

940 71st Miami Beach FL 33141



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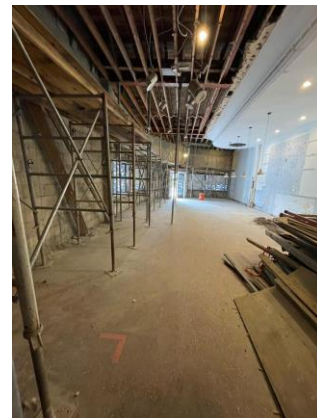
Email: office@leaseflorida.com or info@leaseflorida.com



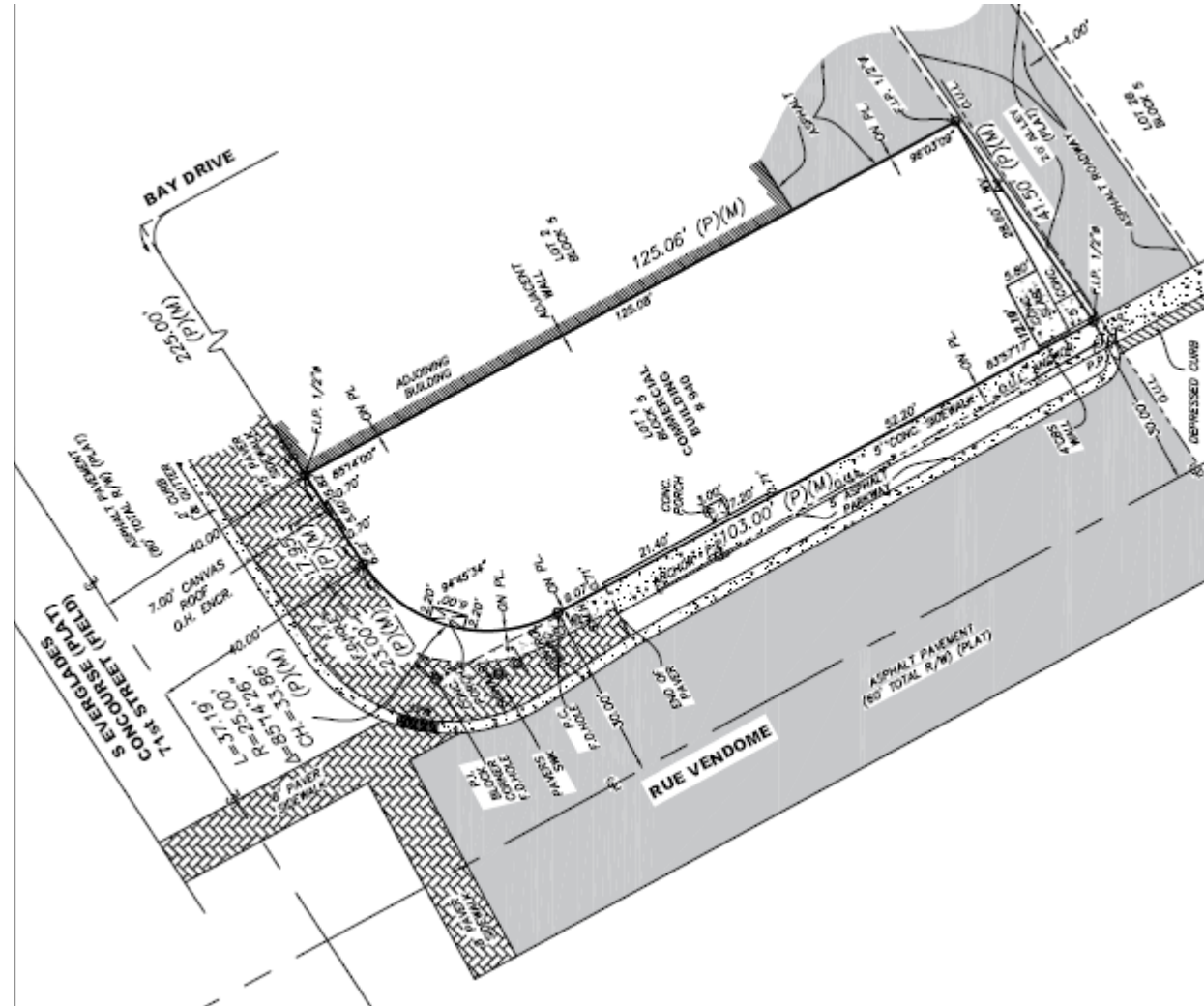
Local Map



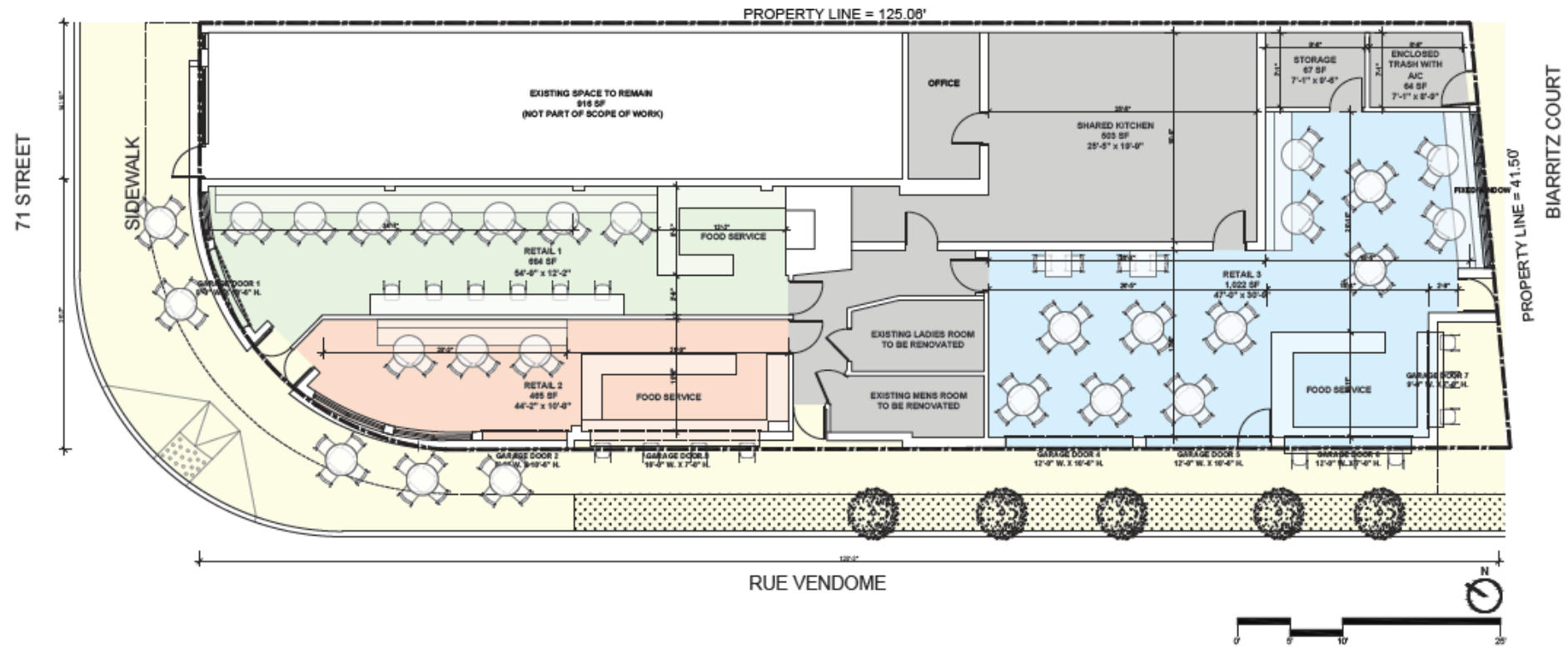
Property Photos



Property Site Plan



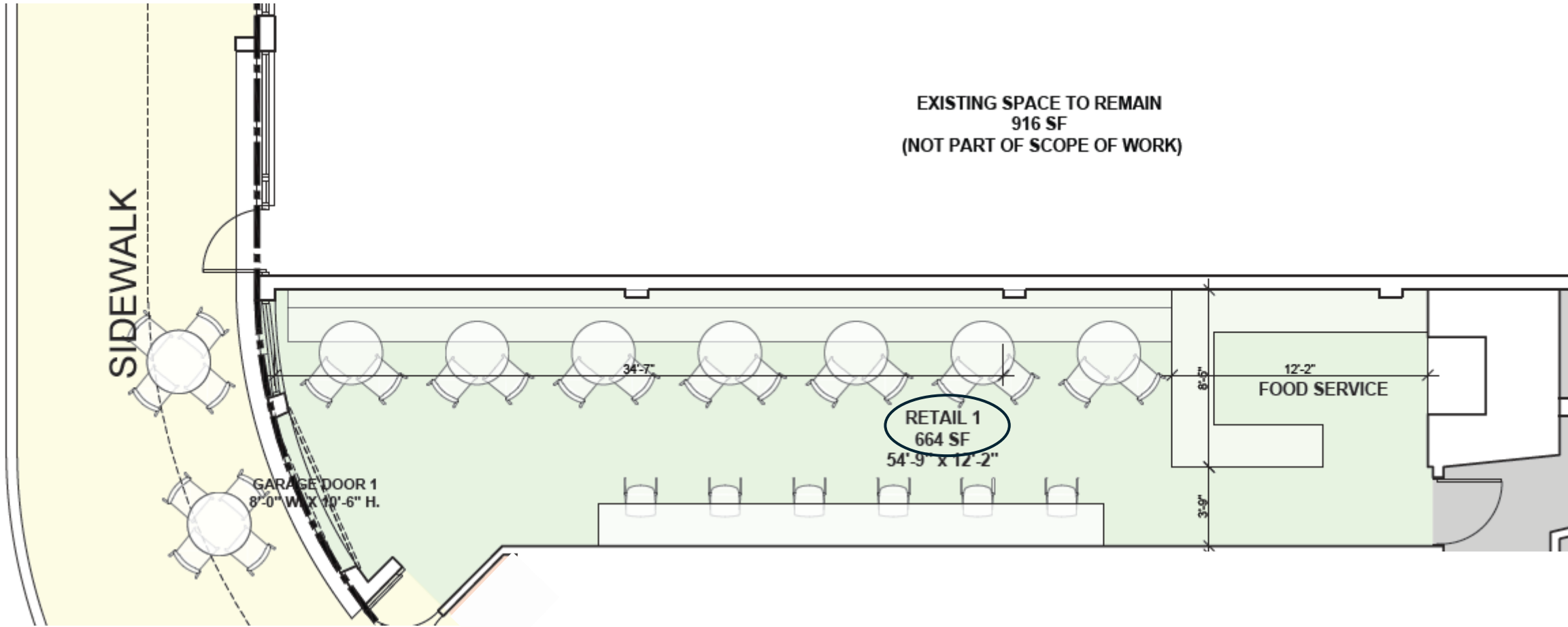
PROPOSED SPLIT -Property Site Plan



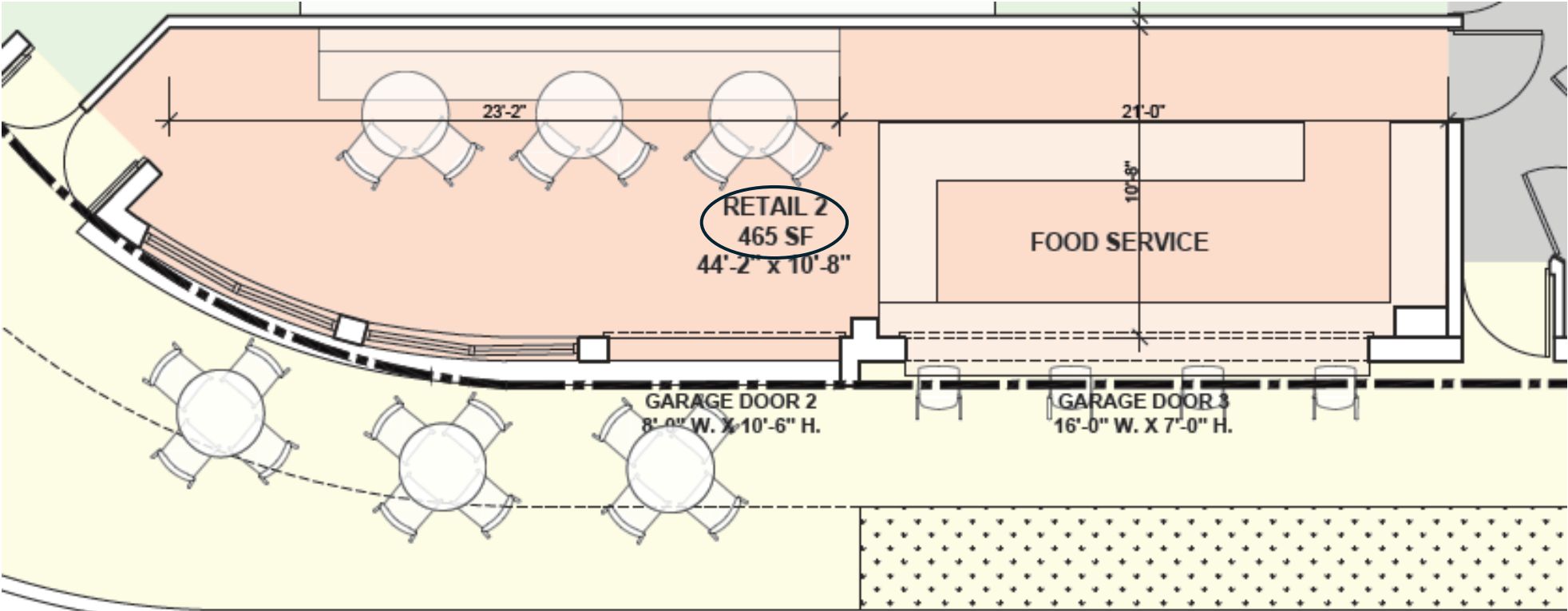
NOTE:
SEATING LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT
TO CHANGE AS PER FOOD SERVICE OPERATOR REQUIREMENTS.

ESTIMATED TOTAL SEAT COUNT: 114 OCCUPANTS

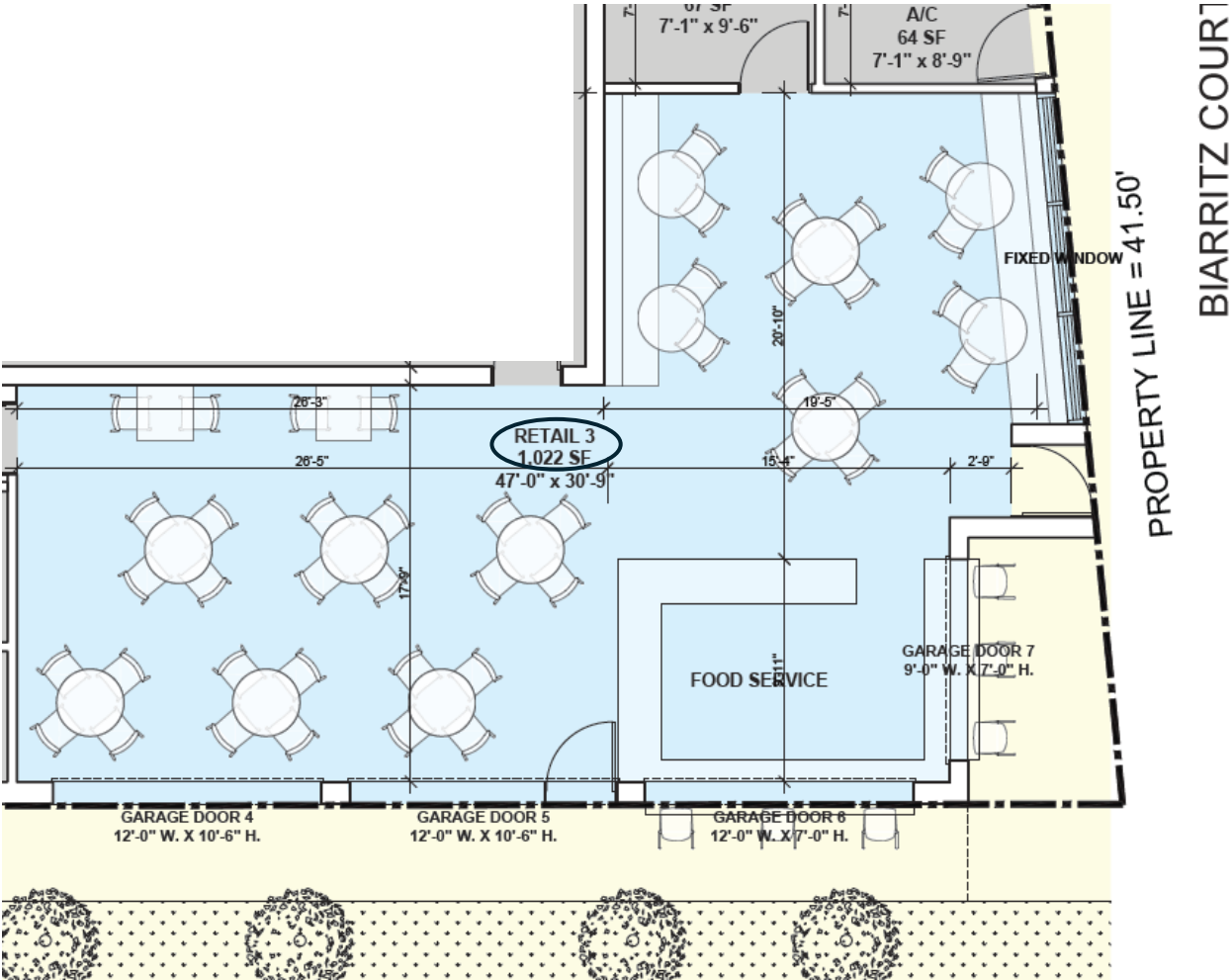
PROPOSED Site Plan- RETAIL/RESTAURANT 1



PROPOSED Property Site Plan- RETAIL/RESTAURANT 2

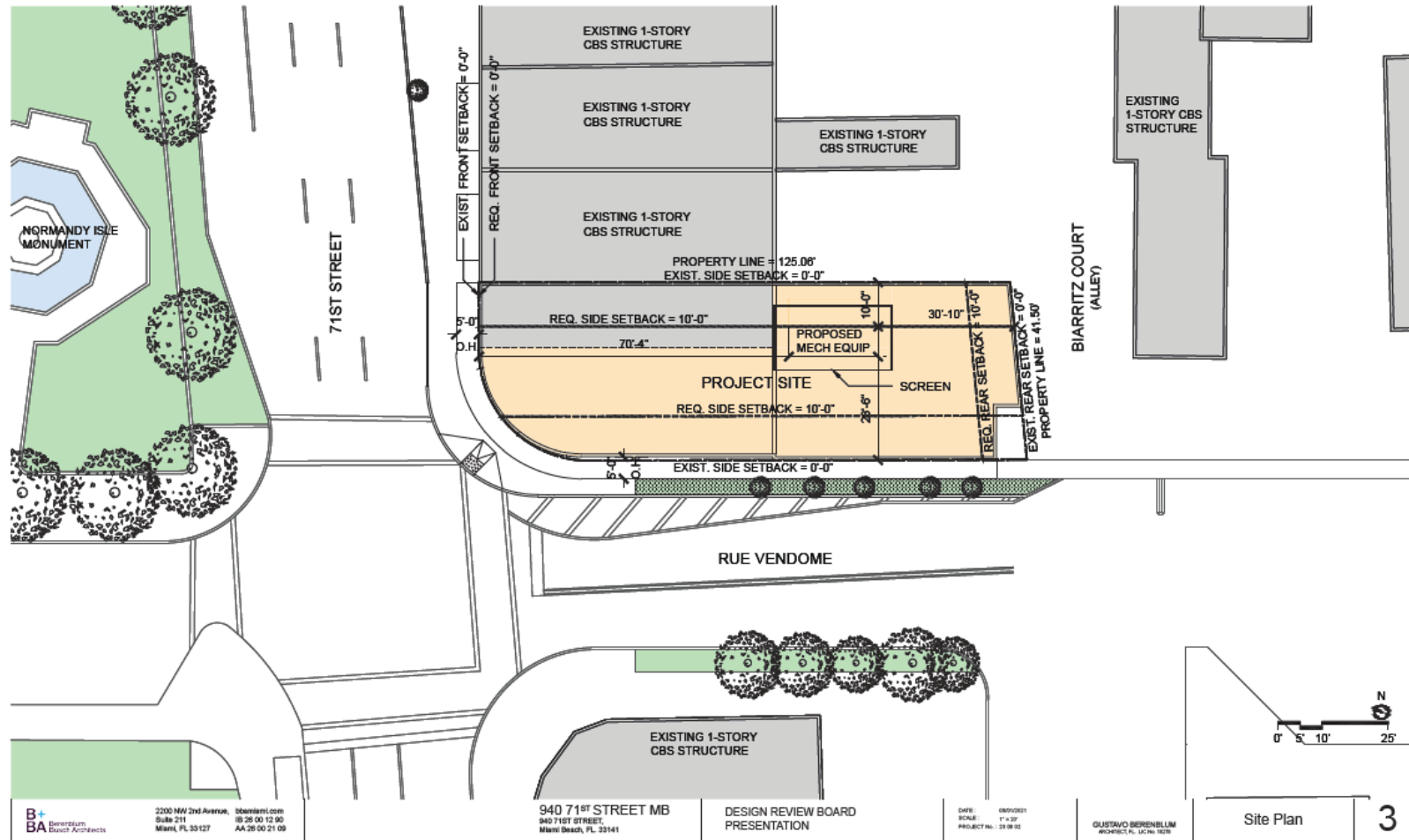


PROPOSED Property Site Plan- RETAIL/RESTAURANT 3



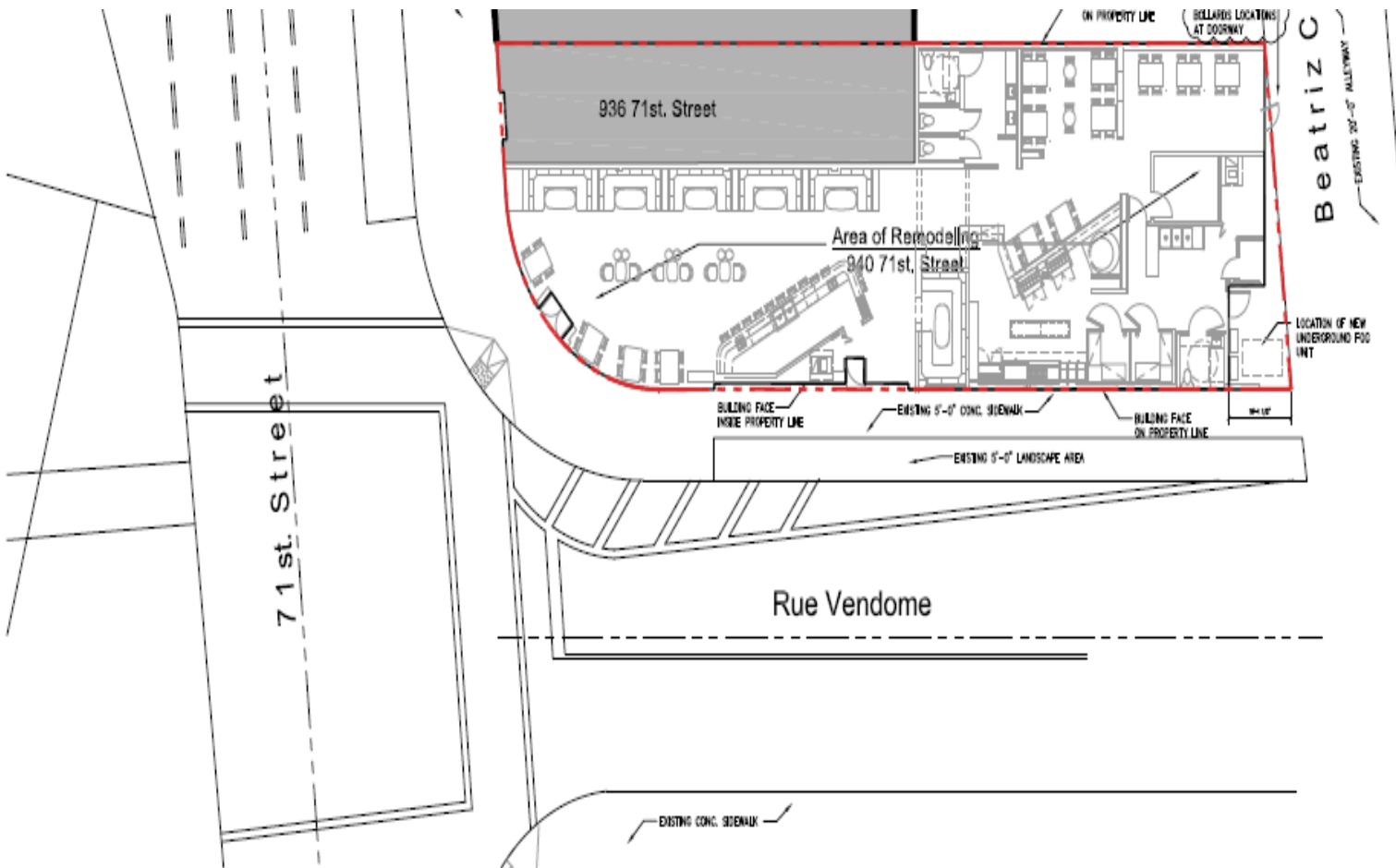
PROPOSED Overview of Property Site Plan- FOR THE 3 RETAIL/RESTAURANTS

SITE PLAN



PROPOSED Property Site – what it could look like if fully rented

Pb Sanitary and Domestic Riser Diagram



Property Detail

Property Address	940 71 st
City, State, Zip	Miami Beach FL 33141
APN #	02-3210-013-0460
Current use	Restaurant –Ready infrastructure
Property Subtype	Land
Zoning	6800- Commercial Central
Year built	1938
Building size	6025 SF
Lot Size	5193 SQFT
Rentable sqft	+/-4200 sqft

This 4,200 sqft open space, formerly a restaurant, is now available for lease again. Situated on a prime corner location near the beach, the property offers high visibility and a steady flow of foot traffic. With its expansive floor plan, large windows, and multiple entry points, it provides a versatile environment perfect for retail, dining, or entertainment ventures.

Its proximity to popular beach attractions ensures excellent potential for drawing both local and tourist customers, making it a valuable opportunity for a new business.

Inspiration



NORMANDY ISLES FOUNTAIN



TRADER JOE'S, MIAMI BEACH



PATTERNED TILES



MIAMI BEACH SIGNAGE



GLASS GARAGE DOORS



PICK-UP COUNTER + GARAGE WINDOW



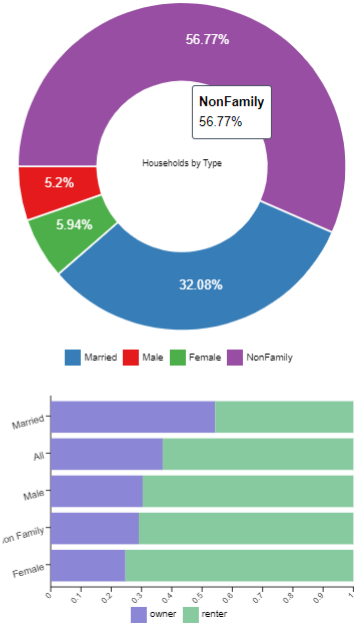
Demographics detail



Miami Beach Renter vs Owner Occupied by Household Type

Household Type	Count	Average Size	Owner	Renter
All	41,711	1.95	37	63
Non Family	23,680	1.23	29.1	70.9
Married	13,382	2.86	54.3	45.7
Female	2,478	3.11	24.7	75.3
Male	2,171	3.02	30.4	69.6

- 2.8 Average Family Size
- 1.95 Average Household Size
- 37.0% Rate of Home Ownership



Exclusively Listed By:

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