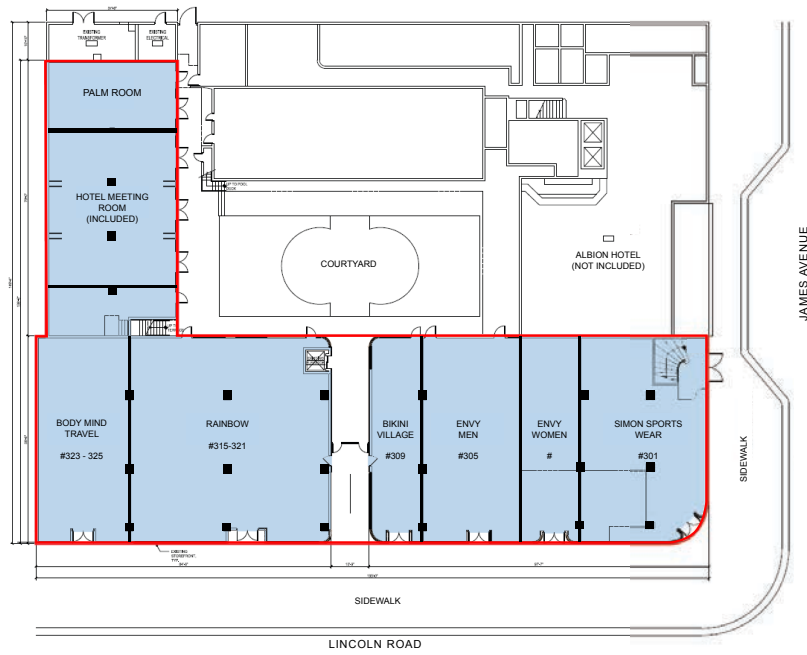
New World Symphony and other world-class destinations located within blocks of 311 Lincoln Road

Attached to the historic Albion Hotel, a 1926 nautical art deco style hotel

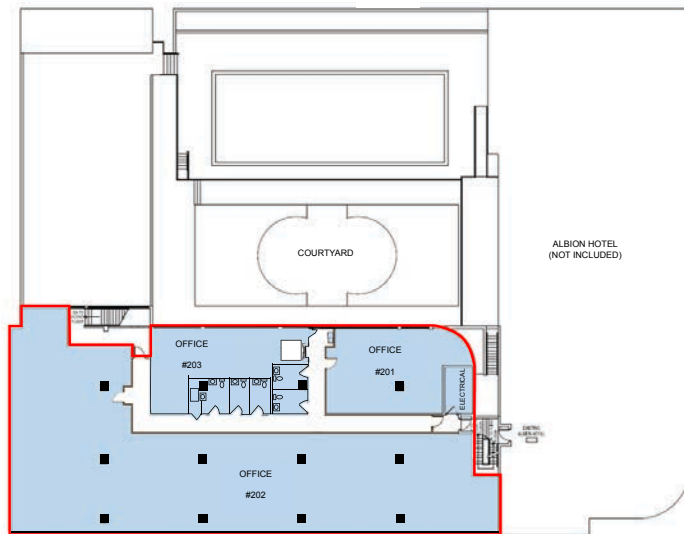
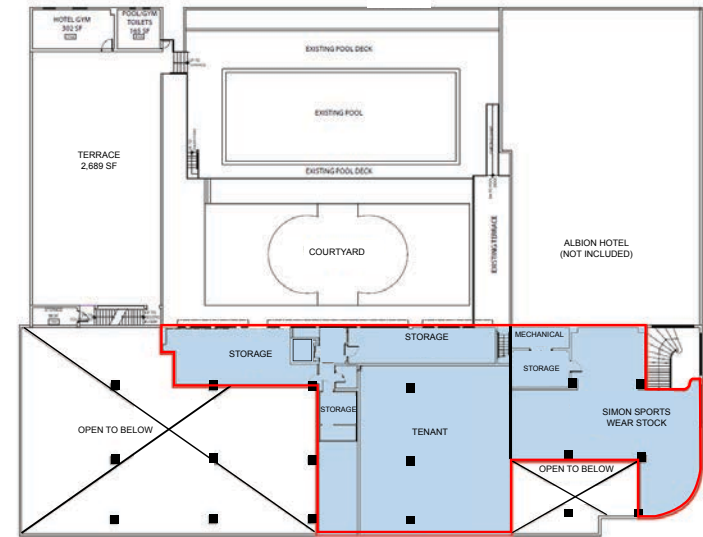
| Building Layout | Square Feet | Demographics | 1-Mile | 3-Mile | 5-Mile |
|-----------------|---------------|----------------|----------|----------|----------|
| Ground Floor | 13,480 | Population | 29,987 | 58,563 | 211,587 |
| Mezzanine | 6,055 | Average Income | \$71,813 | \$82,064 | \$72,769 |
| Floor 2 | 7,944 | Employees | 36,539 | 68,080 | 201,802 |
| Floor 3 | 7,826 | Median Age | 37.9 | 40.6 | 37.8 |
| Total | 35,315 | | | | |

Building Floor Plans

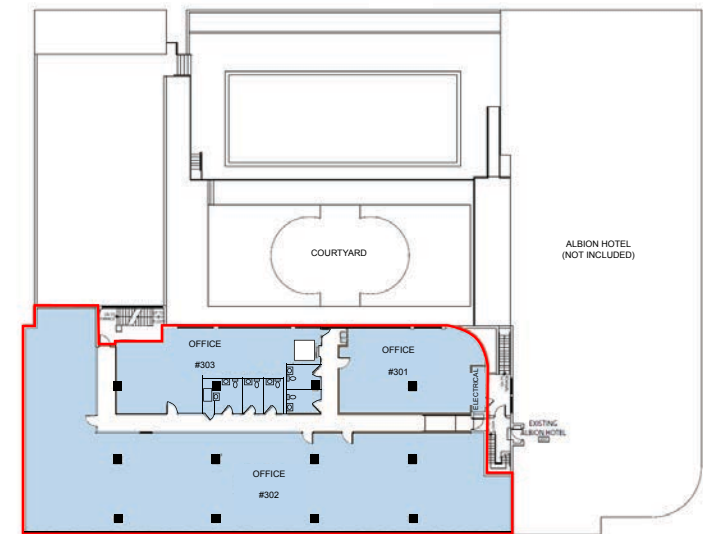
Ground Floor - 13,480 SF Retail Space



Mezzanine - 6,055 SF Retail Space



Second Floor - 7,944 SF Office Space



Third Floor - 7,826 SF Office Space

Lincoln Road Map

