

1674 Meridian Ave



Wolf Co.
REAL ESTATE

BARRETT WOLF
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Prime location steps away from Lincoln rd. Space is perfect for a dessert concept or small retail.

Class A office space above building is currently under renovation including exterior enhancements, new lobby, common area and elevator. Burger FI and Harrys pizza will be cotenants.

Space: 558 SF will share grease trap with BurgerFI which is set to open summer 2021.

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PROPERTY OVERVIEW



PRIME LOCATION

JUST STEPS AWAY FROM LINCOLN ROAD, A WORLD FAMOUS SHOPPING DISTRICT WITH SHOPPING, DINING AND ENTERTAINMENT OPTIONS



COMPLETELY RENOVATED

CURRENTLY THE BUILDING IS UNDERGOING A TRANSFORMATIVE RENOVATION INCLUDING EXTERIOR ENHANCEMENTS, NEW LOBBY, COMMON AREAS, AND ELEVATOR



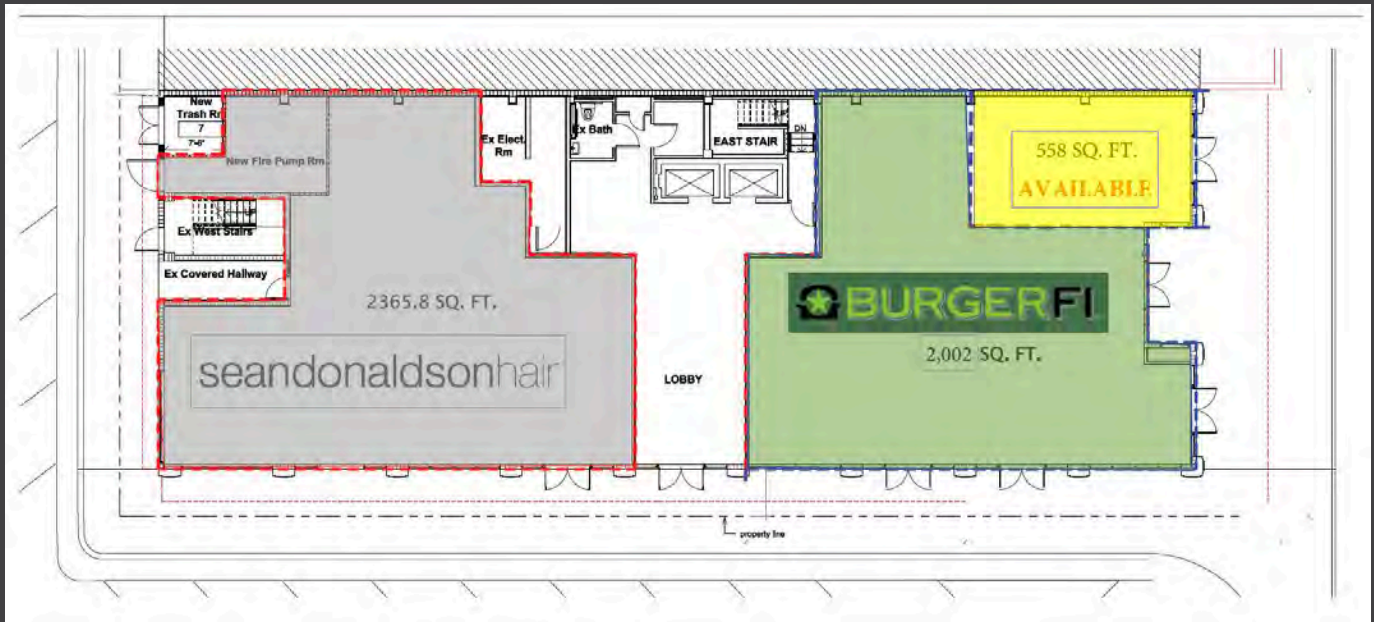
2875 NE 191st, Suite #306, Aventura, FL 33180
(305) 542-3507
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SPACE

Ground Floor 558 SF

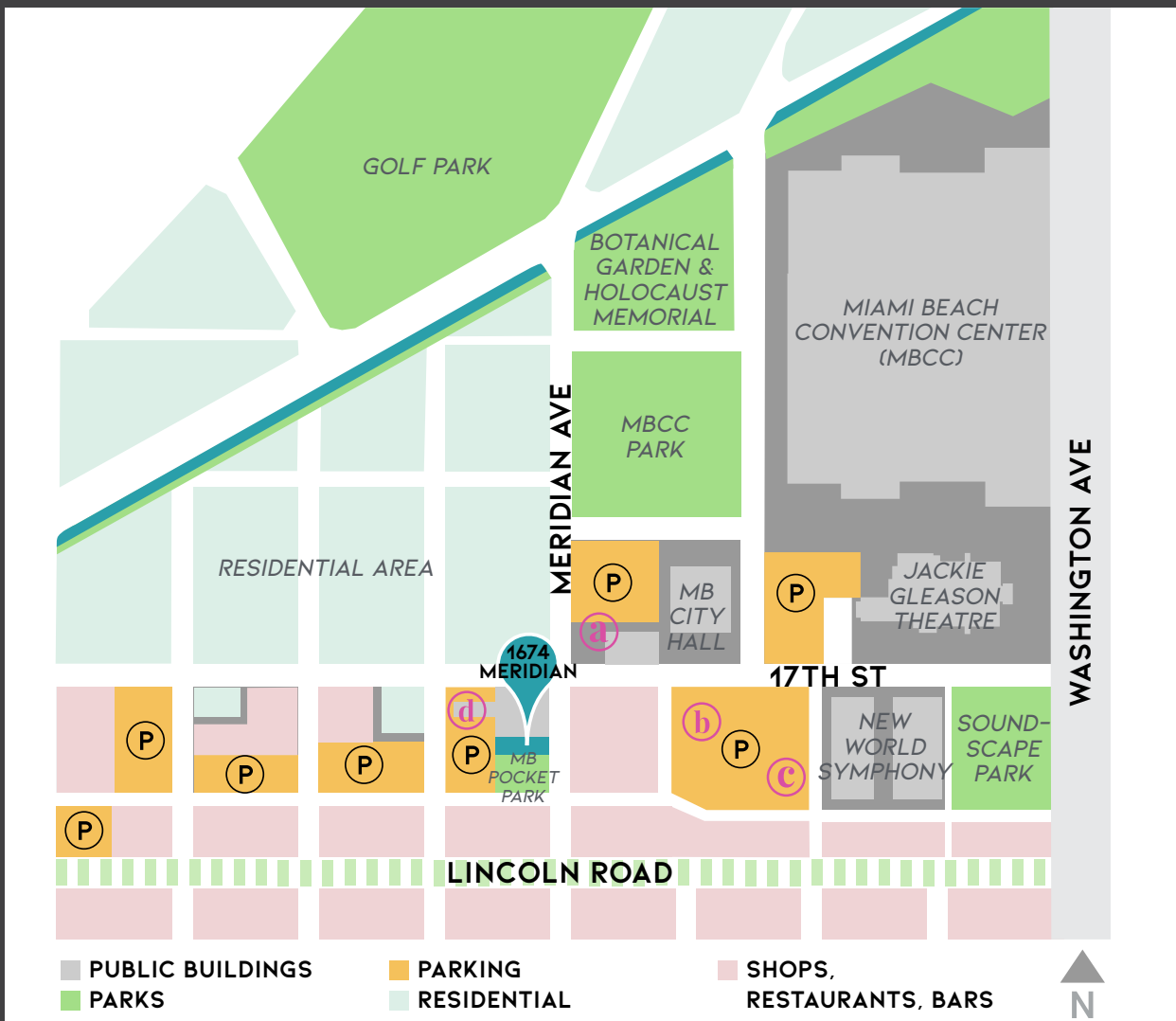


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LOCATION



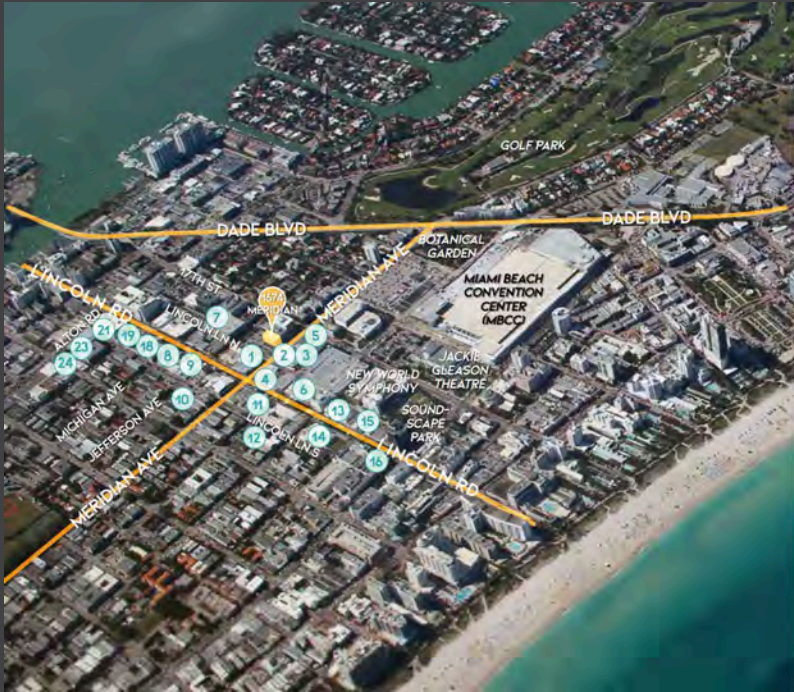
IMMEDIATE NEARBY PARKING

- | CITY OF MIAMI BEACH | | TRU PARK USA | |
|--------------------------------------|-----------------------|--------------|--------|
| a | 1755 Meridian Ave | 667 | spaces |
| b | 640 17th St | 1490 | spaces |
| c | 1661 Pennsylvania Ave | 577 | spaces |
| d | 1691 Michigan Ave | 760 | spaces |

1674 Meridian Ave



LOCATION



Nearby Retail

- | | |
|----------------------------|---------------------|
| 1. ANTHROPOLOGIE | 13. H&M |
| 2. LINCOLN EATERY | 14. GUESS |
| 3. MARSHALLS | 15. YUCA |
| 4. ARMANI | 16. ZARA |
| 5. MACY'S | 17. FINNEGAN'S ROAD |
| 6. STARBUCKS | 18. GAP |
| 7. ICE BOX CAFE | 19. NIKE |
| 8. HOFBRAU | 20. EXPRESS |
| 9. MEAT MARKET | 21. BANANA REPUBLIC |
| 10. VAN DYKE CAFE | 22. MAC COSMETICS |
| 11. PIZZA RUSTICA | 23. REGAL CINEMA |
| 12. BAROLO CUCINA ITALIANA | 24. PIOLA PIZZERIA |

NORTH BEACH

MIDDLE BEACH

SOUTH BEACH

TOTAL CITY AREA **18.7** SQ. MILES

TOTAL LAND AREA **7.7** SQ. MILES

TOTAL WATER AREA **11.0** SQ. MILES

27 ISLANDS

13 NEIGHBORHOODS

3 AREAS

BICYCLISTS AND PEDESTRIANS

25.5 MILES OF BICYCLE NETWORK

BICYCLE ROUTES **7.0** MILES

BICYCLE LANES **17.0** MILES

SHARED PATHS **4.8** MILES

11% RESIDENTS BIKING AND WALKING AS A PRIMARY MODE OF TRANSPORTATION

3.5% PEOPLE RIDING BIKES TO WORK

9.9% PEOPLE WALKING TO WORK

LINCOLN ROAD *Master Plan*

PROPOSED MERIDIAN AVENUE



INTEGRATED ACCESS STREETS

- Widening sidewalks and enhancing streetscapes
- Selective street pedestrian hours

NEW CAFES

- Creating a more friendly environment for the pedestrian

CREATE A CONNECTED BIKE NETWORK

- Integrate the Lincoln Road District in the bike network of Miami Beach
- Activate Lincoln lanes with a bike loop
- Reorganize bike parking at edges of Lincoln Rd.

INSTALL BIKE LANES



PROVIDE BIKE PARKING



CARVE OUT SPACE FOR NEW SIDEWALK CAFES



PLANT STREET TREES, WIDEN SIDEWALKS & USE PAVING STRATEGICALLY



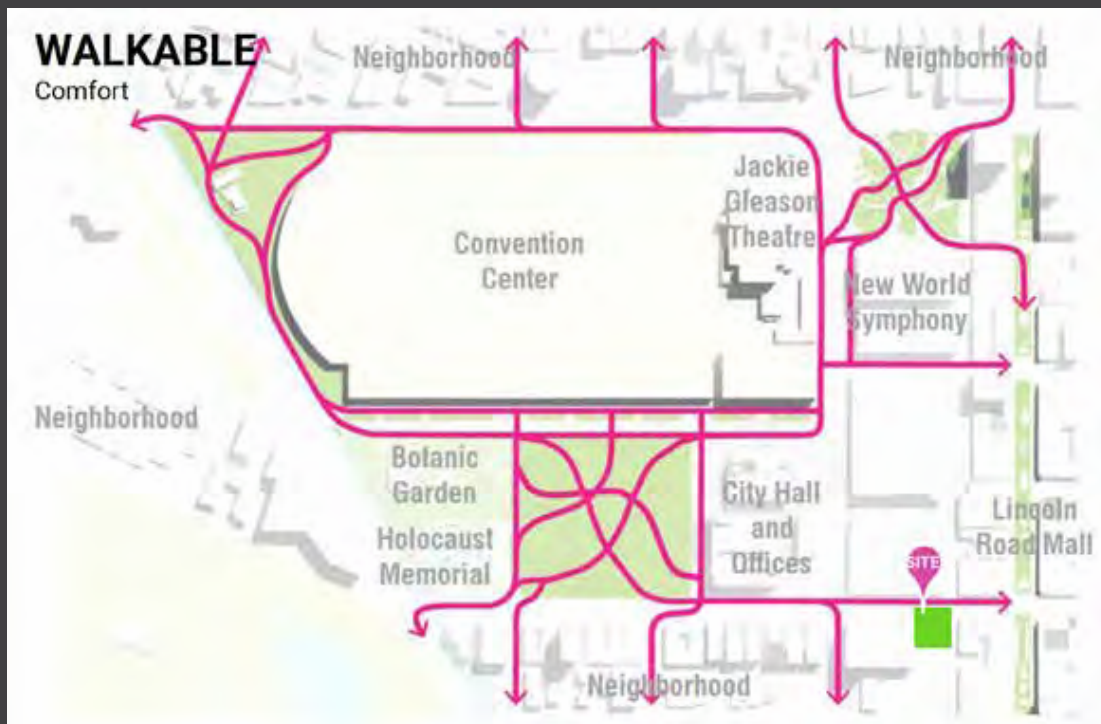
PROPOSED MERIDIAN AVENUE, NORTH OF LINCOLN ROAD



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Planned streetscape upgrades to Meridian Avenue will integrate a multi-use pocket park with walkable access to Lincoln Road, Botanical Garden, and the recently renovated Miami Beach Convention Center —carefully designed, a refreshing view and escape of the ordinary— right on our backyard at 1674 Meridian Avenue.



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