

Corner Retail Opportunity on Collins Ave

SHORT OR LONG-TERM LEASE AVAILABLE

FOR LEASE





Corner Retail Opportunity For Lease

SHORT OR LONG-TERM LEASE AVAILABLE

7410 Collins Avenue
Miami Beach, FL 33141

BUILDING SIZE
15,000 SF

FRONTAGE
100' Collins Ave
150' 74th St

AVAILABILITY
Immediate

RENT
Upon request

PROPERTY HIGHLIGHTS

- Freestanding corner building with enormous frontage on Collins Avenue
- Dedicated Surface Lot has 65 parking spaces or 4.33 spaces per 1,000 SF
- Former CVS buildout with a wide open floor plate
- Flexible lease terms to accommodate short-term or long-term use
- Located in the epicenter of over half a dozen developments currently under construction





MARKET & DEMOGRAPHICS

- Over 1,500 new residential units planned or delivered in the immediate area
- More than 400 new hotel rooms under development within walking distance

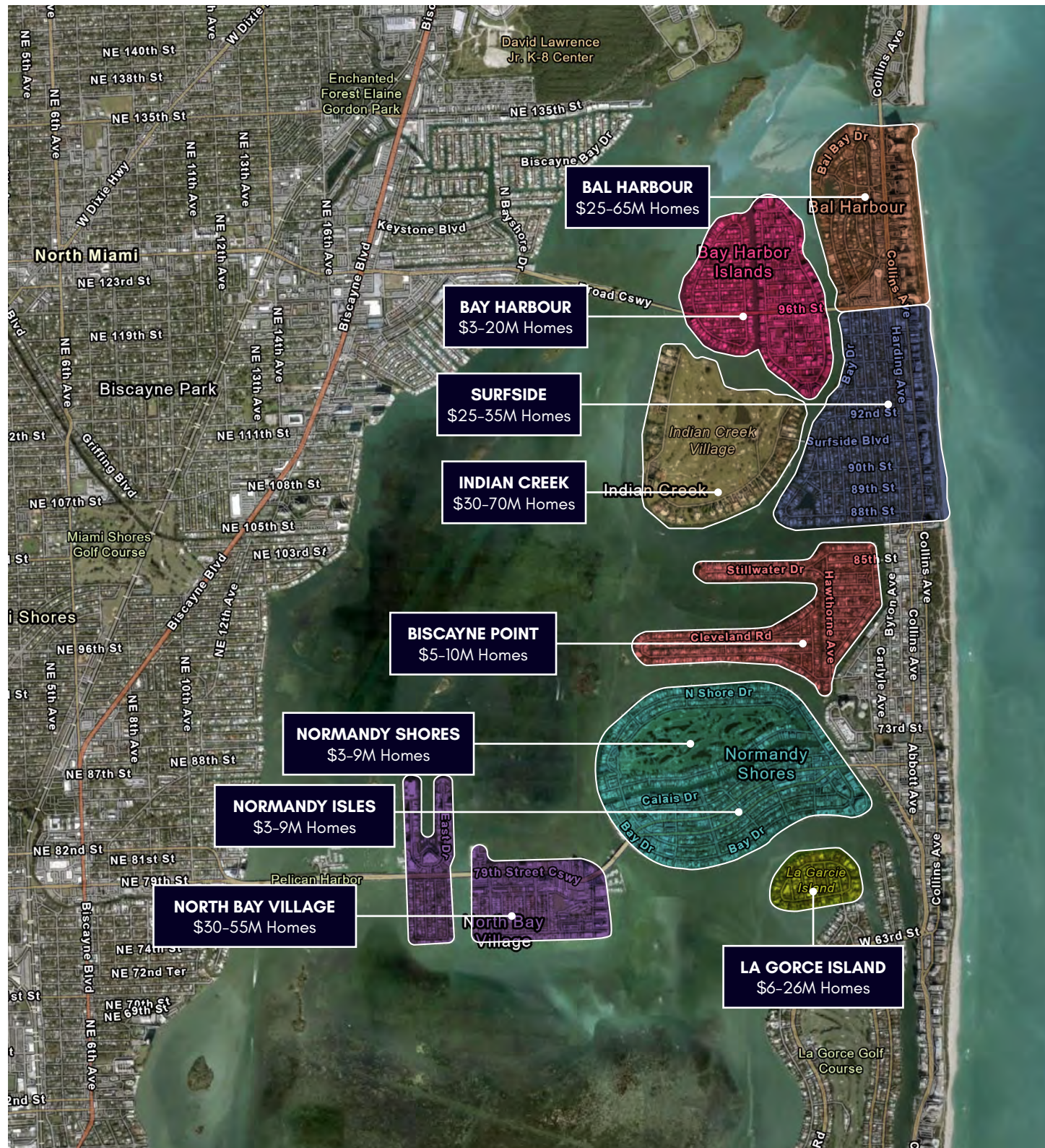
SITE ADVANTAGES

- Steps from North Beach Oceanside Park and the Miami Beach Bandshell venue
- Strong daytime and evening population, driven by tourism and locals





NEIGHBORHOOD	MEDIAN SALE PRICE	HIGHEST HOME VALUES
Bal Harbour	~\$2.9M	\$78M
Bay Harbor Islands	~\$900K	\$22M
Surfside	~\$1.2M	\$55M
Indian Creek Village	~\$73.5M	\$90M
Biscayne Point	~\$3.0M	\$22M
Normandy Shores	~\$2.15M	\$13M
Normandy Isles	~\$390K	\$15M
North Bay Village	~\$550K	\$25M
La Gorce Island	~\$4.9M	\$60M



Corner Retail Opportunity on Collins Avenue

7410 Collins Avenue
Miami Beach, FL 33141



FOR INQUIRIES, CONTACT:

Daniel Gerchakov
(305) 469-9108
dg@upsidecre.com

Andrew Rosenberg
(305) 897-0939
andrew@upsidecre.com

