

FOR SALE / LEASE • RETAIL PROPERTY

HIGH-VISIBILITY COLLINS RETAIL | STEPS FROM OCEAN DRIVE

 909 Collins Ave. • Miami Beach, FL 33139

RETAIL PROPERTY

High-Visibility Collins Retail | Steps from Ocean Drive

FA Commercial presents retail space located on a remodeled building located on 909 Collins Ave. in Miami Beach. This property is a brand new construction in the heart of Miami Beach designed by prestigious award winning architect Shulman & Associates. Its located steps away from the beach and from the famous Ocean Drive. It has great exposure to walking and car traffic and its close to several premium stores from around the world

STATUS: FOR SALE / LEASE



Renders are for visual purposes only

BUILDING SIZE

5,903
SF

LEASE TYPE

NNN

BASE RENT

\$80/SF
ANNUALLY



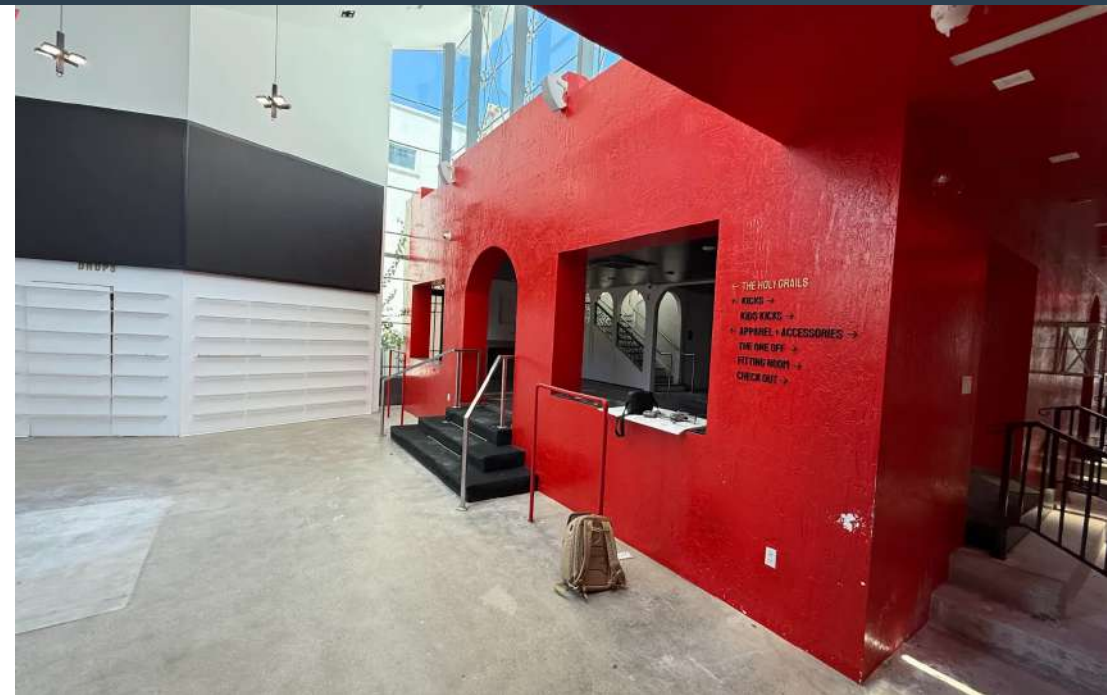
INVESTMENT HIGHLIGHTS

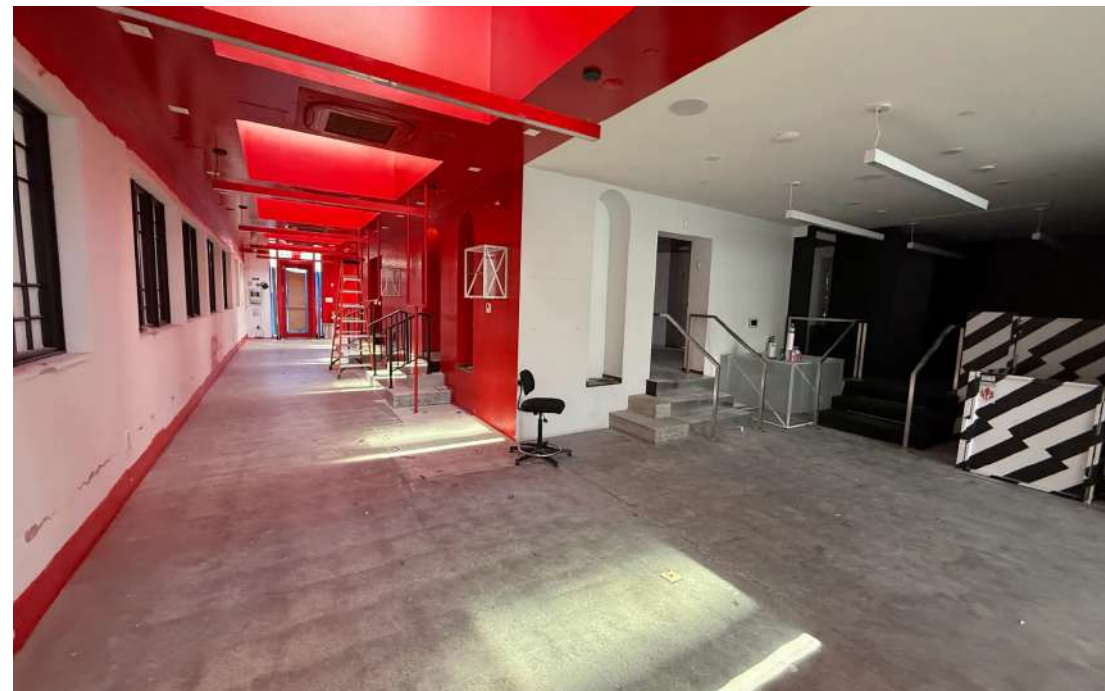
- 01** Vacant Retail Ready For Lease-Up
- 02** Double Ceiling Height 24 Feet
- 03** Brand New Construction Designed By Shulman & Associates
- 04** One Block Away From Ocean Drive
Abundant Foot Traffic
- 05** Close To Several Parking Garages
- 06** Very Unique Location With Around 50ft Of Frontage





Renders are for visual purposes only







Double Ceiling Height Back Area



Double Ceiling Height Back Area



Second Floor Office



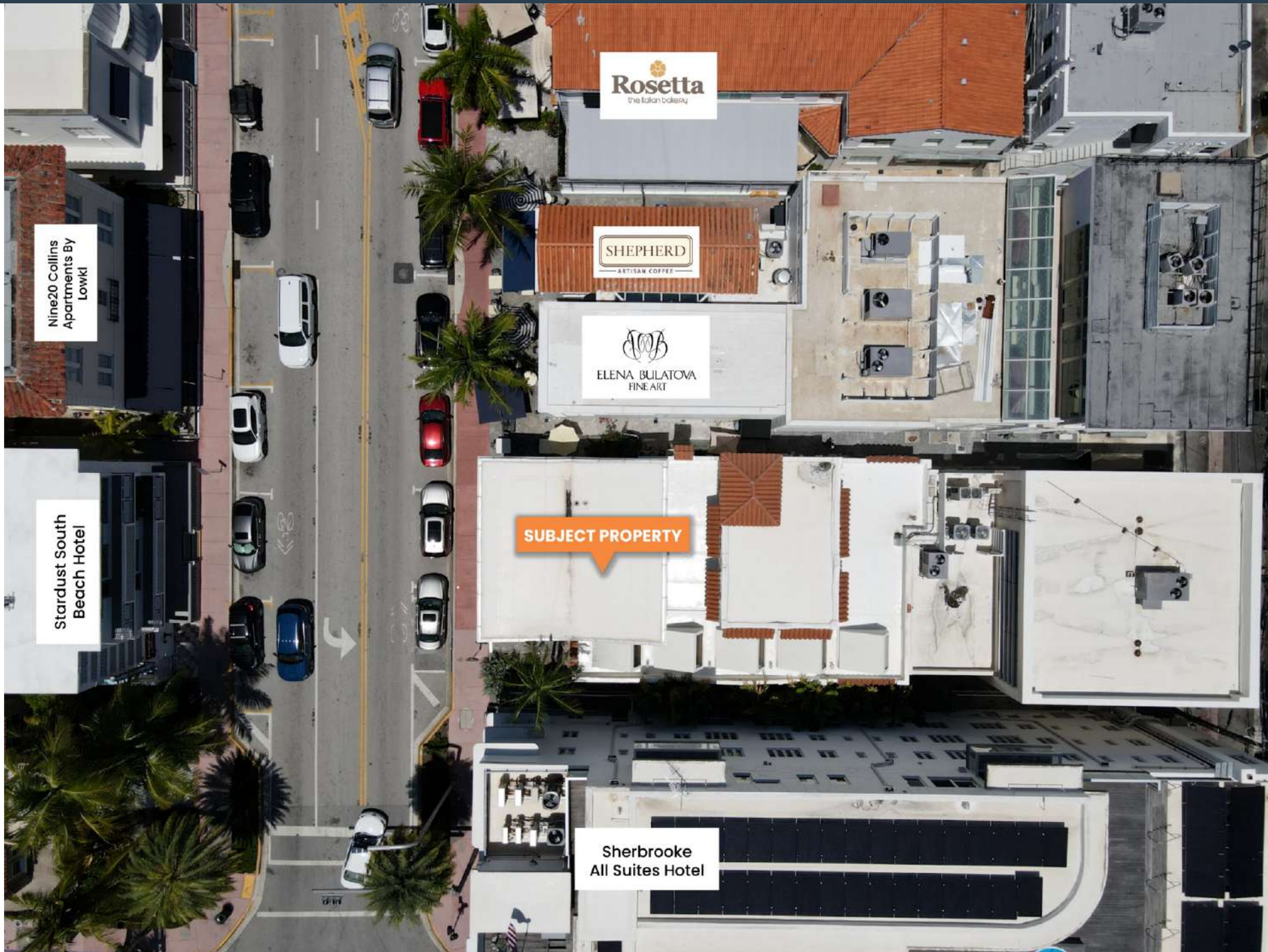
Second Floor Office



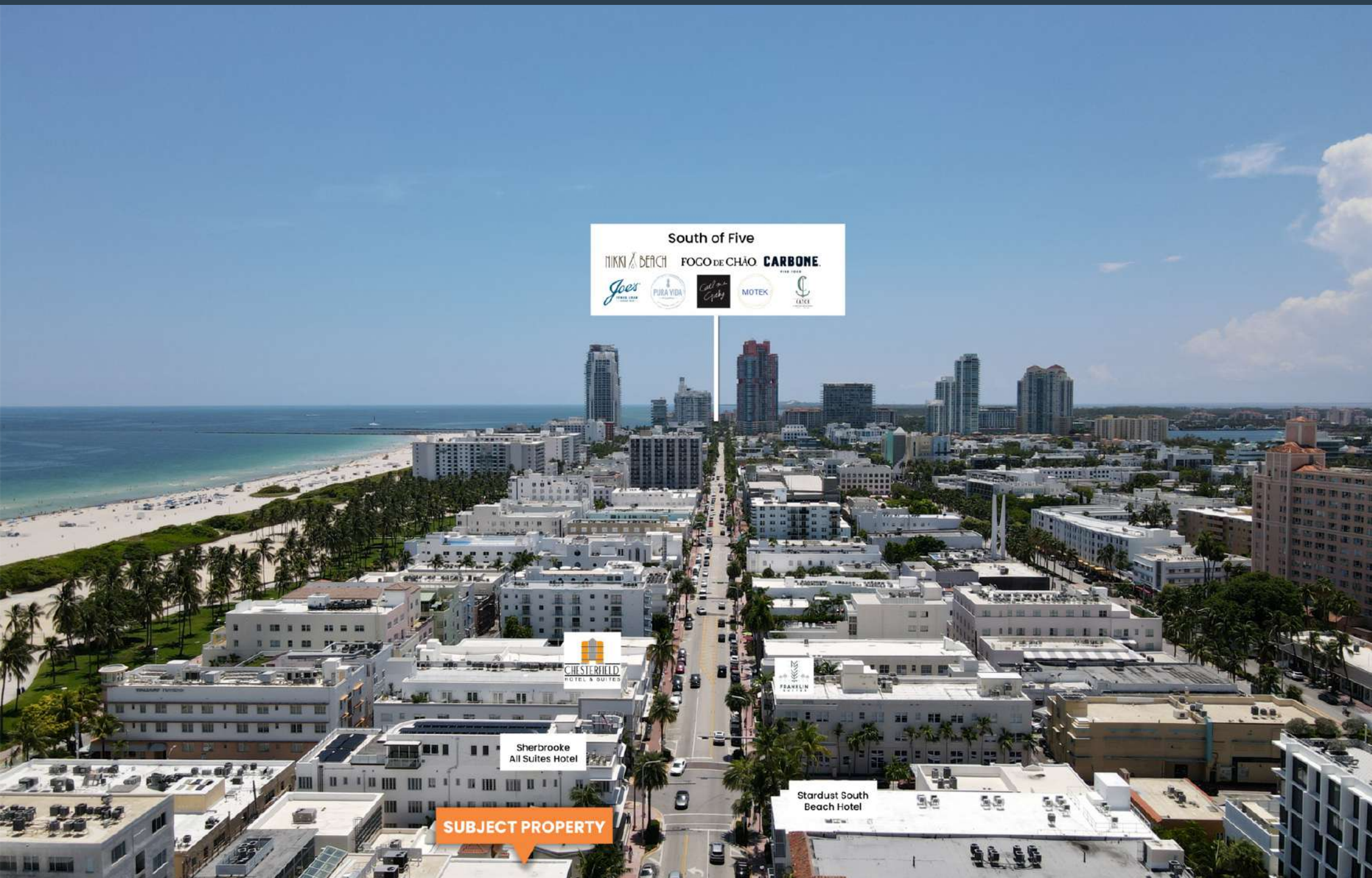
Front View



Front View Render







South of Five

MIKKI & BEACH

FOGO DE CHÃO CARBONE

Joés

PURA VIDA

Call on Coby

MOTEX

CATER

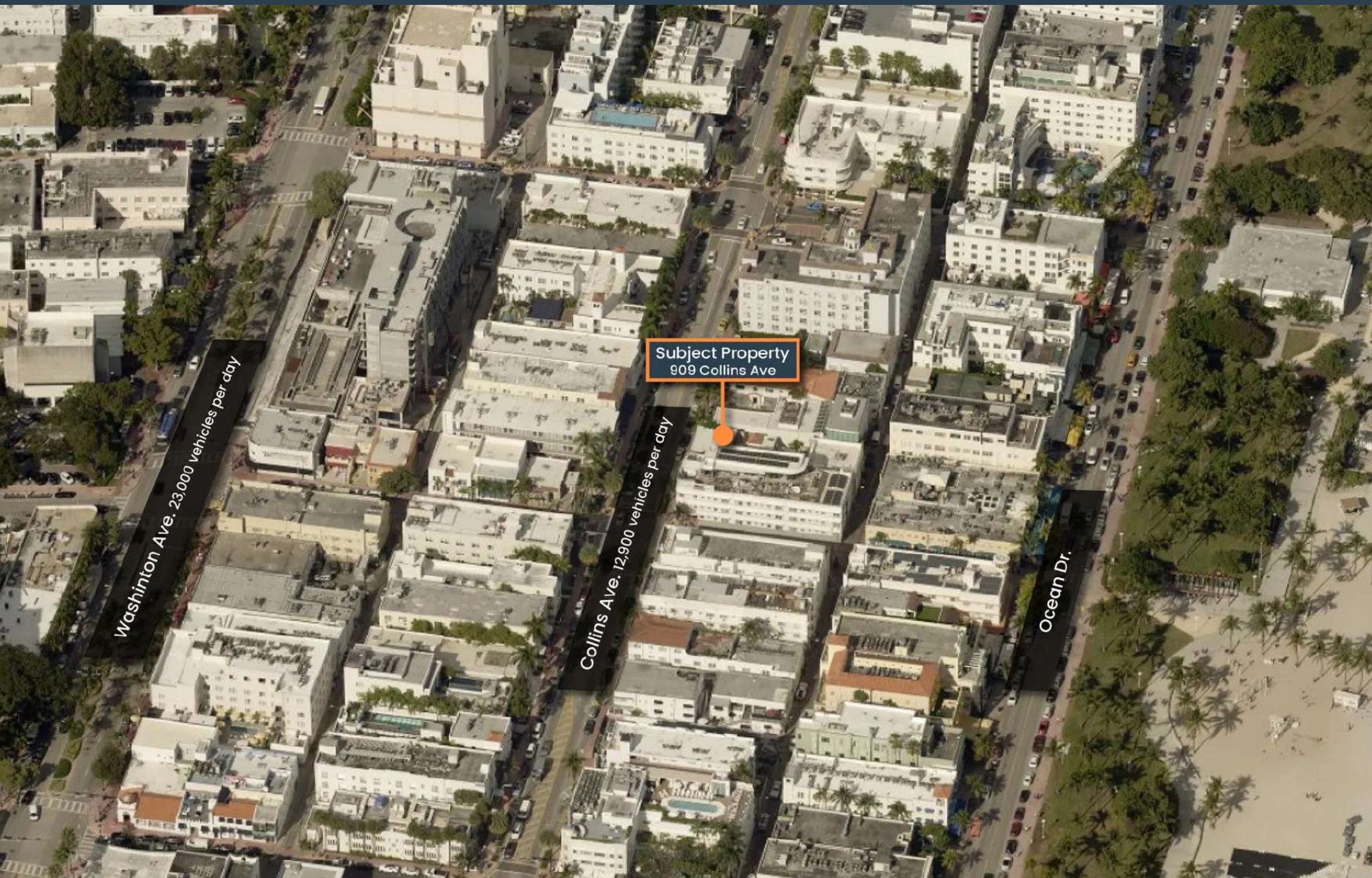
CHESTERFIELD
HOTEL & SUITES

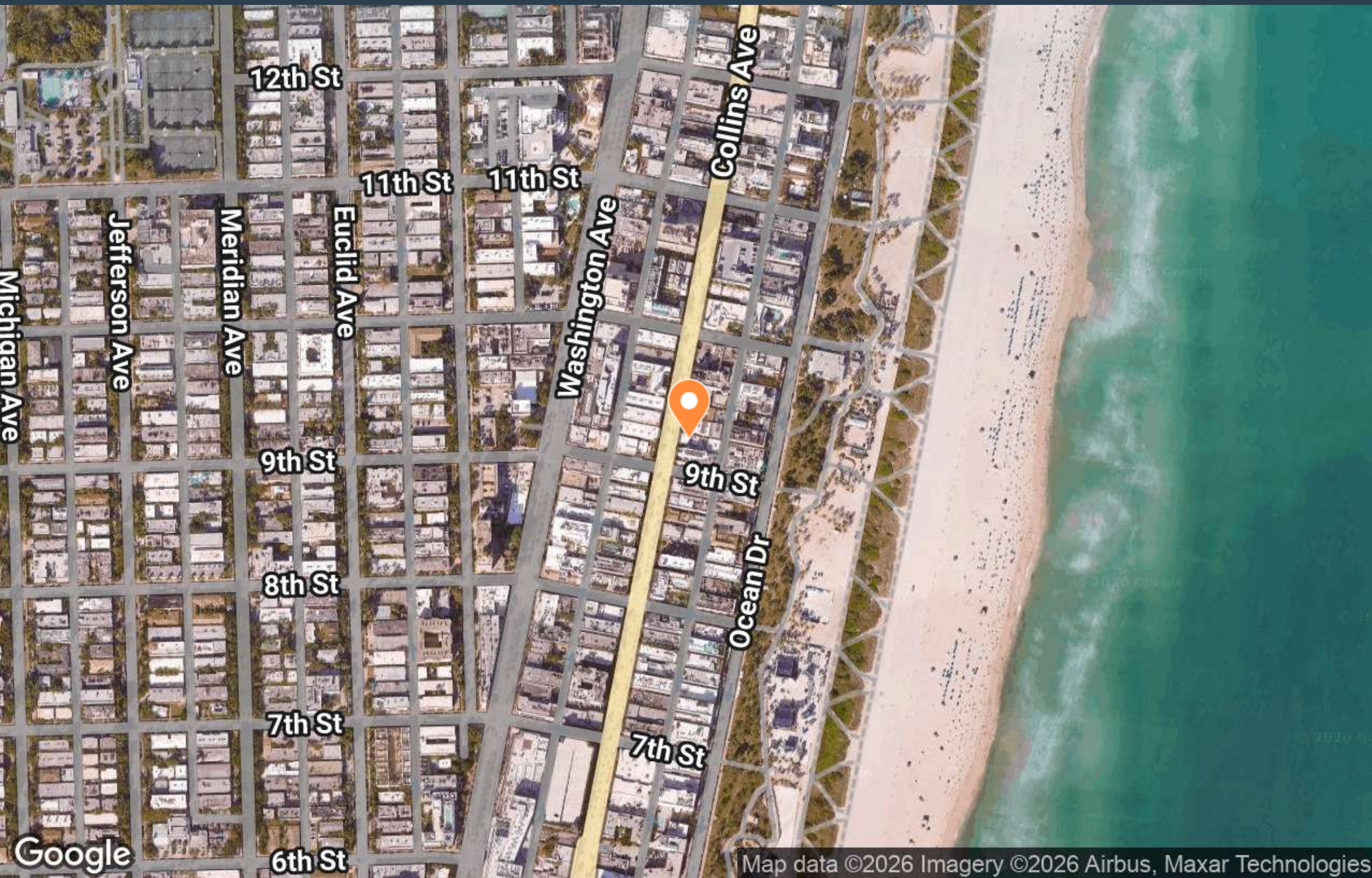
Sherbrooke
All Suites Hotel

SUBJECT PROPERTY

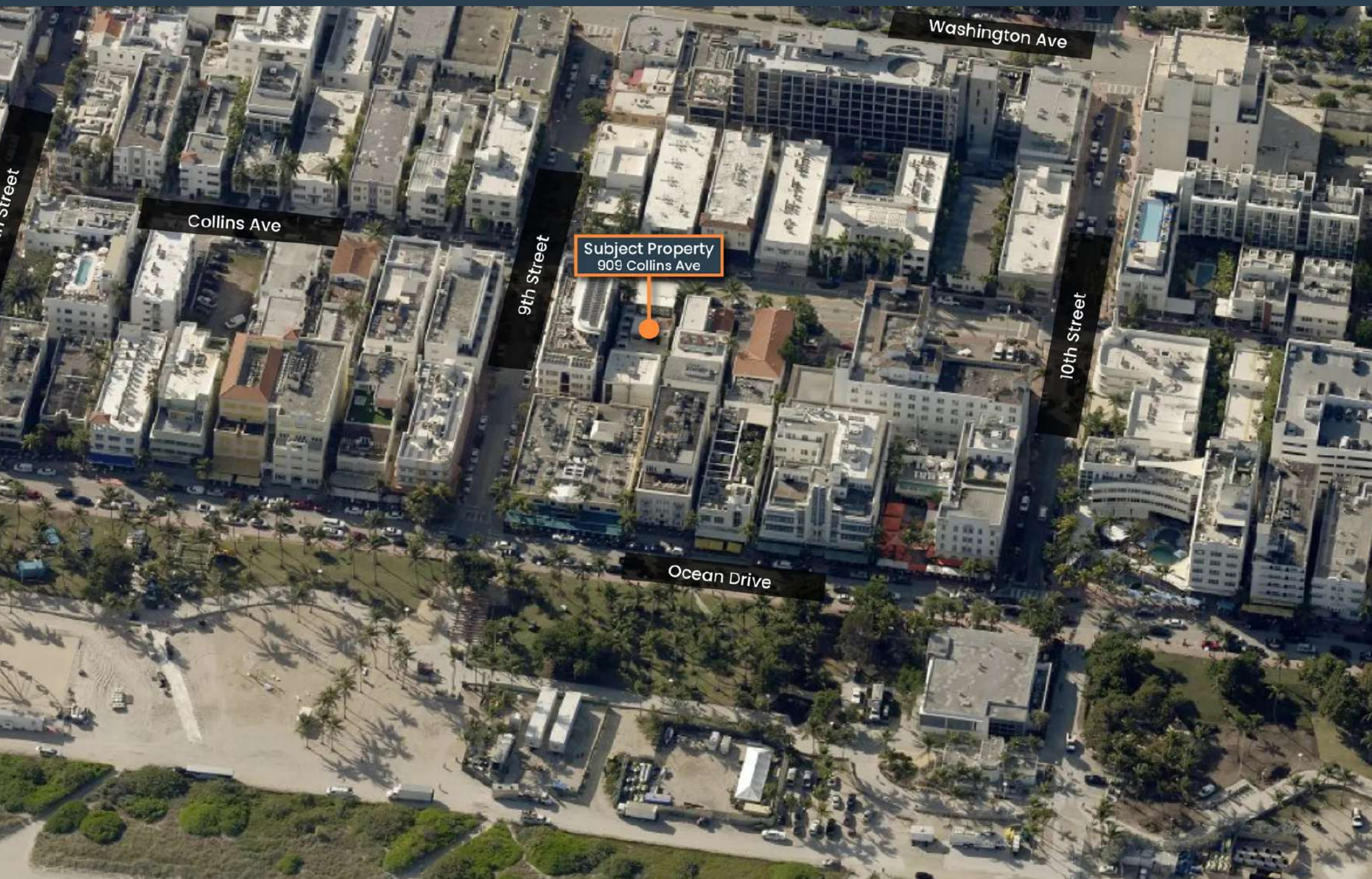
FRANKLIN
HOTEL

Stardust South
Beach Hotel

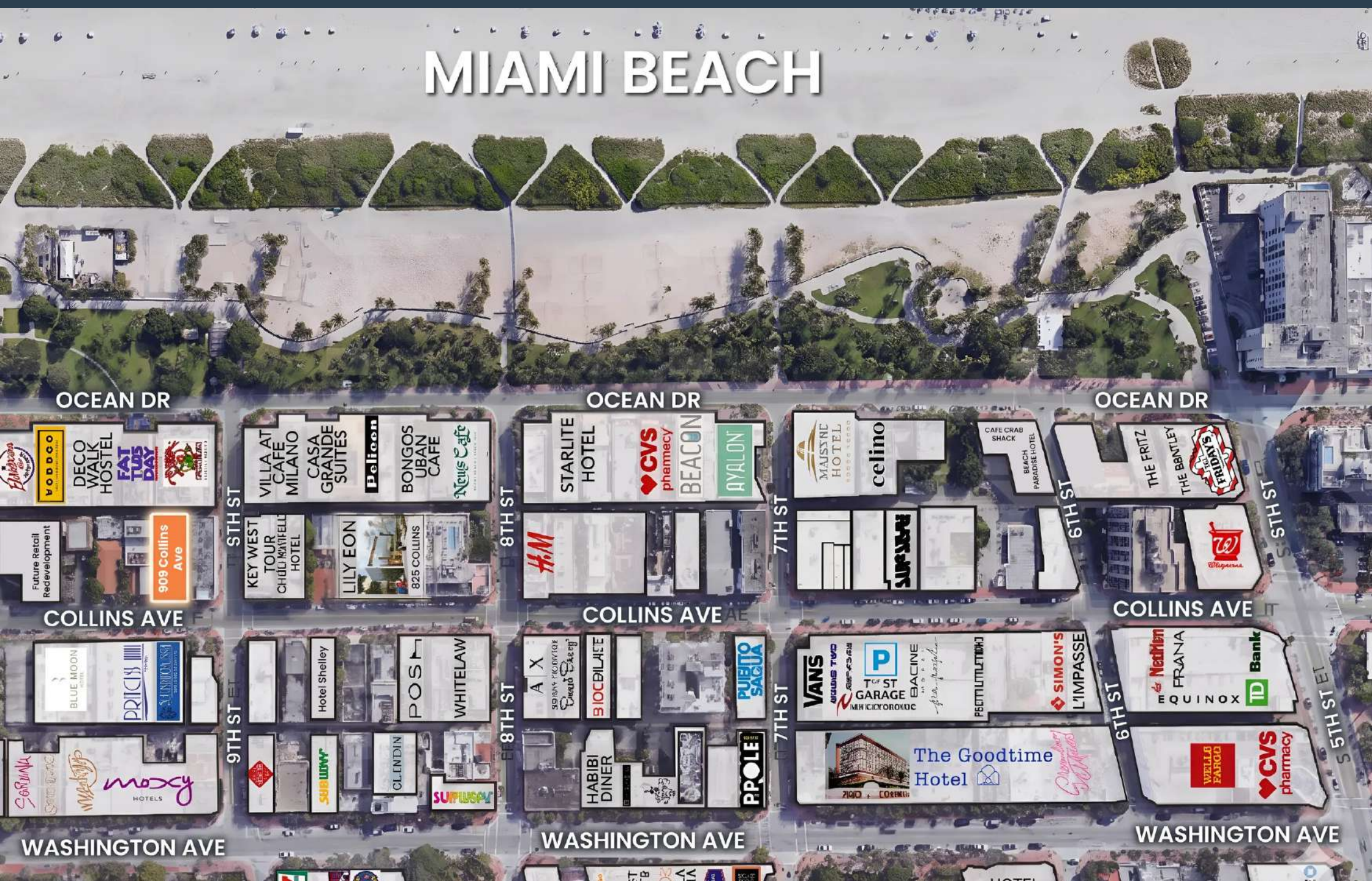




Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



MIAMI BEACH





HOTEL

1 CLOUD ONE
Keyah Real Estate
Group 7 stories
235 keys



MIXED-USE

2 1501 COLLINS AVE
Pebb Capital & Maxwell
Real Estate Office & Retail
145,000 SF



OFFICE

3 THE RIVANI
Black Lion & Massa
Investments 8 stories
145,005 BF



MIXED-USE

4 RITZ-CARLTON
Di Lido Beach 17 stories
90 units
80 keys



HOTEL

5 DELANO RENOVATION
Cain 7 stories
232 keys



MIXED-USE

6 RALEIGH & ROSEWOOD
SHVO 17 stories
60 keys
42 units



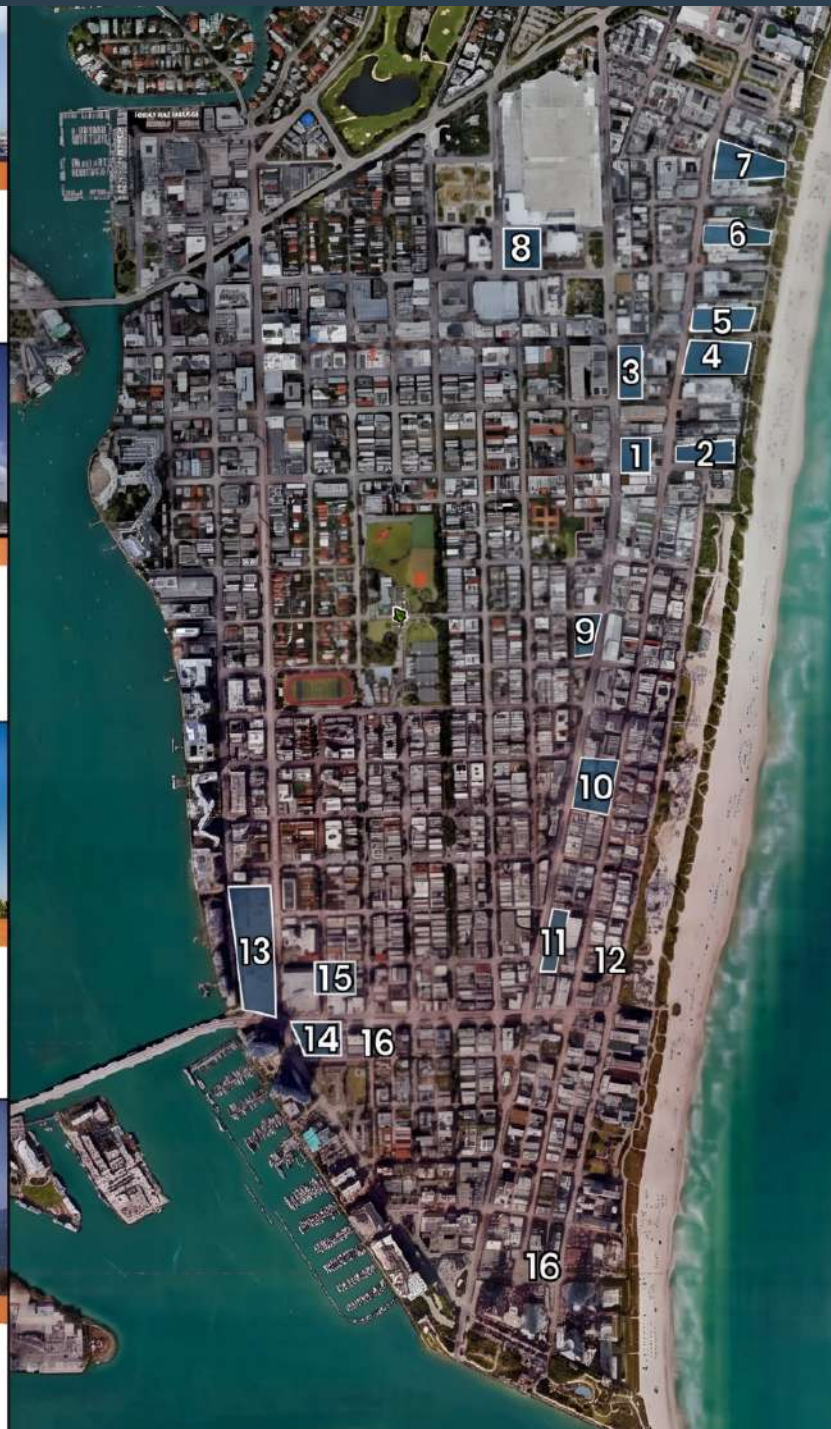
MIXED-USE

7 SHORE CLUB
Witkoff & Monroe
Capitol 7 stories



MIXED-USE

8 GRAND HYATT
Terra & Tumberly 17 stories
650 keys



HOTEL

9 ESSEX HOUSE EXPANSION
Jeta Group 3 stories
45 keys



MIXED-USE

10 THE CLEVALENDER
Jeta Group 3 stories
45 keys



HOTEL

11 THE GOODTIME
550 9th LLC 7 stories
112 keys



HOTEL

12 CELINO EXPANSION
Optimum Group 7 stories
202 keys



RESIDENTIAL

13 FIVE PARK
GFO/ Terra 48 stories
96 units



OFFICE

14 1100 FIFTH AVENUE
Sumaida + Khurana 5 stories
76,000 SF



HOTEL

15 HOHAUSER HOTEL
Fernandez 7 stories



OFFICE

16 THE FIFTH
Surnaido 5 stories



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	26,465	49,624	126,331
AVERAGE AGE	37.9	37.9	37.3
AVERAGE AGE (MALE)	37.9	38.0	37.4
AVERAGE AGE (FEMALE)	38.2	38.3	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	15,689	27,320	62,939
# OF PERSONS PER HH	1.7	1.8	2.0
AVERAGE HH INCOME	\$60,049	\$81,970	\$79,282
AVERAGE HOUSE VALUE	\$318,837	\$510,607	\$529,794

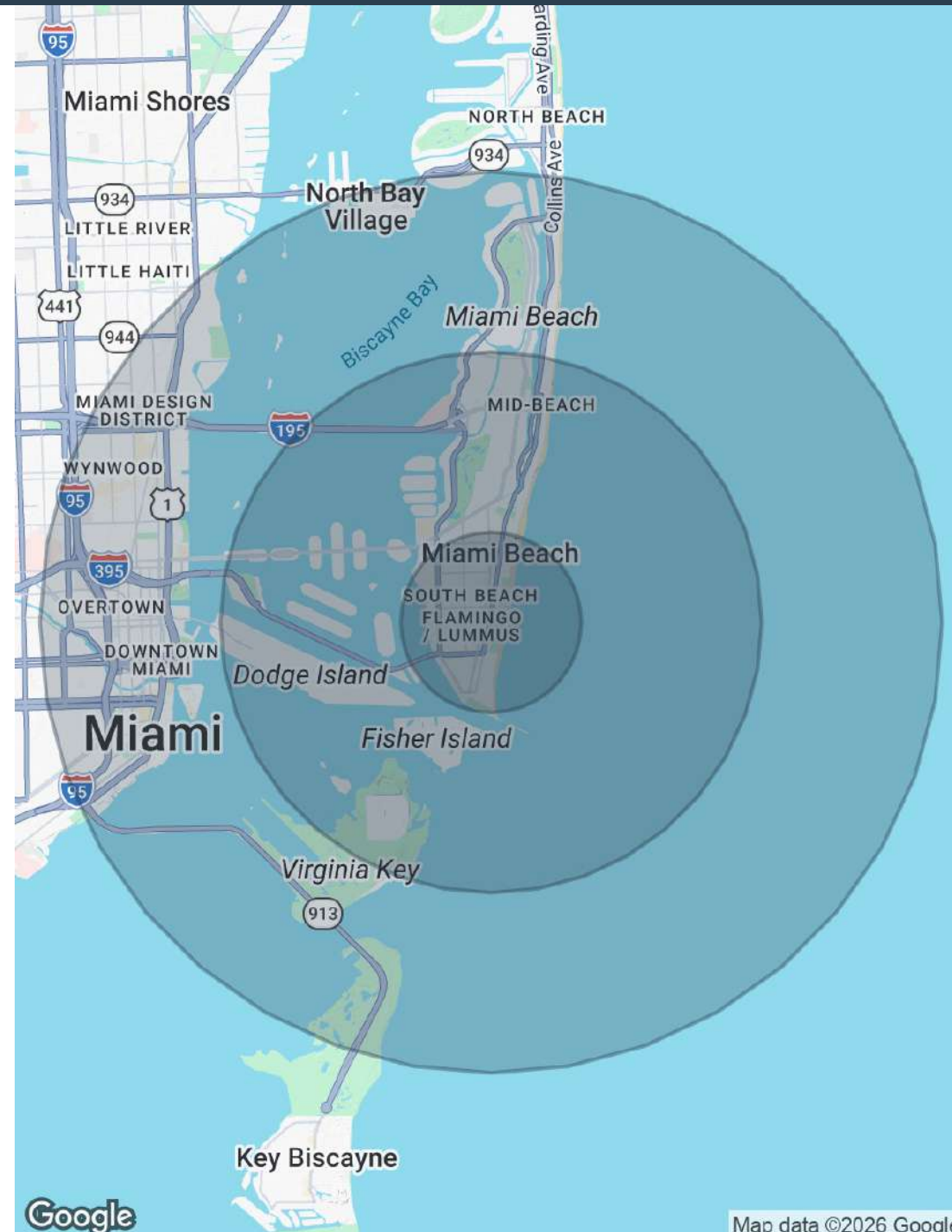
ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
HISPANIC	55.9%	47.0%	50.9%

RACE

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION - WHITE	22,233	42,839	99,878
TOTAL POPULATION - BLACK	998	1,453	13,748
TOTAL POPULATION - ASIAN	497	1,108	2,559
TOTAL POPULATION - HAWAIIAN	14	21	51
TOTAL POPULATION - AMERICAN INDIAN	97	108	231
TOTAL POPULATION - OTHER	2,039	3,154	7,554

2020 American Community Survey (ACS)



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord** and **tenant** representation.





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COMMERCIAL DIVISION OF FORTUNE

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INTERNATIONAL
— GROUP —

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

FORTUNE
INTERNATIONAL
— REALTY —

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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Tax matters — a CPA or tax attorney

Title matters — a title officer or attorney

Property condition or code compliance — qualified engineers, architects, contractors, or relevant governmental agencies

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