

# AVAILABLE FOR LEASE

## HARD CORNER 2<sup>nd</sup> GENERATION RESTAURANT ACROSS FROM THE BEACH

1200 OCEAN DRIVE - MIAMI BEACH, FL 33139



## SITE SUMMARY

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ADDRESS: 1200 OCEAN DRIVE

MARKET: SOUTH BEACH

SIZE: 5,050 SF

RENT: UPON REQUEST

LOCATION: NW CORNER OF OCEAN DR & 12<sup>TH</sup> ST

POSSESSION: ARRANGED

NEIGHBORING TENANTS: VERSACE MANSION, HAVANA 1957, NEWS CAFÉ,  
CAFÉ AMERICANO, MEET DALIA, WET WILLIE'S,  
MANGO'S TROPICAL CAFÉ

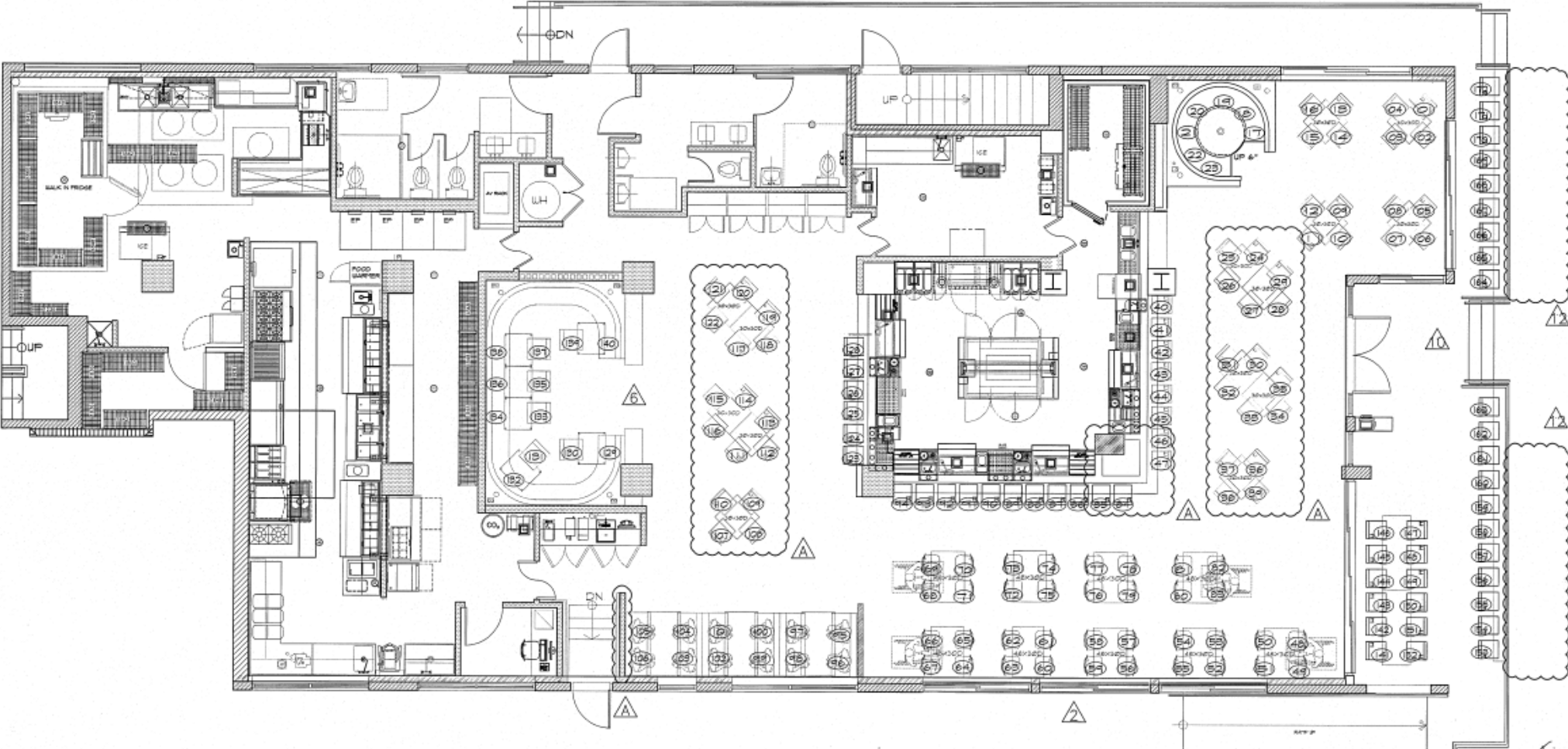
## HIGHLIGHTS

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- Prominent corner neighboring the Tides Hotel and situated directly across from Hotel Victor
- Second generation restaurant and bar, with ample outdoor seating directly across from the beach
- Current seating has 140 interior seats, 32 seats on the patio, and 50 seats on the sidewalk
- Ocean Drive is one the top tourist destinations in the US and home to over 20,000 hotel rooms
- Fronting Ocean Drive with heavy pedestrian traffic, highly visible signage
- Multiple restaurants in the immediate vicinity with individual sales in excess of \$10 million



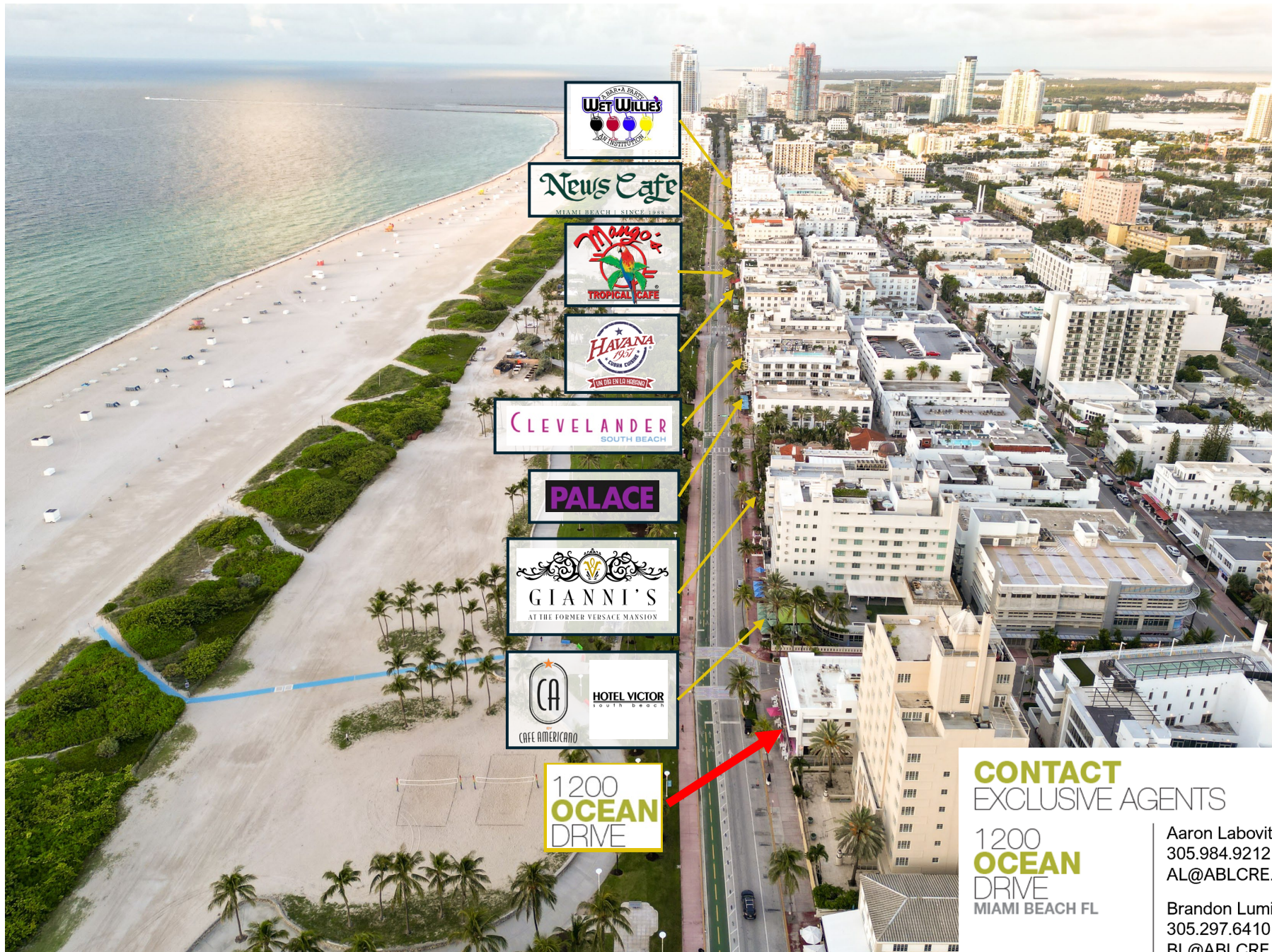
# FLOORPLAN



REVIEWED and APPROVED FOR CODE COMPLIANCE



# AERIAL



1200  
**OCEAN**  
DRIVE

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