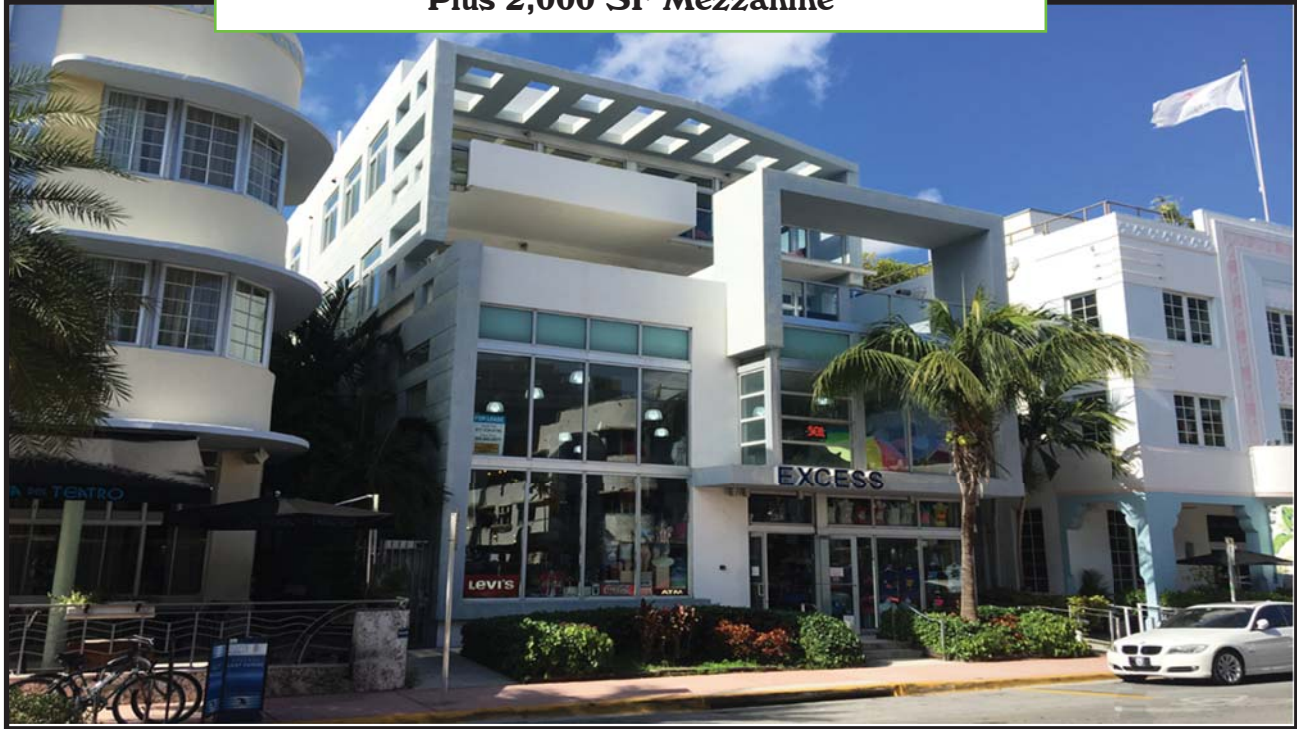


1208 Collins Avenue
Miami Beach, Florida

**BUYERS
REALTY**

**4,000 SF Retail Space for Lease
Plus 2,000 SF Mezzanine**



With its dramatic full-length windows and soaring ceiling heights of 23 feet, 1208 Collins Avenue is a flagship location for any retail user or restaurant. Located next door to The Webster, this free-standing building with over 40 feet of frontage offers excellent visibility on Collins Avenue in the heart of South Beach.

The list of nearby Collins Avenue retailers includes Armani Exchange, Guess, H&M, Dash, Sephora, Victorias Secret and many others, which guarantees that many of the millions of tourists who visit Miami Beach every year are shopping along Collins Avenue each and every day while enjoying the hospitality of the area's numerous iconic hotels and restaurants.

Also within walking distance are Miami Beach's famous Ocean Drive and the Lincoln Road Pedestrian Mall.

- 40' + frontage on Collins Avenue
- Lease Rate: Negotiable
- Available: Arranged
- Traffic Count: 13,800 VPD
- Excellent area demographics
- Hundreds of parking spaces within blocks

DANIEL WOLF dwolf@buyersrealtyinc.com Cell 917-238-9785
DANEE ROSS daneer@me.com Cell 305-965-8877

Buyers Realty, LLC. ~ 174 NE 96th Street ~ Miami, Florida 33138
www.buyersrealtyinc.com ~ 800-747-5500

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