

FOR SALE • RETAIL CONDO PROPERTY

VACANT RETAIL CONDO | BRICKELL

📍 1111 SW 1th Ave • Miami, FL 33129



FA
Commercial

2ND GENERATION RESTAURANT

Marion & Lafayette | Brickell

Offered at \$24,704,071, this turnkey restaurant and lounge in the heart of Brickell comes complete with a rare 5 AM liquor license, full FF&E, and below-market assumable financing. FA Commercial is pleased to exclusively offer Marion and Lafayette, two fully built-out, high-end retail condo spaces surrounded by Brickell's densest concentration of luxury residential towers and Class A office buildings, delivering strong daytime and nighttime foot traffic alike.

STATUS: FOR SALE



PROPERTY TYPE

Retail Condo

PRICE

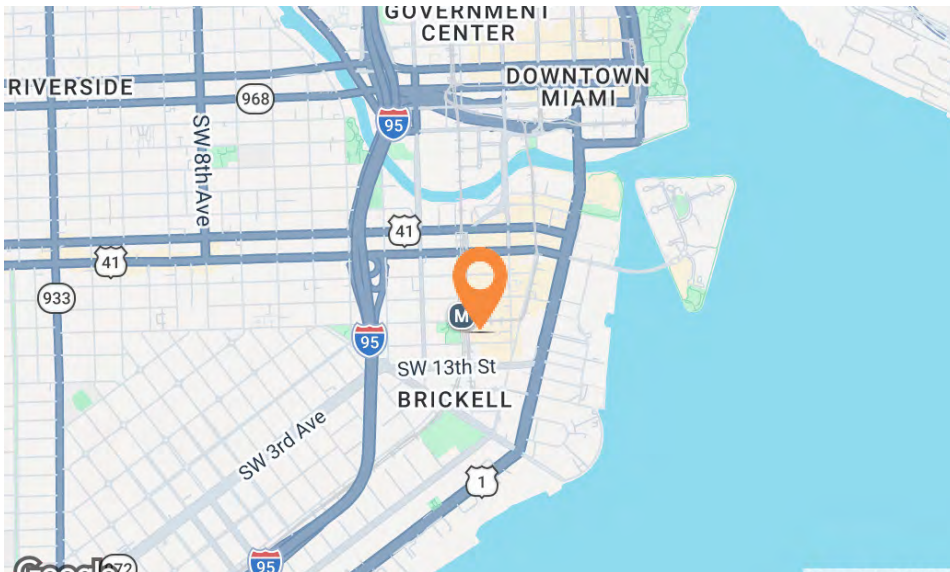
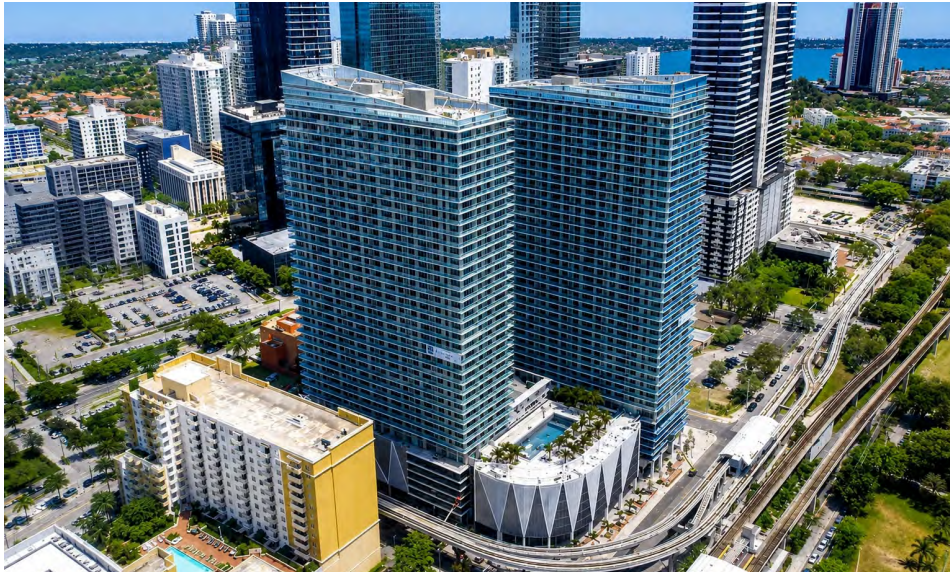
\$24,704,071

BUILDING SIZE

18,203
SF

SPACES

2



INVESTMENT HIGHLIGHTS

- 01 Rare 2nd-Generation Restaurant & Lounge**
 Fully built-out, turnkey high-end restaurant & lounge concept in Brickell
- 02 Below-Market Assumable Financing**
 Qualified buyers may assume \$15.15M in existing debt at a blended rate near 5.5% with debt service below comparable market rent
- 03 18,203 SF Available For Sale**
 Comprised of the Marion Restaurant and Lafayette spaces
- 04 Marion Restaurant Space: 10,971 SF**
 Includes a full kitchen and indoor bar, plus a 2,650 SF outdoor terrace and bar for high-end hospitality concepts
- 05 Lafayette Space: 7,232 SF**
 Lounge-style bar space with 1,797 SF of outdoor seating, ideal for cocktail-driven concepts.
- 06 Full FF&E Included For Turnkey Operation**
 Custom furniture, professional kitchen, A/V & telecom equipment
- 07 5 AM Liquor License Included**
 Rare 4COP dual license (5 AM) supports nightclub/lounge use; est. \$200K

ASKING PRICE

\$24,704,071

7.0% reference cap rate on market NNN valuation

MARKET RENT (ASSUMPTION)

\$95 / SF

ANNUAL NNN RENT (ASSUMPTION)

\$1,729,285

DEC. 2024 APPRAISAL

\$24,700,000

CAPITAL INVESTED SINCE 2018

\$29.5M

POTENTIALLY ASSUMABLE DEBT

\$15,153,581

INCLUDED

5 AM License + Full
FF&E

Annual NNN rent of \$1,729,285 reflects a market rent of \$95/SF applied across the property's full 18,203 SF (Marion + Lafayette combined). This is a sale of the owner-operated real estate and turnkey business — there is no in-place lease; market rent and cap rate figures are shown solely as a valuation reference, not as income being conveyed to the buyer. Pricing, rent and capital-invested figures are provided by ownership from 2025 tax depreciation schedules and current loan statements; buyers should independently verify all financial information.

ASSUMABLE FINANCING

Existing First Horizon debt may offer a major ownership advantage.

A qualified buyer may have the opportunity to assume the existing First Horizon Bank mortgages, totaling over \$15.1M, with debt service below comparable market rent.

01	Loan 1
	First Horizon Bank
BALANCE	\$11,051,635.79
INTEREST RATE	5.00%
MATURITY	07/21/2029

02	Loan 2
	First Horizon Bank
BALANCE	\$4,101,945.22
INTEREST RATE	6.65%
MATURITY	05/10/2029

POTENTIALLY ASSUMABLE FINANCING

\$15,153,581.01

Debt service below comparable market rent

NOTE Assumption of existing debt is subject to lender approval and final loan terms.

1111 SW 1 Ave. (Lafayette & Marion) · 18,203 SF

NNN PASS-THROUGHS

Property Taxes	\$187,476
Insurance	\$136,153
<i>Property, Windstorm, Boiler & Machinery, and Plate Glass</i>	
Flood Insurance	Included in monthly association fees
<i>Covered under the main building's policy through the AXIS Master Association</i>	
NNN Pass-Through Total	\$323,629
NNN Cost / SF	\$17.78 / SF

DIRECT TENANT EXPENSES

Master Association Fees	\$30,896
Special Assessments	\$24,522 / year
<i>Direct tenant expense</i>	
Direct Tenant Expenses Total	\$55,418

ALL-IN SUMMARY

All-In Occupancy Cost	\$379,047 \$20.82 / SF
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Flood insurance is covered under the main building's policy through the AXIS Master Association and included in the monthly association fees.
Insurance estimates reflect current 2025 market rates and may fluctuate with future renewals.
All figures are estimates and should be independently verified.























MARION

Front of House (FOH)	4,548 SF
Restrooms	614 SF
Kitchen	3,884 SF
2nd Floor Back of House	1,925 SF
Indoor Total	10,971 SF
Outdoor Terrace & Bar	2,650 SF
Total (Indoor + Outdoor)	13,621 SF

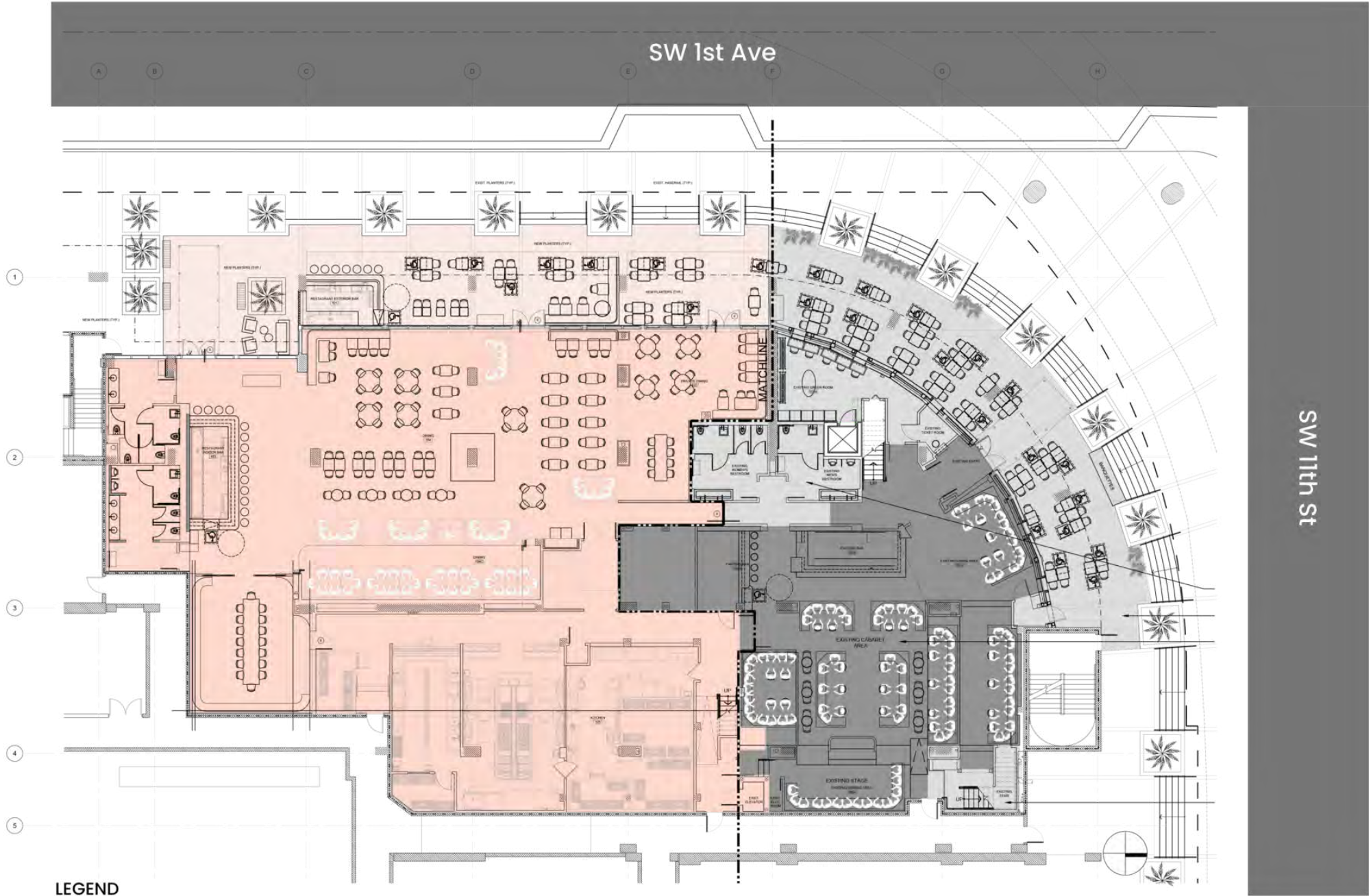
LAFAYETTE

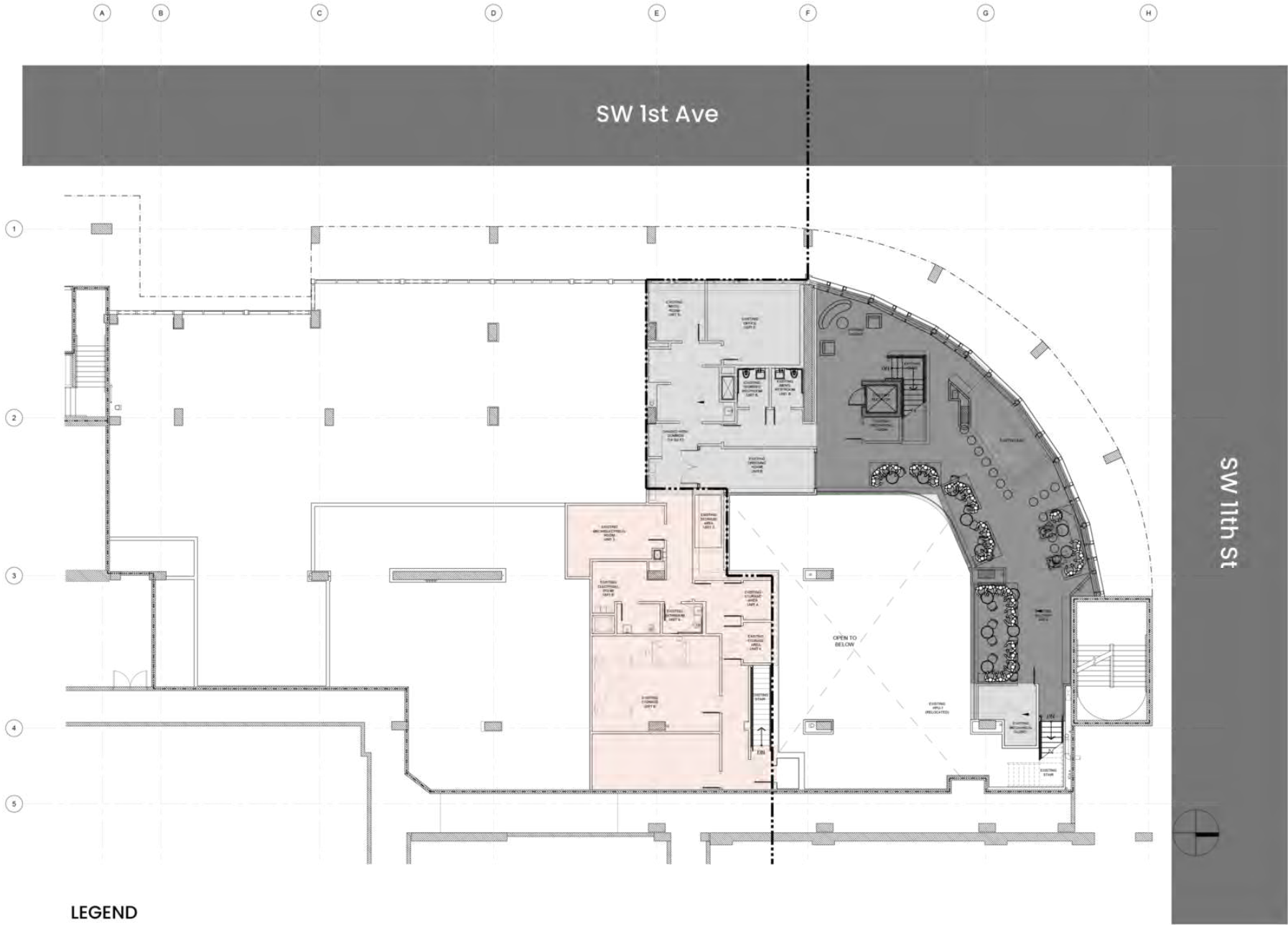
1st Floor FOH	3,214 SF
1st Floor BOH (Stair)	181 SF
1st Floor BOH (Green Rm & Restrooms)	951 SF
1st Floor Total	4,346 SF
2nd Floor FOH	1,910 SF
2nd Floor BOH (Storage)	102 SF
2nd Floor BOH (Restrooms & Offices)	874 SF
2nd Floor Total	2,886 SF
Indoor Total	7,232 SF
Outdoor Seating	1,797 SF
Total (Indoor + Outdoor)	9,029 SF

GRAND TOTAL — INDOOR: 18,203 SF

INDOOR + OUTDOOR: 22,650 SF

Square footage per ownership's floor plan measurements; buyers should independently verify all measurements.

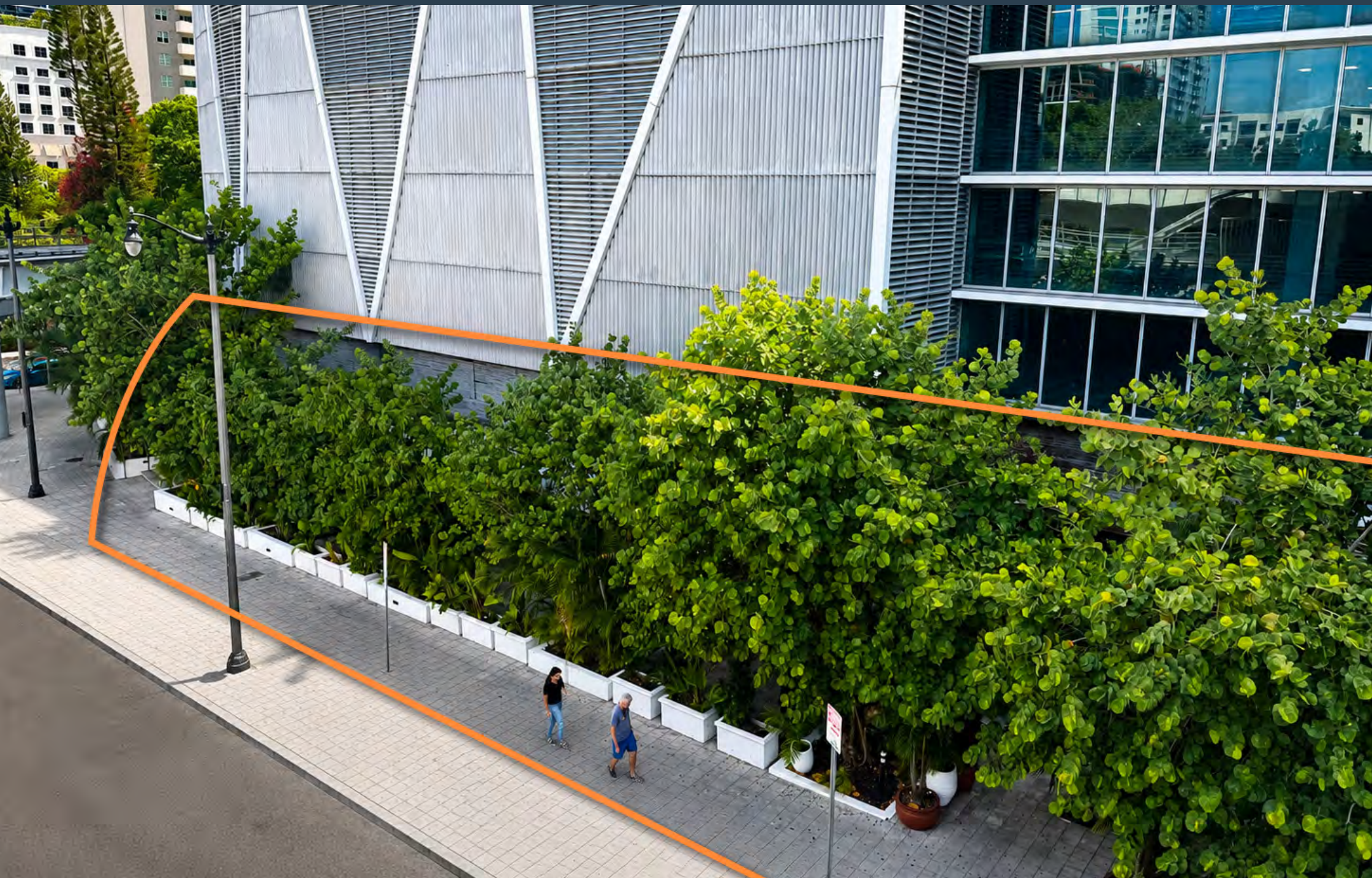




LEGEND

- Marion Restaurant
- Lafayette Space







MR. HOSPITALITY

Mr. Hospitality Miami is a Miami-based hospitality group, founded by Mathieu Massa, behind elevated dining and nightlife concepts across Brickell and Miami Beach. Through venues like Marion, Lafayette Steakhouse, Queen Miami Beach, Bâoli and El Tucán, the group blends refined cuisine, sophisticated design, and high-energy atmospheres built for dinner, entertainment, and late-night experiences.

OVERVIEW

COMPANY:	Mr. Hospitality Miami
FOUNDED:	2009
LOCATIONS:	Brickell & Miami Beach
CONCEPTS:	· Marion
	· Lafayette Steakhouse
	· Queen Miami Beach
	· Bâoli
	· El Tucán
HEADQUARTERS:	999 Brickell Ave, Ste 600, Miami FL
WEBSITE:	mrhospitality.com

Marion



MARION (BY MR HOSPITALITY GROUP)

Marion Miami is an upscale restaurant, lounge, and cocktail bar by **MR Hospitality**, located in Miami's Brickell district. The concept blends New American cuisine with Asian influences, offering refined dishes, sushi, craft cocktails, and a lively dinner-party atmosphere. A dedicated outdoor terrace and bar extend the experience al fresco, adding to Marion's late-night energy. Designed to transition from dinner into late night, Marion delivers an elevated Miami dining experience centered on sophisticated design, vibrant energy, and social entertainment.

Location: Brickell · Outdoor Terrace & Bar: 2,650 SF

Full-Buyout Capacity: 450 Standing / 300 Seated Across 5,633 SF

"...Marion diners are the types who don't mind getting a little wild at dinner."
— CONDÉ NAST TRAVELER

LAFAYETTE

STEAKHOUSE



LAFAYETTE (BY MR HOSPITALITY GROUP)

Lafayette Steakhouse is a chef-driven French-American steakhouse by **MR Hospitality**, located in Miami's Brickell district. The concept blends classic steakhouse tradition with modern elegance, offering prime cuts, fresh seafood, craft cocktails, and a curated wine program in a refined, old-world inspired setting. A grand piano on the main floor brings live entertainment to the dining room, while outdoor seating extends service into the open air, elevating the experience from dinner into late night.

Location: Brickell · Outdoor Seating: 1,797 SF

Full-buyout event capacity: 350 standing / 150 seated across 5,330 SF indoor plus 1,797 SF of outdoor seating — a built-in private-events revenue stream.

AXIS ON BRICKELL

Axis on Brickell is a twin-tower **residential condominium** development featuring **two 40-story towers**. Completed in 2008 and designed by Arquitectonica, the property is recognized for its **contemporary architecture** and **prominent presence in the Brickell skyline**.

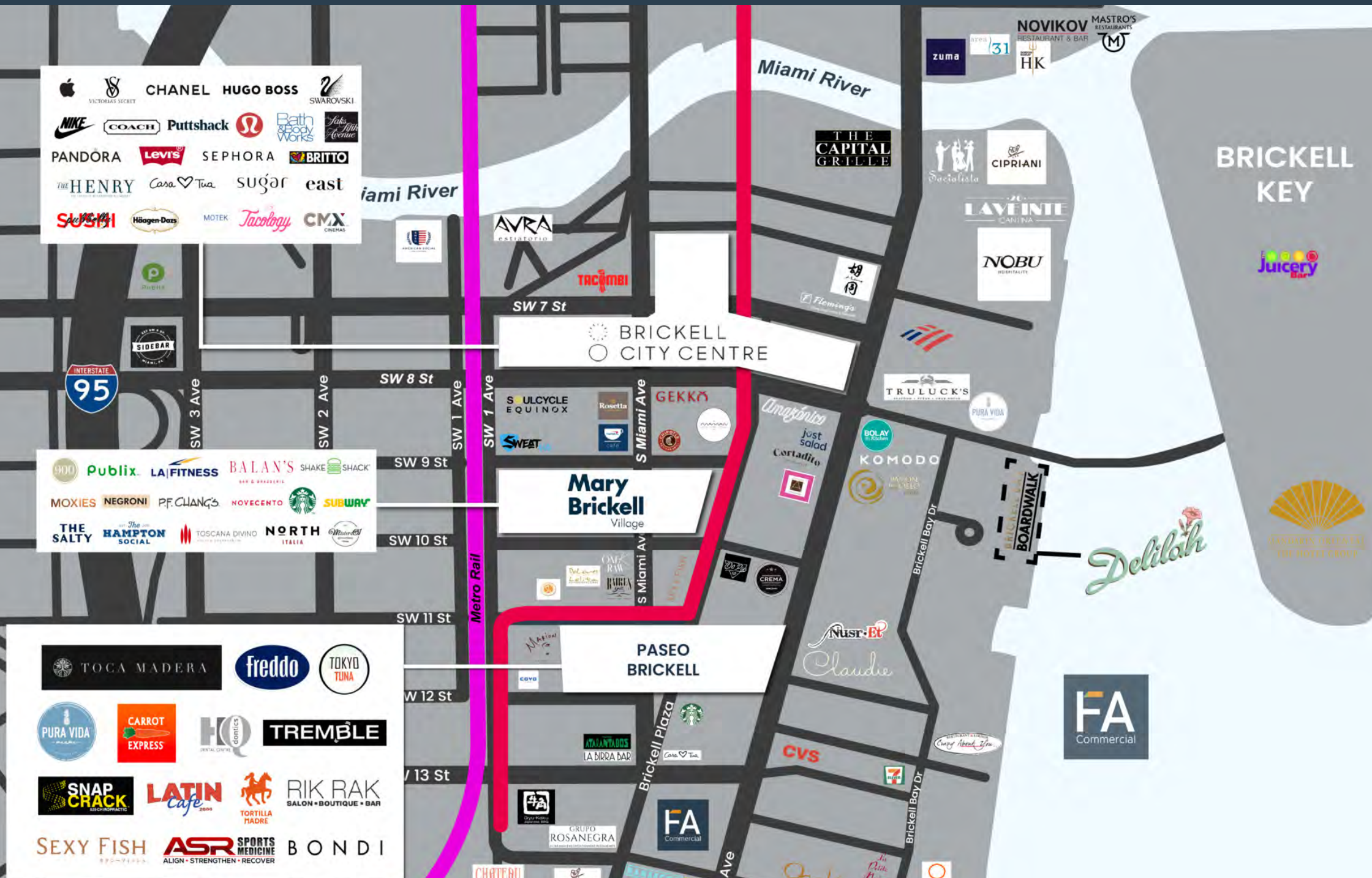
The development offers residents a **comprehensive amenity package**, including resort-style and lap pools, poolside cabanas, a fitness center, spa facilities, residents' lounges, a media room, business center, and valet parking.

Axis on Brickell is centrally located in the heart of Brickell, just steps from The Shops at Mary Brickell Village and within walking distance of Brickell City Centre, providing immediate access to the neighborhood's dining, shopping, entertainment, and business destinations.





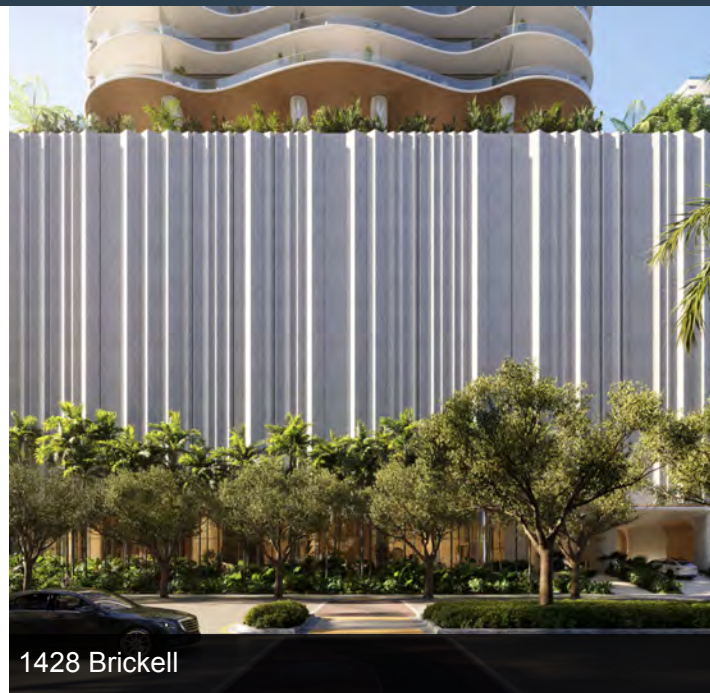




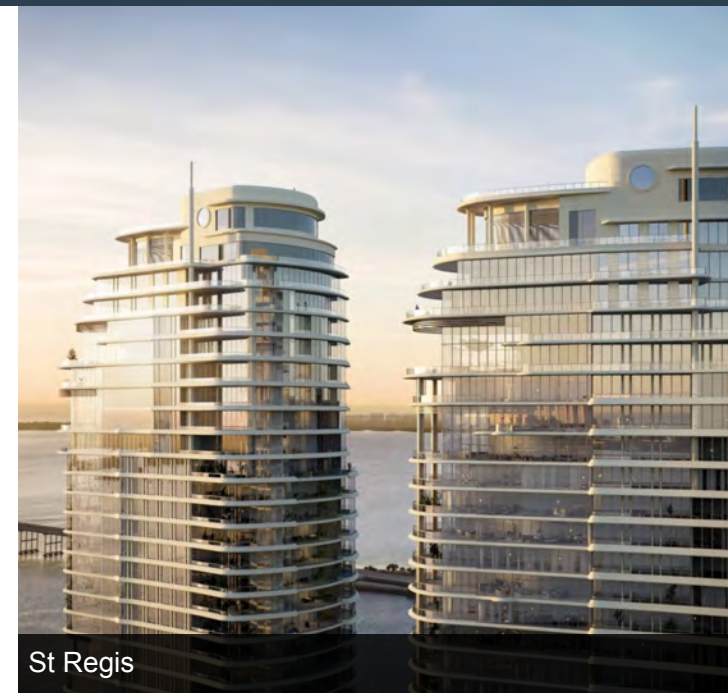




Ora By Casa Tua



1428 Brickell



St Regis



One Brickell City Centre



Una Residences



One River Point



Miami Worldcenter



MiamiCentral Station



Cipriani Residences



Brickell City Centre



Lofty Brickell



The Shops at Mary Brickell Village

POPULATION

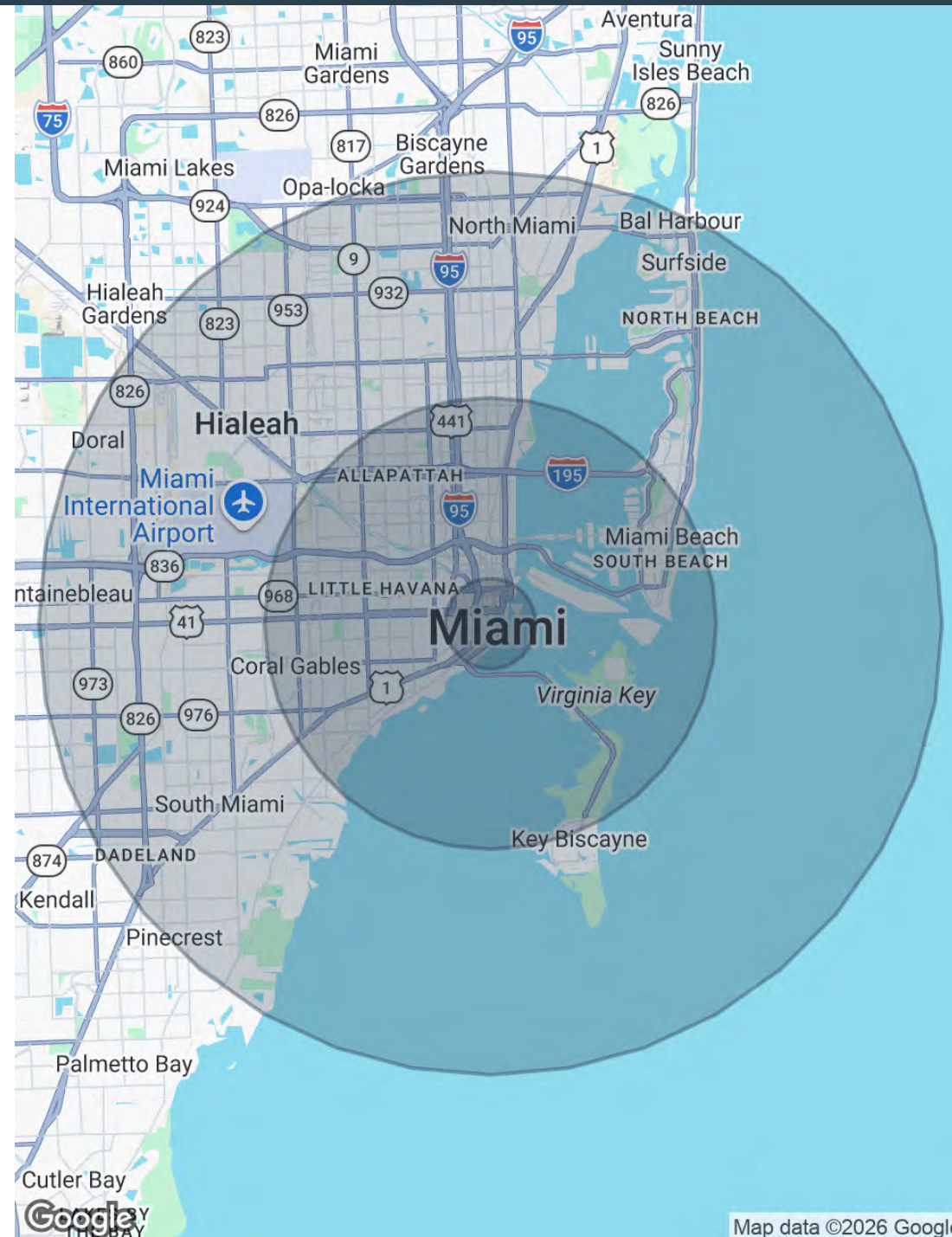
	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	61,340	450,915	1,129,876
AVERAGE AGE	38.9	41.2	41.9
AVERAGE AGE (MALE)	39.1	40.4	40.7
AVERAGE AGE (FEMALE)	39.4	42.0	43.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	33,116	199,965	446,216
# OF PERSONS PER HH	1.9	2.3	2.5
AVERAGE HH INCOME	\$151,464	\$109,269	\$106,778
AVERAGE HOUSE VALUE	\$615,806	\$647,516	\$629,237

Average household income within 1 mile (\$151,464) outpaces the broader Miami Market by more than 40%,
— a built-in customer base for a high-end concept.

Hispanic population share: 62.9% (1mi) / 69.6% (5mi) / 67.6% (10mi)



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Any party considering, under contract for, or in escrow on a transaction should independently verify all information, including financial data, through their own inspections, reports, and professional advisors. FA Commercial Advisors, LLC does not act as a financial advisor to any party, and actual property performance may differ from any data, assumptions, or projections referenced. Estimates of market or projected rents do not guarantee that such rents can be achieved or sustained; parties should evaluate applicable lease terms, governmental restrictions, market conditions, and vacancy factors independently.

For specific guidance, parties should consult the appropriate licensed professional:

- **Legal matters** — an attorney
- **Tax matters** — a CPA or tax attorney
- **Title matters** — a title officer or attorney
- **Property condition / code compliance** — qualified engineers, architects, contractors, or relevant governmental agencies

FA Commercial Advisors, LLC markets all properties and services in compliance with applicable fair housing and equal opportunity laws.

OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord** and **tenant** representation.





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