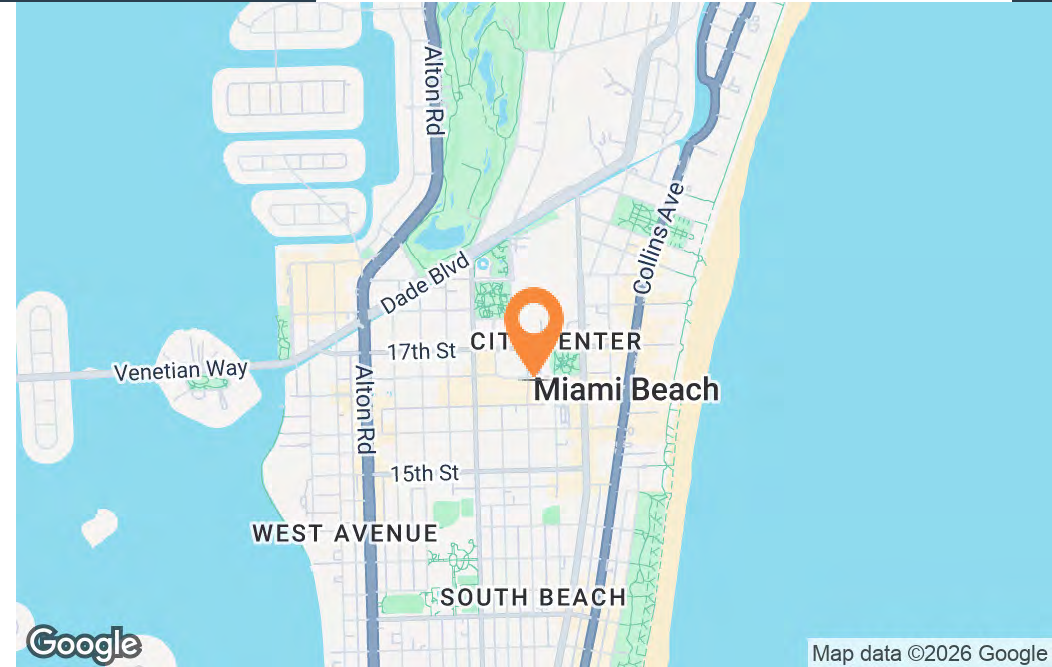




LINCOLN THEATRE | 2ND GEN RESTAURANT

RETAIL PROPERTY FOR LEASE

551 LINCOLN RD



+ AVAILABLE SF

628 - 3,672 SF

+ LEASE TYPE

NNN

+ LEASE RATE

Negotiable

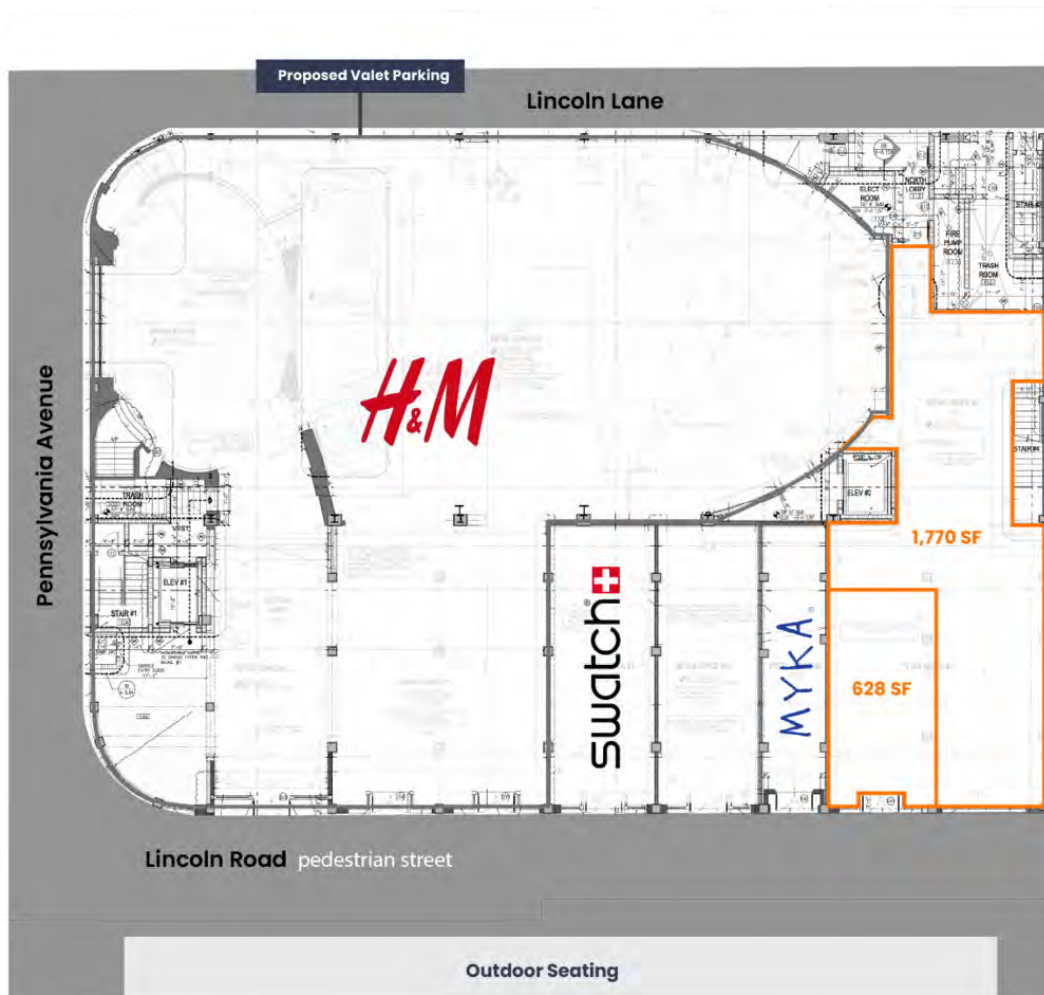
PROPERTY HIGHLIGHTS

- Prime Lincoln Road location with over 10 million annual visitors
- **Possibility to demise space into two**
- 3,416 SF available ideal restaurant users
- **Private valet & delivery pickup/drop-off area**
- Exceptional frontage and high-visibility signage opportunities
- Surrounded by luxury hotels, affluent residents, and major cultural destinations
- Strong year-round pedestrian traffic from local and international consumers

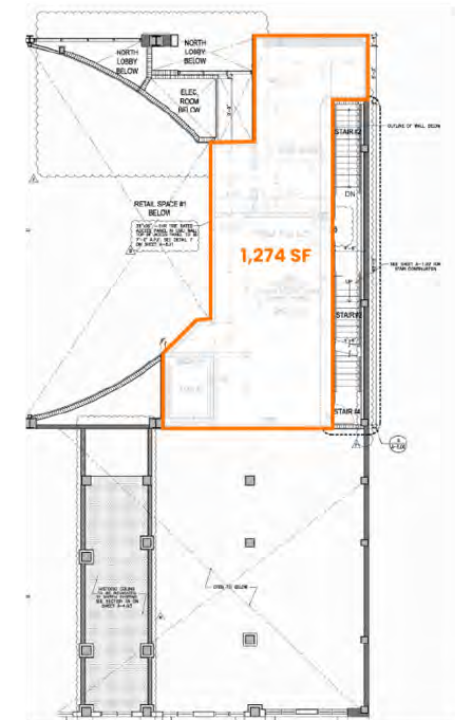




GROUND FLOOR



SECOND FLOOR





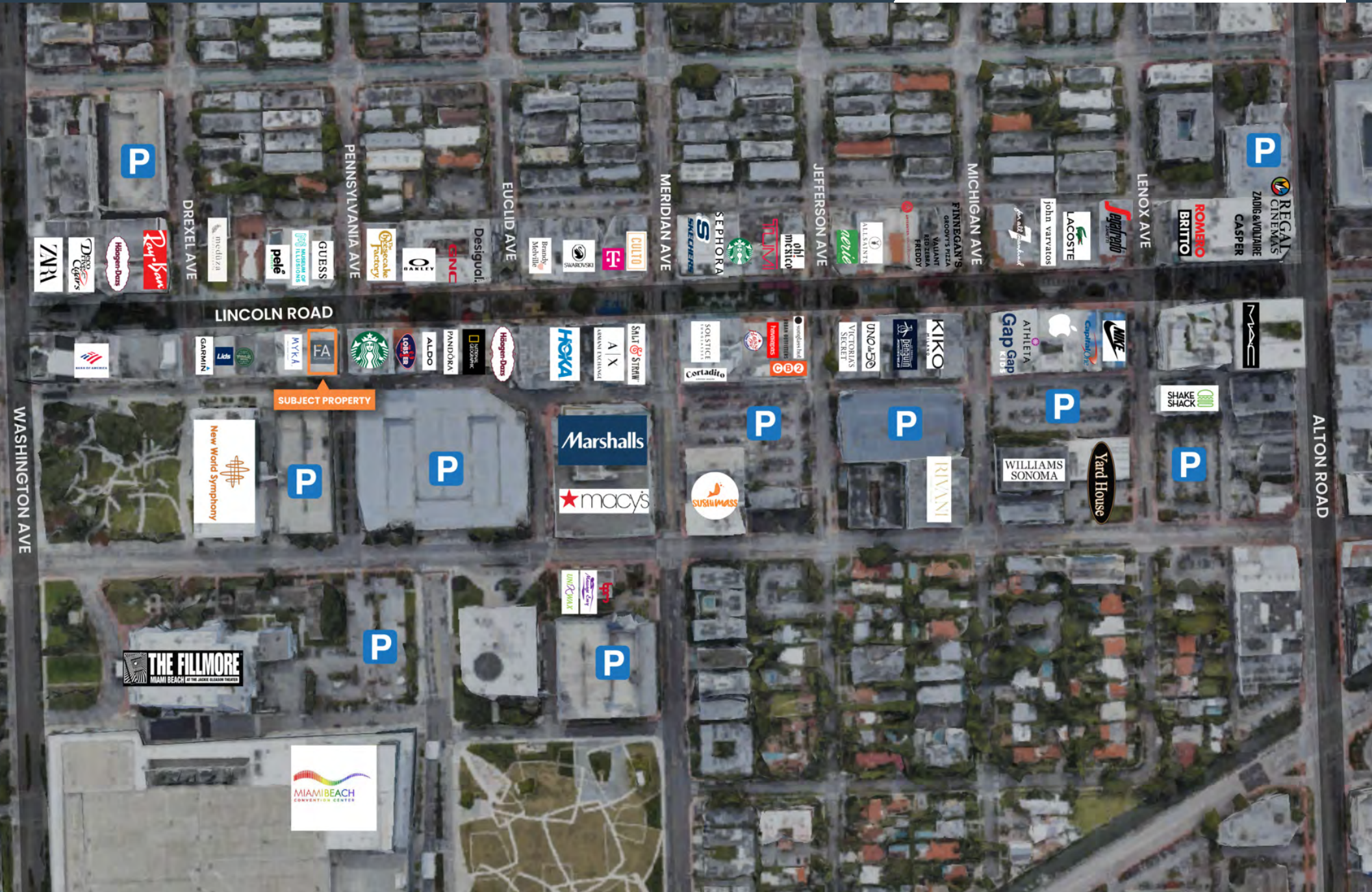


medüza mediterrania









**H&M**

H&M is one of the world's largest fashion retailers, operating more than 4,000 stores across over 70 markets worldwide. The Swedish brand is known for offering fashion-forward apparel and accessories at accessible prices for men, women, and children, consistently generating strong foot traffic in major retail destination

**SWATCH**

Swatch is a globally recognized Swiss watch brand and part of the Swatch Group, one of the world's largest watchmaking companies. With hundreds of stores across major cities worldwide, Swatch is known for its innovative designs, vibrant style, and accessible luxury positioning, attracting a broad international customer base.



GREEK FROZEN YOGURT

MYKA

Myka Frozen Yogurt is a popular dessert concept specializing in self-serve frozen yogurt with customizable toppings, offering a casual and interactive customer experience. The brand has established multiple locations in high-traffic retail environments, contributing to steady foot traffic and a vibrant tenant mix.

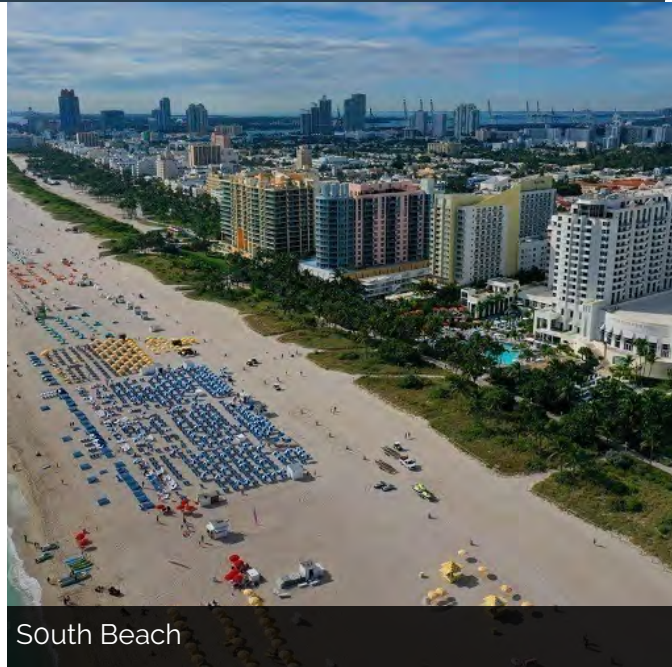


DISCOVER MIAMI BEACH

RETAIL PROPERTY FOR LEASE



Lincoln Road Mall



South Beach



Moxy Hotel Miami Beach



Miami Beach Convention Center



The Jackie Gleason Theater of the Performing Arts



Miami Art Deco District

MORE MIAMI BEACH DEVELOPMENTS

RETAIL PROPERTY FOR LEASE



Rosewood The Raleigh



72 Miami Beach Condo



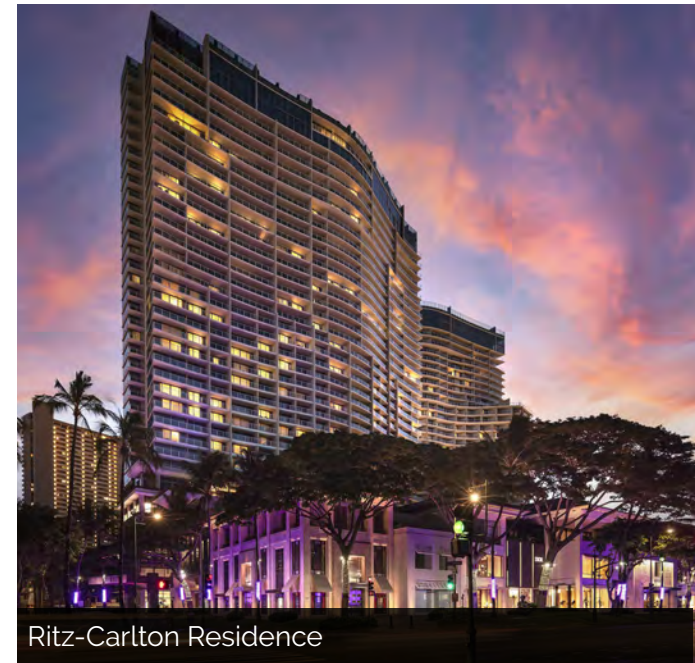
1250 West Avenue Condo



The Shore Club & Resort



Grand Hyatt Convention Center Hotel



Ritz-Carlton Residence

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,800	6,997	27,353
Average Age	43	44	44
Average Age (Male)	44	44	44
Average Age (Female)	43	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,357	4,208	16,235
# of Persons per HH	1.6	1.7	1.7
Average HH Income	\$76,952	\$87,085	\$108,507
Average House Value	\$613,796	\$673,188	\$681,116
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	52.9%	51.5%	46.1%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	1,686	3,263	14,487
Total Population - Black	166	317	943
Total Population - Asian	96	173	644
Total Population - Hawaiian	2	5	10
Total Population - American Indian	25	45	117
Total Population - Other	558	931	3,139

Demographics data derived from AlphaMap



Map data ©2026 Google

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

FORTUNE 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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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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