

# GROUND LEVEL PRIME RETAIL

FOR SALE

CIPRIANI  
RESIDENCES, MIAMI

1420 S MIAMI AVE  
MIAMI, FL 33130

12,927 SF  
AVAILABLE



2666 Brickell Ave,  
Miami, FL 33129  
[herzgrouprealestate.com](http://herzgrouprealestate.com)

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**FORTUNE**  
INTERNATIONAL  
— REALTY —

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# EXECUTIVE SUMMARY

**PRICE: \$2500 PSF**

## HIGHLIGHTS

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**TOTAL INTERIOR AREA:** 15,985 SF

**GROUND LEVEL:** ~12,927 SF

**MEZZANINE:** ~3,058 SF

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### **PRIME RETAIL FRONTAGE:**

~240 feet along South Miami Avenue  
Two prominent corner exposures

### **FLEXIBLE FLOOR PLAN:**

Possible to Sub-divide Ground-level into 3 spaces

### **PARKING:**

37 dedicated spaces

Essential Infrastructure can be incorporated into design



# PROPERTY OVERVIEW

Prime retail offering totaling 15,985 SF, including 12,927 SF on the ground level and a 3,058 SF mezzanine, with ~240 feet of frontage along South Miami Avenue and two prominent corners. The flexible floor plan allows for subdivision into three spaces and can accommodate essential infrastructure needs.

Located in one of Miami's most prestigious neighborhoods, this retail opportunity sits in the heart of Brickell, an internationally recognized hub for business, culture, and lifestyle. Surrounded by luxury residential towers, world-class hotels, and a thriving day-to-night population, the area offers unmatched visibility and foot traffic. Just steps from the renowned Brickell City Centre, tenants benefit from immediate access to premier shopping, top designer brands, and vibrant street activity.

With its central location, Brickell provides effortless connectivity—only minutes from Miami International Airport, Miami Beach, Key Biscayne, the Design District, and Wynwood. This prime position places the property within one of the most dynamic retail corridors in the city, offering an exceptional opportunity in a high-density, high-demand market.



GROUND LEVEL

**12,927 SF. WITH 240' LINEAR FRONTAGE**



## GROUND LEVEL

# 12,927 SF. WITH 240' LINEAR FRONTAGE

Prime Retail with ~ 240' of frontage along South Miami Avenue with two corners

Total interior area of 15,985 sf.

- Ground Level ~ 12,927 sf.
- Mezzanine Level ~ 3,058 sf.

Possible to Sub-divide Ground-level space:

- Space 1 ~ 4,861 sf. (SE Corner)
- Space 2 ~ 4,659 sf. (Center)
- Space 3 ~ 2,300 sf. (NE Corner)

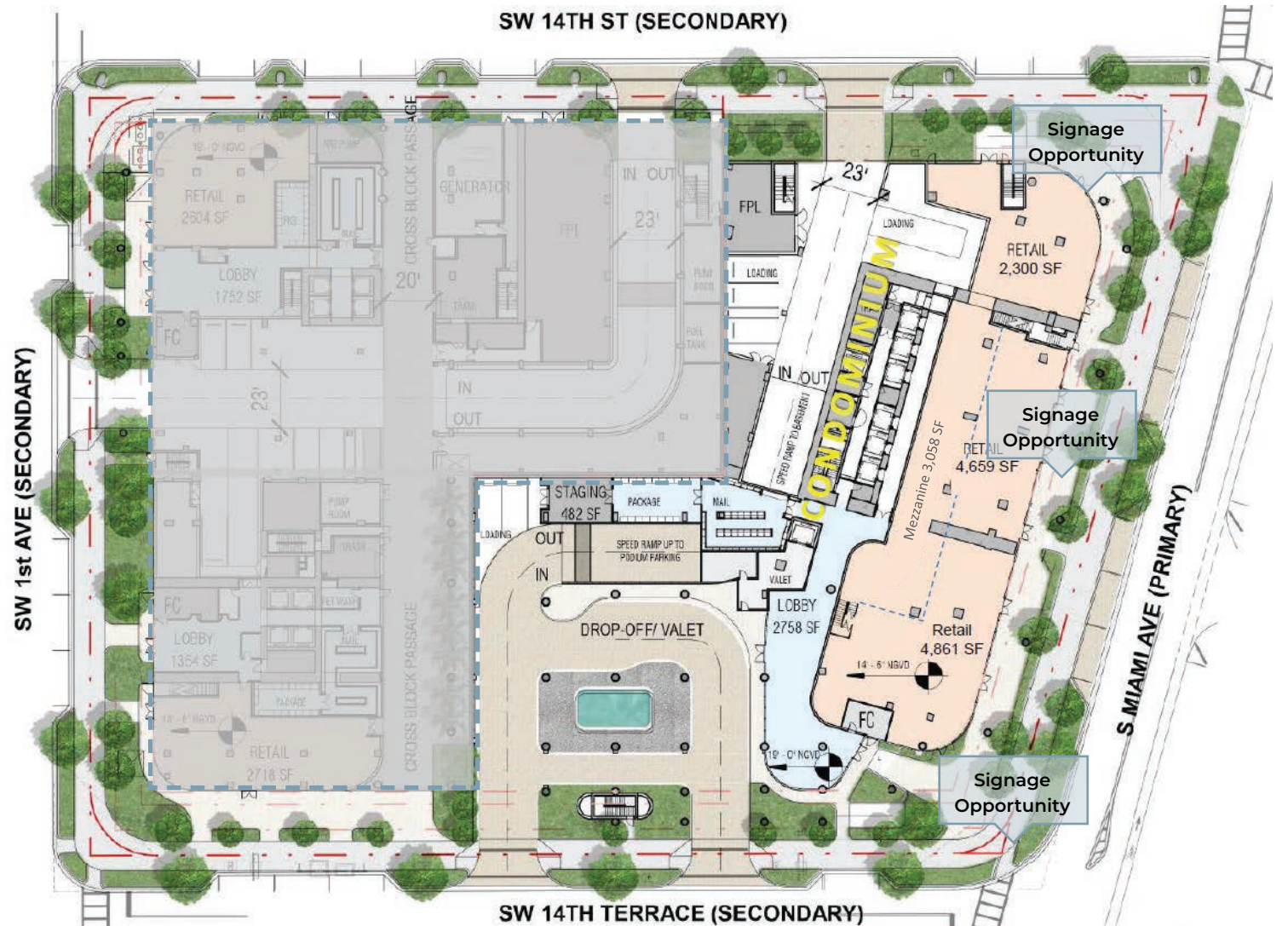
37 Spaces Dedicated Parking

- Accessible via separate vehicle entrance with valet service.

22'-10" Vertical Clearance (Slab to Slab)

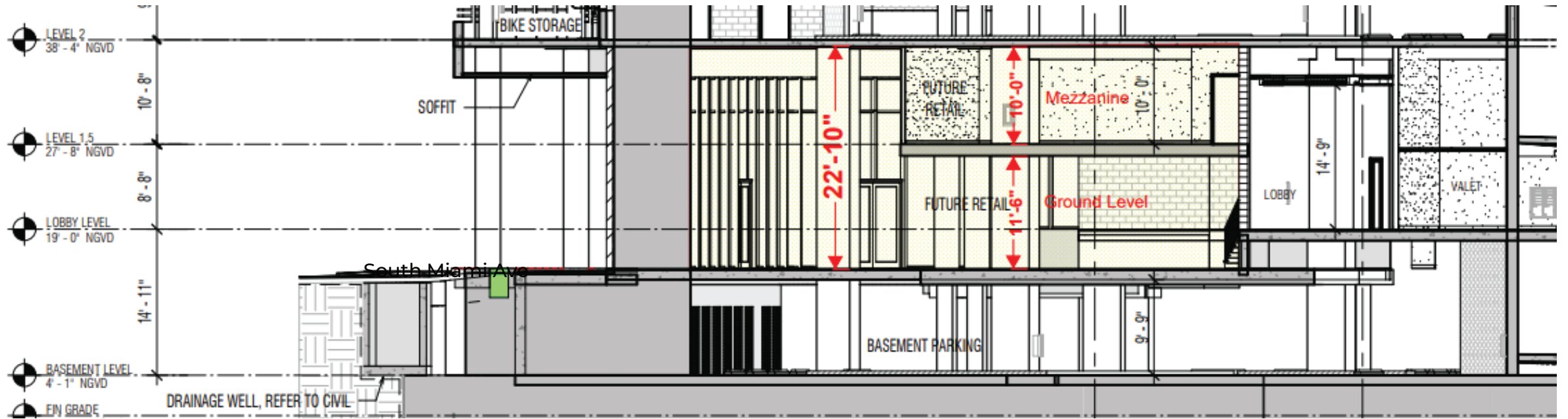
Essential Infrastructure Incorporated into Design:

- Direct Access to Loading Dock
- Grease Interceptors
- Kitchen Ventilation



CROSS SECTION

# 22'-10" VERTICAL RETAIL SPACE CLEARANCE



# The Centerpiece of Brickell



1420 SOUTH MIAMI AVENUE RETAIL

# Brickell Neighborhood



< MIA AIRPORT  
8.75 Miles

DESIGN DISTRICT AND WYNWOOD  
4.5 Miles

MIAMI BEACH >  
7.25 Miles



< CORAL GABLES  
4.9 Miles

COCONUT GROVE

- Sadelle's
- Mayfair
- Dinner Key Marina
- Mr. C Coconut Grove
- Kenneth M. Myers Park
- Peacock Park

DOWNTOWN MIAMI

BRICKELL

CIPRIANI RESIDENCES MIAMI

CIPRIANI DOWNTOWN MIAMI  
SOCIALISTA

BRICKELL KEY

- Dirty French
- LPM Restaurant
- Osaka Miami
- Chateau ZZ's
- Four Seasons Miami
- Equinox
- Simpson Park

BISCAYNE BAY

● Rusty Pelican Miami

● Alice Wainwright Park

● Vizcaya Museum & Gardens

VIRGINIA KEY

● Rickenbacker Marina

● Historic Virginia Key Beach Park

KEY BISCAYNE >  
7 Miles

- Adrienne Arsht Center
- Frost Museum of Science
- Maurice A. Ferré Park
- Pérez Art Museum Miami
- Kaseya Center
- Bayside Marina
- Bayfront Park
- Miami Tower
- Zuma Miami
- Brickell City Centre
- Quinto La Huella
- Vice City Marina
- Delilah

● Venetian Marina & Yacht Club

- Joia Beach
- Jungle Island
- Miami Children's Museum
- Island Gardens Marina

VENETIAN ISLANDS

HIBISCUS ISLAND

PALM ISLAND

PORT MIAMI

● The Standard Miami Beach

BELLE ISLE

MIAMI BEACH

● Flamingo Park

SOUTH BEACH

● Lummus Park

SOUTH OF FIFTH

- Lucky Cat
- RED Steakhouse
- Azabu
- Prime 112
- Joe's Stone Crab

● South Pointe Park

FISHER ISLAND

ATLANTIC OCEAN

- MAP KEY
- Parks
  - Point of Interest
  - Shopping
  - Restaurants



1420 SOUTH MIAMI AVENUE RETAIL

# BRICKELL NEIGHBORHOOD

“Brickell feels more like New York than Miami, with a similar ambition, fast-paced lifestyle and walkability. Everything you need to live, work, shop and relax.”

— Forbes



# BRICKELL NEIGHBORHOOD



## Waterfront

It's easy to enjoy Miami's famous turquoise waters, whether by strolling along bayfront promenades or hopping on a boat. With multiple marinas nearby, residents can charter a yacht and cruise around the legendary islands or venture to the Florida Keys.



## Shopping

Stroll to some of Miami's best shopping at Brickell City Centre, a retail destination with countless designer fashion, beauty, and jewelry brands. Discover more luxury boutiques in the stylish Design District, only three miles north, and local labels in creative Wynwood.



## Dining & Nightlife

Five-star dining from around the world is right outside your doorstep. Brickell's exciting restaurant scene attracts top international chefs, so you can indulge in the very best Latin American, Japanese, or Mediterranean cuisine as well as incredibly fresh local seafood. Waterfront restaurants like Cipriani Downtown Miami offer breathtaking views, and the vibrant nightlife scene is just around the corner at Socialista.



## Culture

Miami's cultural scene is endlessly enthralling, with international art and design fairs, film festivals, and celebrated music and theater performances. Explore the Pérez Art Museum, Miami's acclaimed modern and contemporary art collection, or visit the aquarium and planetarium at the Frost Museum of Science.



Cipriani Residences Miami – Tower Rendering



South Miami Avenue Rendering



Entrance & Amenities

# BUYER DEPOSIT STRUCTURE

BUYER DEPOSIT STRUCTURE WILL BE AS FOLLOWS:

- 20% of purchase price with contract signing.
- 10% of purchase price within 180 days
- 10% when the tower reaches rooftop of construction
- 10% 180 days after rooftop
- 50% at closing



# ABOUT HERZ GROUP

Led by Wolfgang Herz, President of Fortune International Realty's Commercial Division, are dedicated to delivering excellence to our clients. With a track record of independent excellence, we have become one of Florida's leading commercial and residential real estate providers. In the year 2022 alone, we proudly achieved over \$50 million in sales, a testament to our commitment to success and client satisfaction.

At the Herz Group, our team is comprised of individuals with diverse backgrounds, extensive networks, and language skills. We are fluent in major languages such as Spanish, German, French, Italian, Russian, Chinese, and more. This linguistic expertise allows us to effectively communicate and serve clients from various cultural backgrounds. With our combined experience, global perspective, and personal approach, we deliver exceptional results and build lasting relationships with our clients.



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