

LINCOLN THEATRE

Flagship Retail For Lease

551 LINCOLN RD
MIAMI BEACH, FL 33139



A landmark *address* at Lincoln Theatre

Iconic Theatre *Location*

Flagship retail opportunity within the iconic Lincoln Theatre located in South Beach's premier shopping, dining, and entertainment destination.

Year-Round *Foot Traffic*

Lincoln Road draws strong local and international foot traffic year-round, with 200+ national retailers, designers, boutiques, and galleries.

Large *Format Retail*

Large format retail opportunity totaling +/- 29,359 SF over three levels, inclusive of open format theater

Luxury *Development Surge*

Surrounded by \$4+ billion in new luxury residential and hotel development within a one-mile radius, driving sustained affluent foot traffic to the corridor.

Convention *Center Draw*

Positioned on the same access street as the new Grand Hyatt Convention Center Hotel, directly across from the Miami Beach Convention Center's 600,000+ annual attendees.

National Retail *Neighbors*

Nearby retailers include Zara, Apple, Nike, Alo Yoga, HOKA, Lululemon, Anthropologie, and Starbucks next door, with incoming Uniqlo opening its Miami debut at 530 Lincoln Road and a new Guess flagship coming directly across the street.

Culinary *Momentum Builds*

Lincoln Theatre sits at the epicenter of Lincoln Road's culinary wave — steps from MILA, the #1 highest-grossing independent restaurant in the U.S., a new 18,000 SF food hall, and openings like Negroni Caffè, All'Antico Vinaio, and Mēdūzā Mediterrania next door.



WELCOME TO South Beach



Showstopper Interior Space

Lincoln Theatre offers a rare opportunity to occupy a fully built-out, three-level retail space within one of Miami Beach's most iconic art deco landmarks.



10-Min
Demographics



47,642
POPULATION



80,280
DAYTIME POPULATION

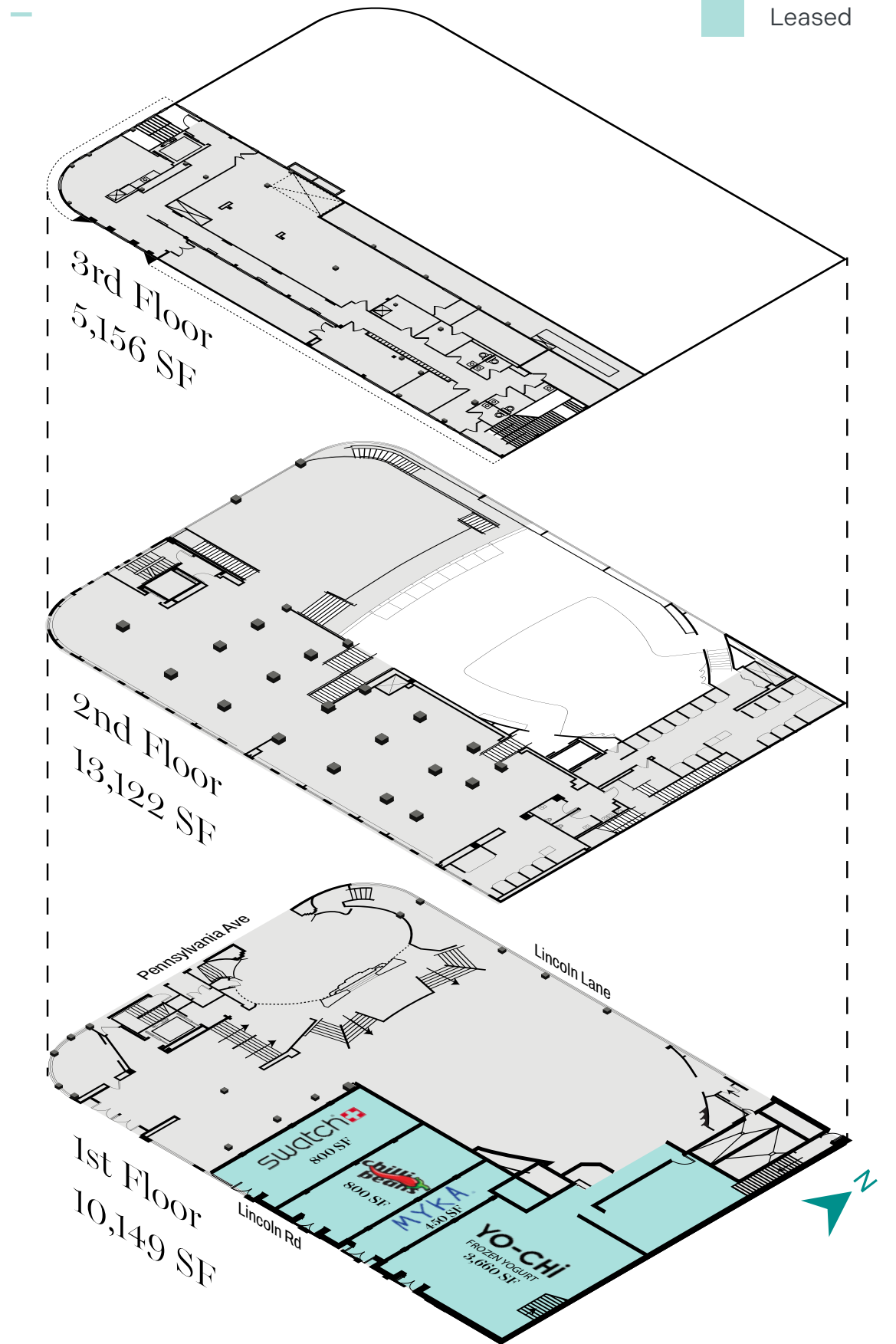


26,908
HOUSEHOLDS



\$167,873
AVERAGE HHI

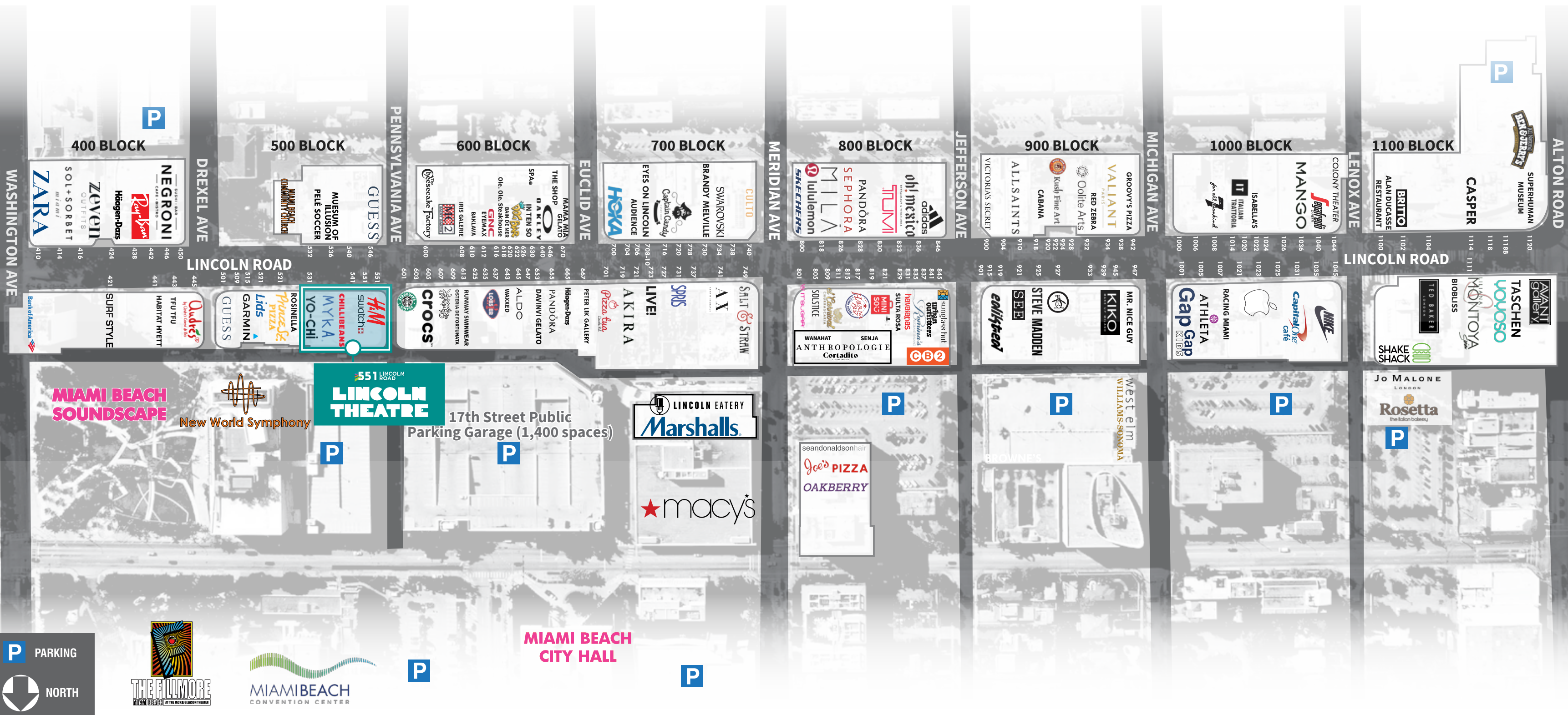
SITE PLAN



Multi-Level Retail

± 29,359 SF

FIND YOUR PLACE ON Lincoln Road



Destination Statistics

- Tourists visiting Greater Miami and Miami Beach spent an estimated **\$22.7 billion** in **2025**, a 4.1% increase from 2024.
- Greater Miami and the Beaches welcomed a record **28.3 million** visitors in 2025.
- International visitors averaged more than **\$1,150 per person, per trip**, in overall spending in 2025.
- **48%** of domestic overnight visitors chose Miami Beach as their lodging destination.

Source: Greater Miami Convention & Visitors Bureau (GMCVB), 2025 State of the Travel & Tourism Industry report and 2024 Visitor Industry Overview.

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