

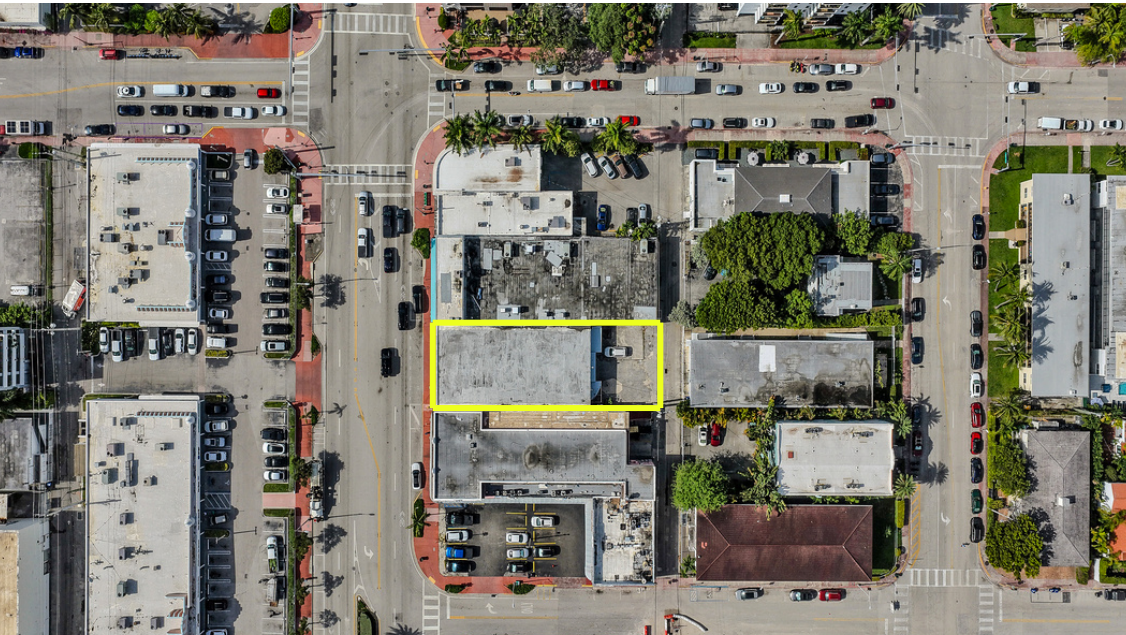
FOR SALE COMMERCIAL BUILDING



1520 ALTON ROAD
MIAMI BEACH, FLORIDA

INHOUSE
COMMERCIAL SALES

PHOTOS



PROPERTY OVERVIEW

INHOUSE Commercial Sales is proud to exclusively present a rare chance to own a vacant commercial building along one of Miami Beach's busiest north-south corridors, Alton Road. The $\pm 5,250$ -square-foot single-story structure occupies a $\pm 7,500$ -square-foot parcel with 50 feet of direct frontage on Alton Road, placing an owner-user or investor at the center of South Beach's daily flow of residents, workers, and visitors.

Built in 1939 and free of interior columns, 1520 Alton offers an open floor plate with ceilings surpassing 20 feet — a layout well suited to a restaurant, showroom, creative office, or destination-retail concept. Flexible CD-2 zoning accommodates commercial, residential, and hospitality uses, while a grandfathered automotive designation adds unusual optionality for luxury-vehicle storage or service. Ten rear parking spaces, reached from Alton Court, address one of the market's scarcest needs.

ADDRESS 1520 Alton Road, Miami Beach, Florida 33139

BUILDING SIZE $\pm 5,250$ SF

LAND SIZE $\pm 7,500$ SF (± 0.17 AC)

ZONING CD-2 (Commercial, Medium Intensity)

PARKING 10 Spaces (Surface Parked)

POTENTIAL USES

- Auto showroom / club
- Restaurant / food & beverage
- Creative or flagship office
- Retail showroom or gallery
- Fitness & wellness concept
- Luxury automotive storage / showroom
- Experiential, destination retail



IRREPLACEABLE OPPORTUNITY

ONE-OF-ONE PRODUCT TYPE

- $\pm$ 5,250 SF single-story, column-free floor plate
- Ceilings over 20 feet
- 50' of direct Alton Road frontage
- 10 on-site parking spaces - scarce in Miami Beach
- Vintage roll-up doors for indoor-outdoor concepts

WELL SURROUNDED

- Lincoln Road Mall
- Miami Beach Convention Center
- South Beach & Ocean Drive
- Flamingo Park & Sunset Harbour
- Washington Avenue nightlife

BUILT-IN LUXURY CUSTOMER BASE

- High-rise condos & residences directly east and west
- 33,000+ residents & 50,000+ daytime population
- Adjacent to Gold Coast wealth - Indian Creek, Surfside
- Year-round international tourism

RARE, IN-DEMAND FUNDAMENTALS

- 35,000+ vehicles per day on Alton Road
- Highest retail rents in Miami (-\$97 PSF NNN, Q1 2025)
- Tight supply and above-average tenant renewals
- Flexible CD-2 zoning: retail, office, residential or hospitality



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



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1520 ALTON ROAD, MIAMI BEACH

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PROPERTY DESCRIPTION	
Property Address	1520 Alton Road Miami Beach, FL 33139
Number of Stories	1
Type of Ownership	Fee Simple
Gross Leasable Area (GLA)	5,250 SF
Lot Size	7,500 SF
Year Built	1939
Zoning Jurisdiction & Code	CD-2
Parking Spaces	Ten Surface Parking Spaces in Rear

PRICE & PROJECTED RETURNS	
Price	\$5,250,000
Price per SF	\$1,000
Market NNN Rent/SF	\$65
Pro-Forma Net Rent	\$341,250
Pro-Forma CAP Rate	6.5%

LEASING COSTS	
Gross Leasable Area (GLA)	5,250 SF
Tenant Allowance/SF	\$50.00
Leasing Commission (Term/Rate)	5 Years/5% Commission
Tenant Allowance	\$262,500.00
Total Leasing Costs	\$347,812.50

FINANCIAL OVERVIEW

ZONING

	CD-2
PERMITTED USES	COMMERCIAL, RESIDENTIAL AND HOSPITALITY
MAX FAR	1.5 (STANDARD) OR 2.0 (<25% OF TOTAL BUILDING AREA USED FOR RESIDENTIAL)
MAXIMUM BUILDING HEIGHT	60 FEET
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM FRONT SETBACK	0 FEET (5 FT FOR SELF-STORAGE WAREHOUSE)
MINIMUM REAR SETBACK	0 FEET
MINIMUM SIDE SETBACK	0 FEET
MINIMUM SIDE SETBACK	0 FEET

NEARBY SALES



631 LINCOLN ROAD

RETAIL
\$8,000,000
\$1,393 PPSF
SOLD 05/18/2026
VACANT RETAIL BUILDING



720 LINCOLN ROAD

RETAIL
\$11,750,000
\$1,506 PPSF
SOLD 01/22/2026
VACANT RETAIL BUILDING



910 LINCOLN ROAD

RETAIL
\$15,000,000
\$1,750 PPSF
SOLD 03/25/2026
FORMERLY ALL SAINTS



1664 ALTON ROAD

RETAIL
\$28,250,000
\$1,170 PPSF
SOLD 09/02/2025
VACANT RETAIL BUILDING



1771 WEST AVENUE

RETAIL
\$28,500,000
\$1,425 PPSF
SOLD 06/16/2025
MULTI-TENANT RETAIL BUILDING



844 ALTON ROAD

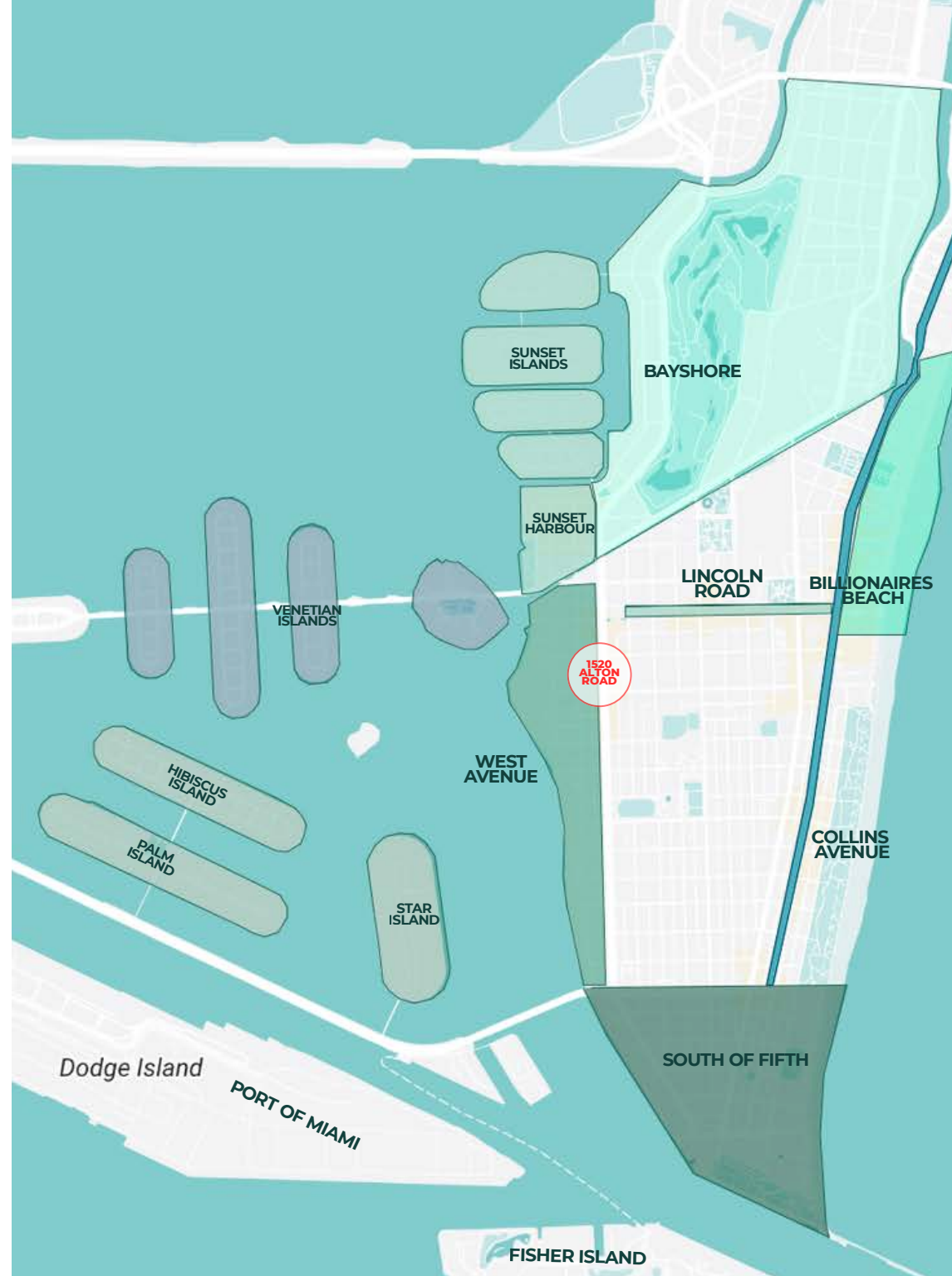
RETAIL/OFFICE
\$4,800,000
\$856 PPSF
SOLD 01/16/2024
CURRENTLY ETHEREAL PAWS

LOCATION OVERVIEW

Positioned at the vibrant intersection of South Beach's most sought-after corridors, 1520 Alton Road offers unparalleled proximity to the neighborhood's defining cultural, culinary, and lifestyle destinations, all within moments of one another.

- **SOUTH OF FIFTH** Miami Beach's most exclusive residential enclave, defined by ultra-luxury condos, pristine beachfront, and premier dining just steps from the property.
- **BILLIONAIRES BEACH** The ultra-luxury strip anchored by 1 Hotel and the W Hotel at 23rd Street, where oceanfront estates and five-star resorts command the Collins Avenue skyline.
- **LINCOLN ROAD** South Beach's iconic open-air promenade, brimming with acclaimed dining, boutique shopping, art galleries, and vibrant cultural events year-round.
- **SUNSET HARBOUR** A chic bayfront neighborhood beloved by locals for its curated mix of waterfront dining, independent boutiques, and laid-back coastal energy.

1520 Alton Road is strategically positioned within the heart of Miami Beach, just steps from South Beach's premier hospitality, retail, dining, and entertainment destinations. Surrounded by luxury hotels, world-renowned restaurants, vibrant nightlife, and the iconic Ocean Drive and Alton Road corridors, the Property benefits from pedestrian activity and exceptional visibility within one of the most internationally recognized beach markets in the world.



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