

FOR LEASE

Disruptive.
910 Lincoln Road





Disruptive Real Estate presents 910 Lincoln Road — a rare two-story flagship retail opportunity in the heart of Miami Beach’s premier pedestrian corridor. ±8,744 SF on the coveted 900 block, surrounded by Apple, Nike, Zara, and the world’s top brands, with unmatched foot traffic and visibility.



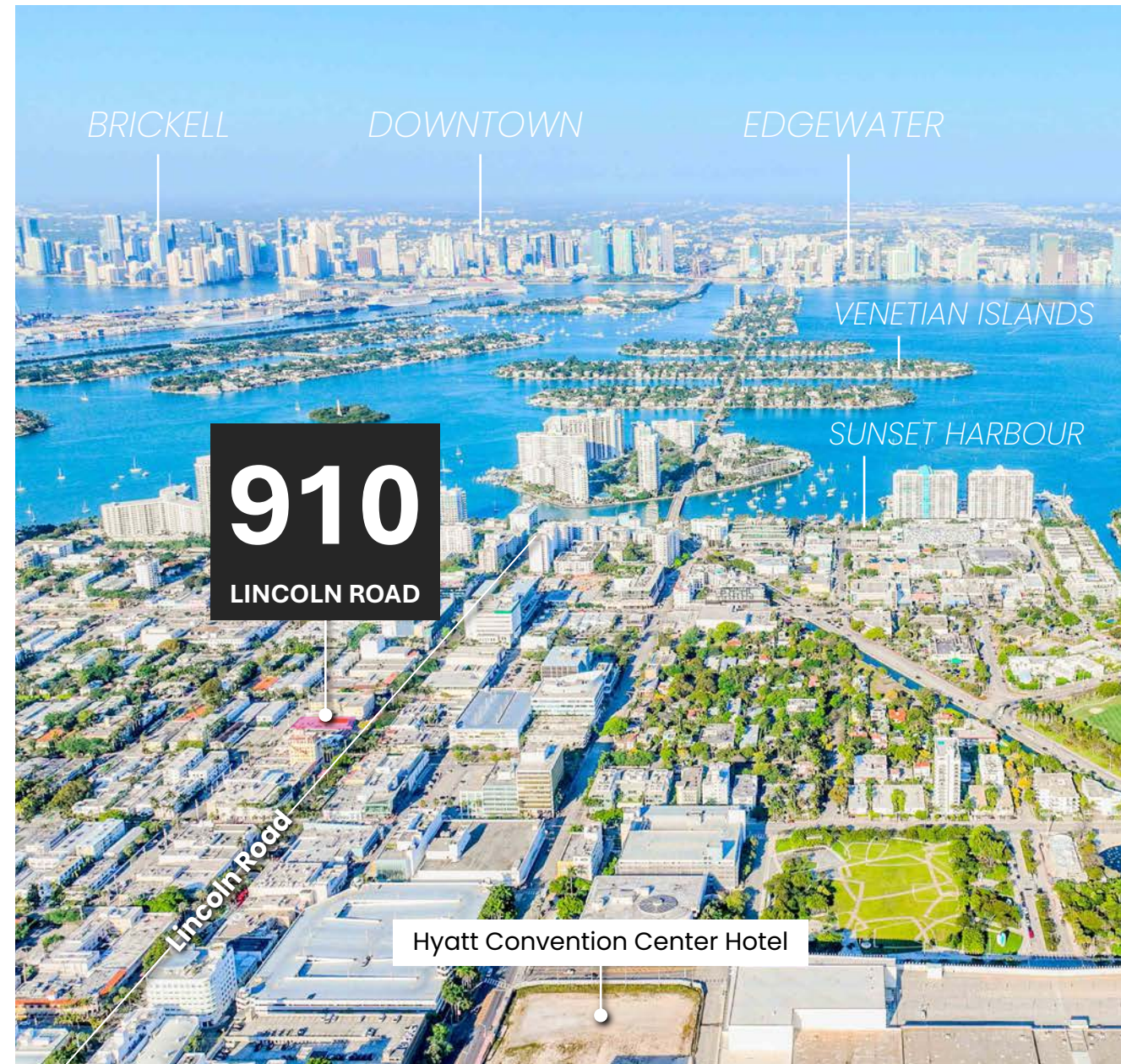
Irreplaceable location.
Flagship presence.
Limited opportunity.

An opportunity to establish a flagship presence in one of the most dynamic and high-performing retail corridors in the world.

Welcome to the heart of Miami Beach — Lincoln Road, a world-renowned pedestrian promenade blending retail, dining, and culture. Spanning eight blocks from Alton Road to Collins Avenue, it attracts over 10 million annual visitors and features 160+ retailers and 50+ restaurants.

910 Lincoln Road sits in a highly visible position along the corridor, surrounded by flagship brands, boutique retail, and top-tier dining. The property benefits from immediate proximity to key demand drivers including the Miami Beach Convention Center, New World Symphony, and SoundScape Park, which host global events such as Art Basel and the Miami International Boat Show.

The area is supported by strong demographics, with affluent nearby neighborhoods and continued growth driven by major luxury hotel redevelopments including the Raleigh, Delano, and Grand Hyatt Convention Center Hotel.





Address:

910 Lincoln Road, Miami Beach, FL 33139

Total Available Space:

+/- 8,744 SF

Asking Rent:

Upon Request

Suggested Use:

Flagship Retail | Food & Beverage

Location Description:

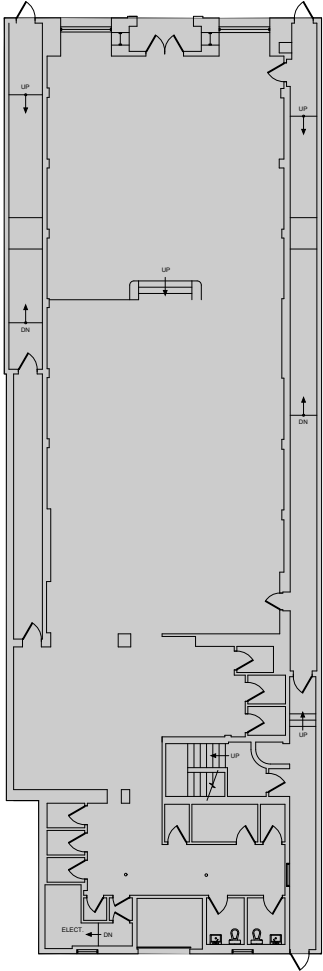
Positioned near the corner of Lincoln Road and Jefferson Avenue, the property offers exceptional visibility and connectivity within one of the most vibrant pedestrian destinations in the United States.

Surrounding Tenants:

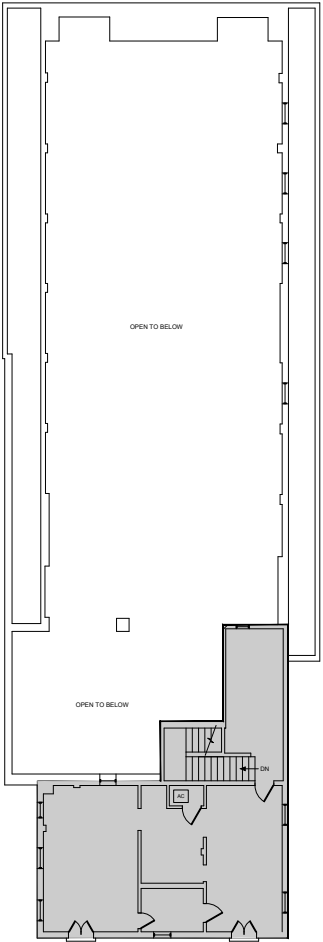


LINCOLN ROAD

1ST FLOOR
7,388 SQ.FT.



2ND FLOOR
1,356 SQ.FT.



Miami Beach continues to hold its status as a premier global destination, evolving in 2025 from a seasonal tourist enclave into a more established, full-time residential market for high-net-worth individuals. Its unique "barbell" demographic features a mature, affluent population in ultra-luxury waterfront corridors (like Sunset Harbour) alongside a high-density, international renter population. The 2030 outlook points toward a resilient "flight to quality," where historic Art Deco charm and new eco-conscious developments maintain some of the highest real estate values in the county, underpinned by a relentless demand for the quintessential Miami lifestyle.

Demographics

Metric	2025 (1 / 3 / 5 Miles)	2030 (1 / 3 / 5 Miles)
Total Population	41,250 / 218,400 / 485,200	48,600 / 244,600 / 524,000
Total Households	22,433 / 102,150 / 208,400	26,450 / 116,450 / 227,150
Avg Household Size	1.84 / 2.08 / 2.28	1.83 / 2.10 / 2.30
Median HH Income	\$102,969 / \$74,800 / \$62,100	\$124,500 / \$86,750 / \$71,400
Avg HH Income	\$143,114 / \$108,400 / \$98,200	\$171,800 / \$124,600 / \$112,900
% HH \$100K+	51.4% / 34.2% / 26.1%	59.2% / 40.8% / 31.4%
Median Age	37.0 / 38.4 / 40.1	38.2 / 39.9 / 41.5
% Bachelor's+	70.0% / 52.4% / 39.5%	74.5% / 56.8% / 43.1%
% White Collar	95.0% / 86.2% / 78.4%	96.2% / 88.5% / 80.6%
Median Home Value	\$689,250 / \$615,000 / \$592,000	\$885,000 / \$760,000 / \$690,000

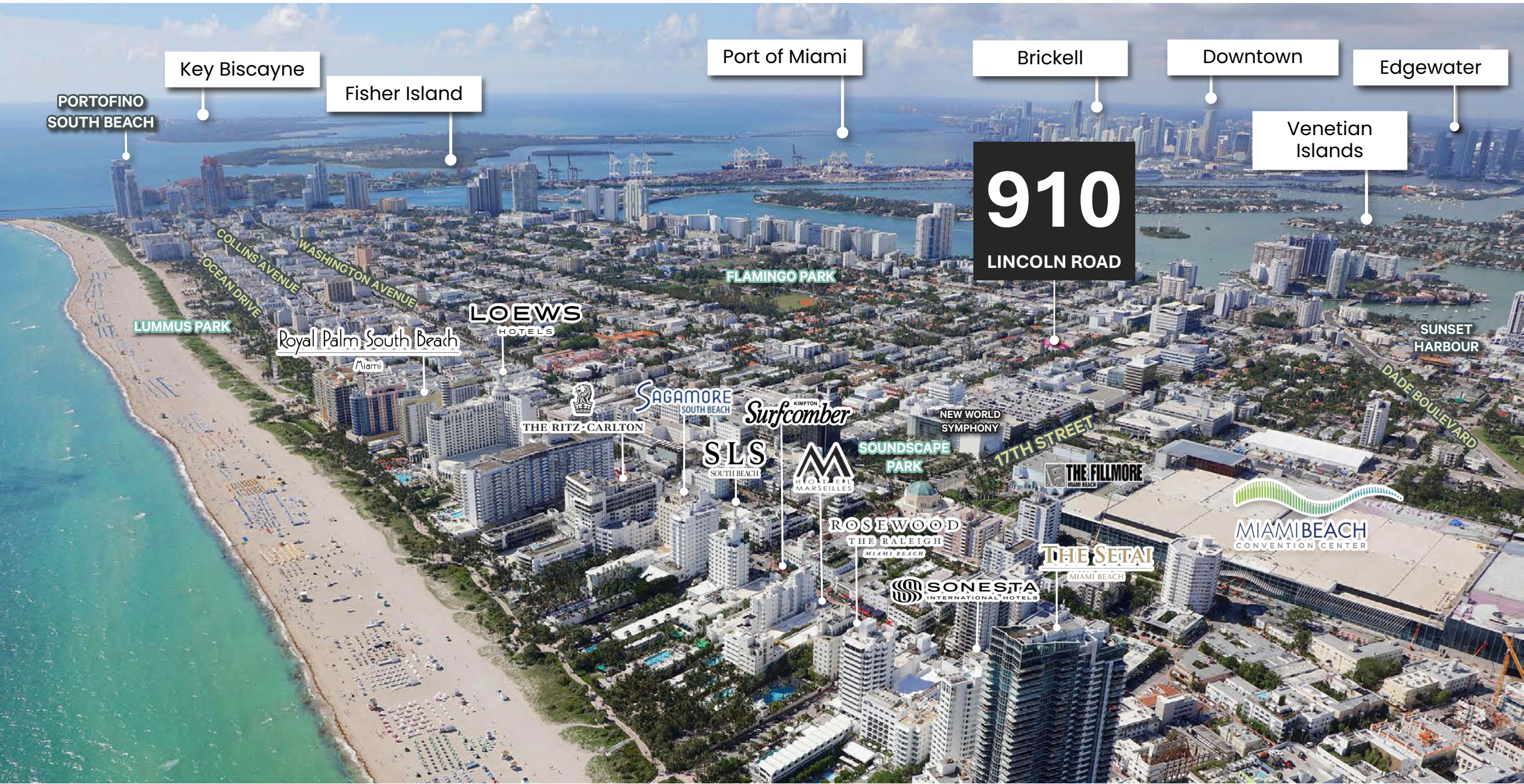




MIAMI BEACH
CONVENTION CENTER

910
LINCOLN ROAD

LINCOLN ROAD MALL



Key Biscayne

Fisher Island

Port of Miami

Brickell

Downtown

Edgewater

PORTOFINO SOUTH BEACH

Venetian Islands

910
LINCOLN ROAD

COLLINS AVENUE
WASHINGTON AVENUE
OCEAN DRIVE

FLAMINGO PARK

LUMMUS PARK

Royal Palm South Beach

LOEWS HOTELS

SUNSET HARBOUR

SAGAMORE SOUTH BEACH

Surfcomber

NEW WORLD SYMPHONY

THE RITZ-CARLTON

SLS SOUTH BEACH

M HOTEL MARSEILLES

SOUNDSCAPE PARK

17TH STREET

THE FILLMORE MIAMI BEACH

MIAMI BEACH CONVENTION CENTER

ROSEWOOD THE RALEIGH MIAMI BEACH

THE SETAI MIAMI BEACH

SONESTA INTERNATIONAL HOTELS

DADE BOULEVARD

Our Track Record



\$28,500,000

55 Miracle Mile
Retail + Office | **Sold** - June 2025



\$12,500,000

976 Arthur Godfrey
Development Site | **Sold** - March 2025



\$53,500,000

1300 S Miami Avenue
Hotel | **Sold** - October 2023



\$22,500,000

2947 NE 4th Avenue
Development Site | **Sold** - October 2022



\$54,000,000

31-95 NW 29th Street
Development Site | **Sold** - Dec 2021



\$5,350,000

1000 NW 23rd Street
Industrial | **Sold** - July 2021



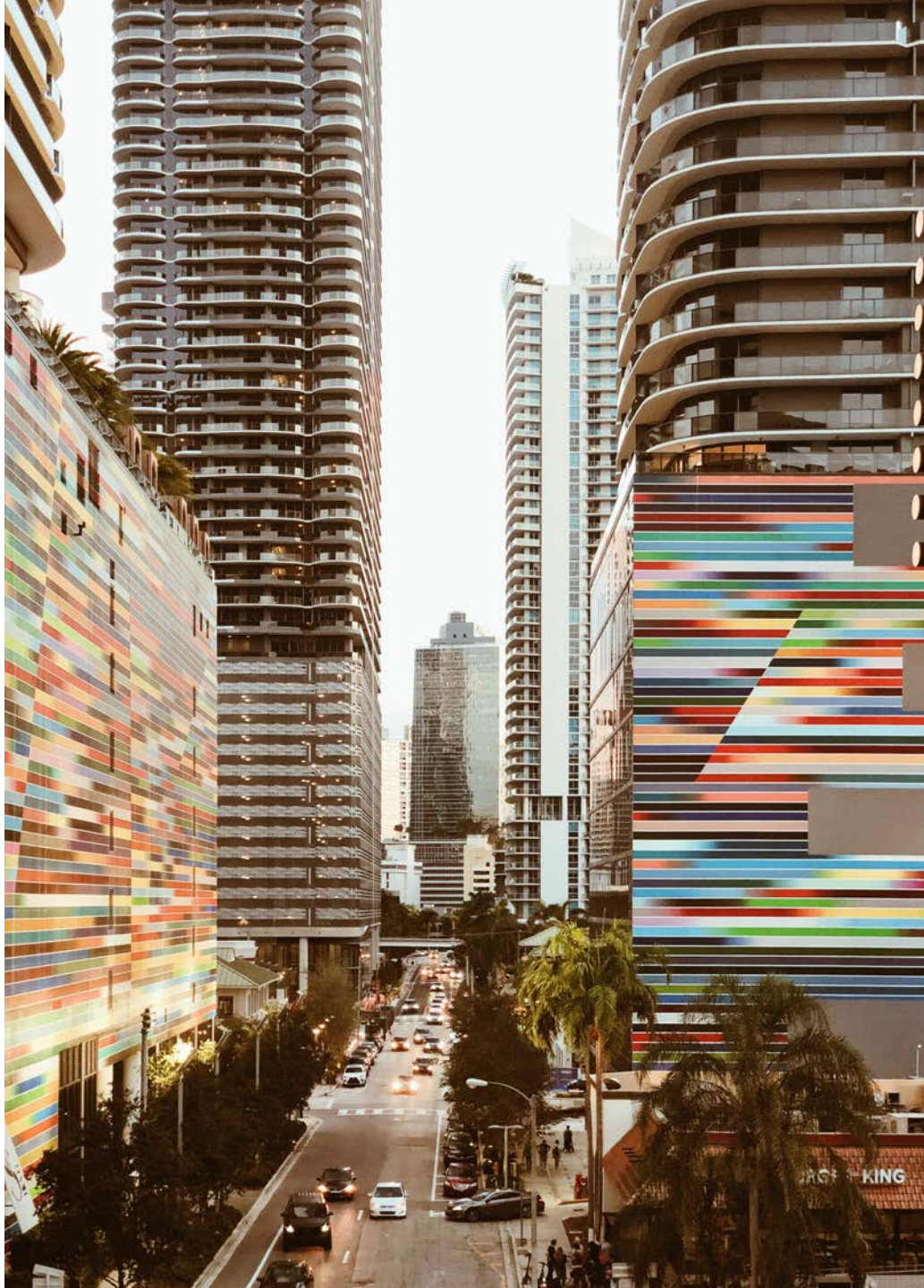
\$38,000,000

6747-6757 Collins Avenue
Development Site | **Sold** - August 2019



\$22,000,000

3700 NE 2nd Avenue
Mixed Use | **Sold** - Dec 2017



Disruptive.

The brokerage with a proven track record of demonstrating what's possible in the commercial real estate market.

Disruptive Real Estate redefines the rules of the game. As a forward-thinking commercial real estate brokerage, we revolutionize the standard real estate model with an unorthodox approach, defying conventions and forging dynamic opportunities.

Our diverse and experienced team specializes in the sale, acquisition and leasing of premier investment properties within Miami's urban core, New York and New Jersey. Founded on collaboration, Disruptive's cutting-edge approach modernizes the current commercial real estate landscape and achieves industry-leading milestones. With our fingers on the pulse of culture and deep knowledge of South Florida's neighborhoods, we uncover unique off-market opportunities, putting together transformative deals no one else can.

Committed to client-service, our team has over \$300 Million in sales, focuses on providing clients with integrated solutions and enhanced sourcing, understanding that what we present is just as important as how we present it. We may change the way the game is played, but we'll never stop holding ourselves accountable for how and what we deliver, creating with exceptional outcomes for both investors and tenants.



Disruptive.

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