

1045 5TH STREET

SOUTH BEACH, FL

TREMENDOUS VISIBILITY | RESERVED PARKING
SIGNAGE AVAILABLE

BLVD

AT LENOX



JOIN ,  SUNTRUST | Now Truist, ,  & 

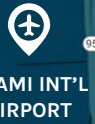
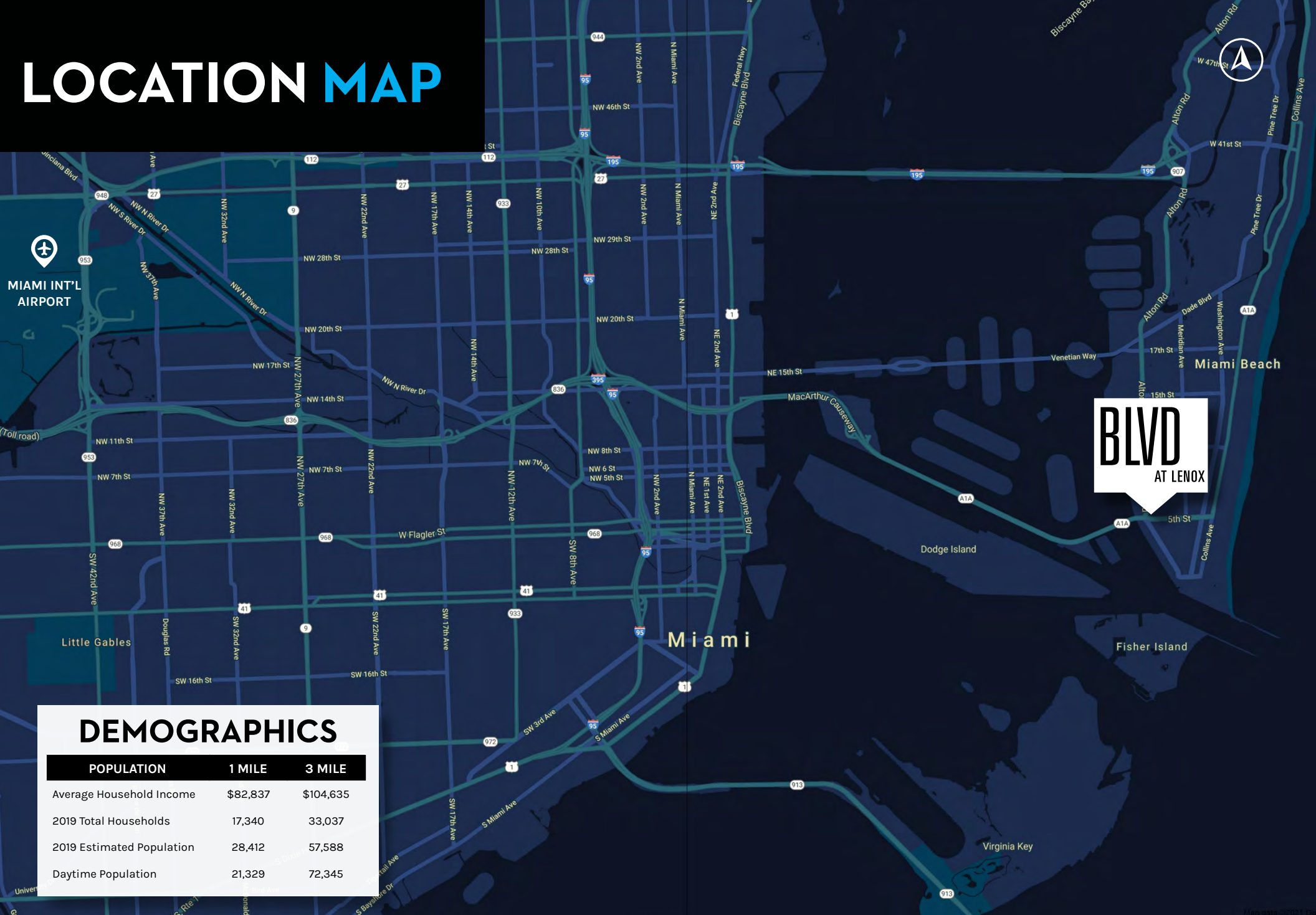
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 **comras company**
redefining retail.®

LOCATION MAP



MIAMI INT'L AIRPORT

BLVD
AT LENOX

DEMOGRAPHICS

	1 MILE	3 MILE
Average Household Income	\$82,837	\$104,635
2019 Total Households	17,340	33,037
2019 Estimated Population	28,412	57,588
Daytime Population	21,329	72,345

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1261 20th Street
Miami Beach, FL 33139

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@comrascompany





PROPERTY HIGHLIGHTS



Located at the gateway to Miami Beach

Excellent co-tenancy



Tremendous visibility

Immediate possession



Abundant parking

Ease of access

Contemporary design



LEED Gold Certified building



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AERIAL MAP



MIAMI/DOWNTOWN

MCARTHUR
CWY

FIVE PARK
MIAMI BEACH
48-STORY
280 RESI UNITS

WEST AVENUE

WEST AVENUE

ALTON ROAD

THE PARK
ON FIFTH

ALTON ROAD

wework

PROPOSED METRORAIL

TALK
COMMUNICATIONS

P
± 225 Spaces

BEST BUY **Publix** **Total Wine & More** **petco**
ROSS **the Vitamin Shoppe** **TJ-maxx** **Orangetheory**
DRESS FOR LESS
± 1,100 Spaces **P**

FLEET
ALTON

6TH STREET

LENOX AVENUE

5TH STREET
42,000 VPD

target **SUNTRUST** **Burlington** **UHealth**
MATTRESS FIRM **BLVD**
Now Trust
AT LETNYX
UNIVERSITY OF MIAMI HEALTH SYSTEM

Famous
5th ST. GYM
MIAMI BEACH

LION
SERVICES

6TH STREET

MICHIGAN AVENUE

M
MARATHON



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LENOX AVENUE

CONVENIENCE PICK-UP PARKING

ENTRANCE



PARKING GARAGE

Burlington

GROUND FLOOR

MATTRESS FIRM

SUNTRUST Now Truist

LOADING ZONE

CUSTOMER PICK-UP

42,000 VPD - 5TH STREET



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LENOX AVENUE

CONVENIENCE PICK-UP PARKING

ENTRANCE



SECOND FLOOR

42,000 VPD - 5TH STREET



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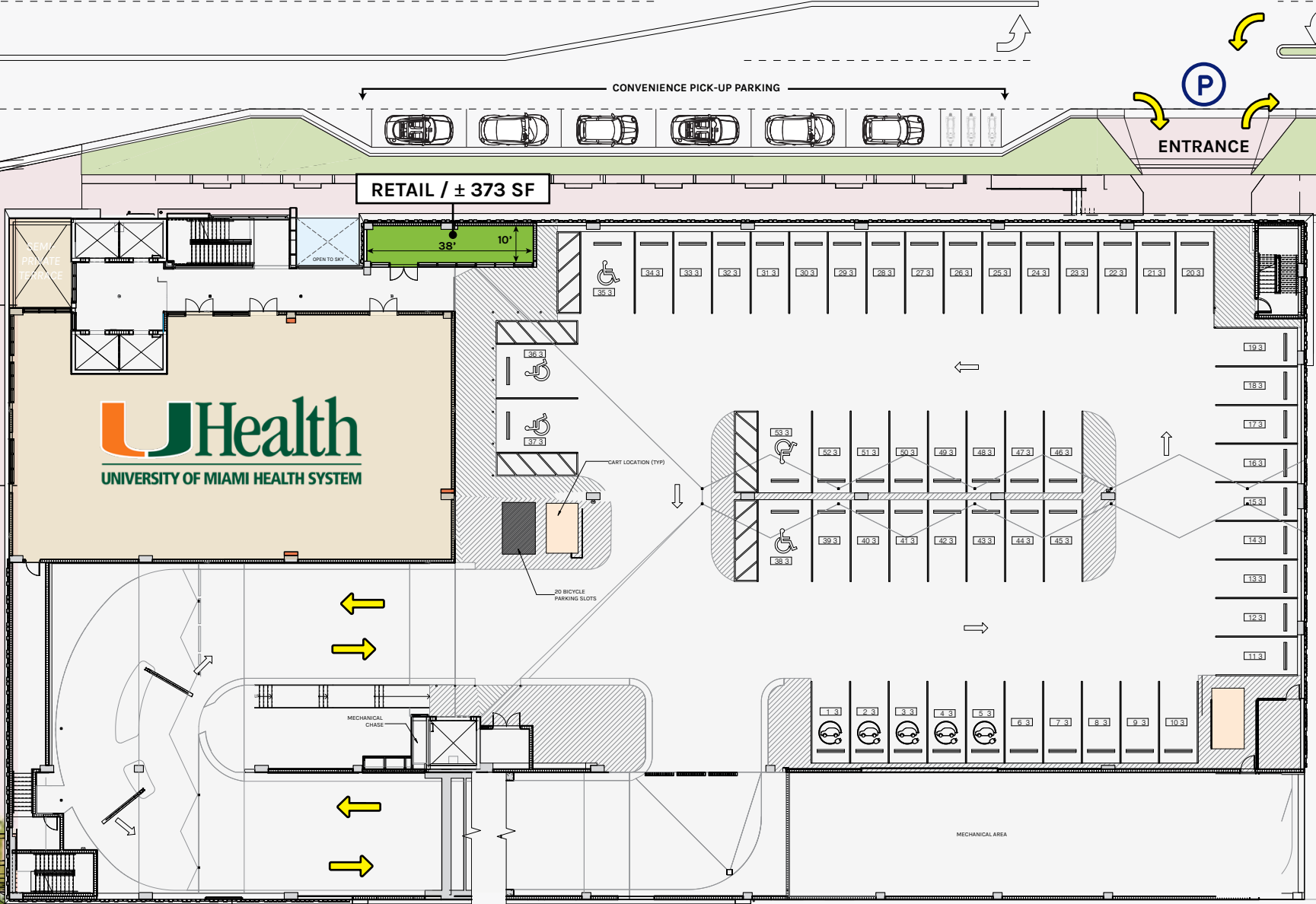


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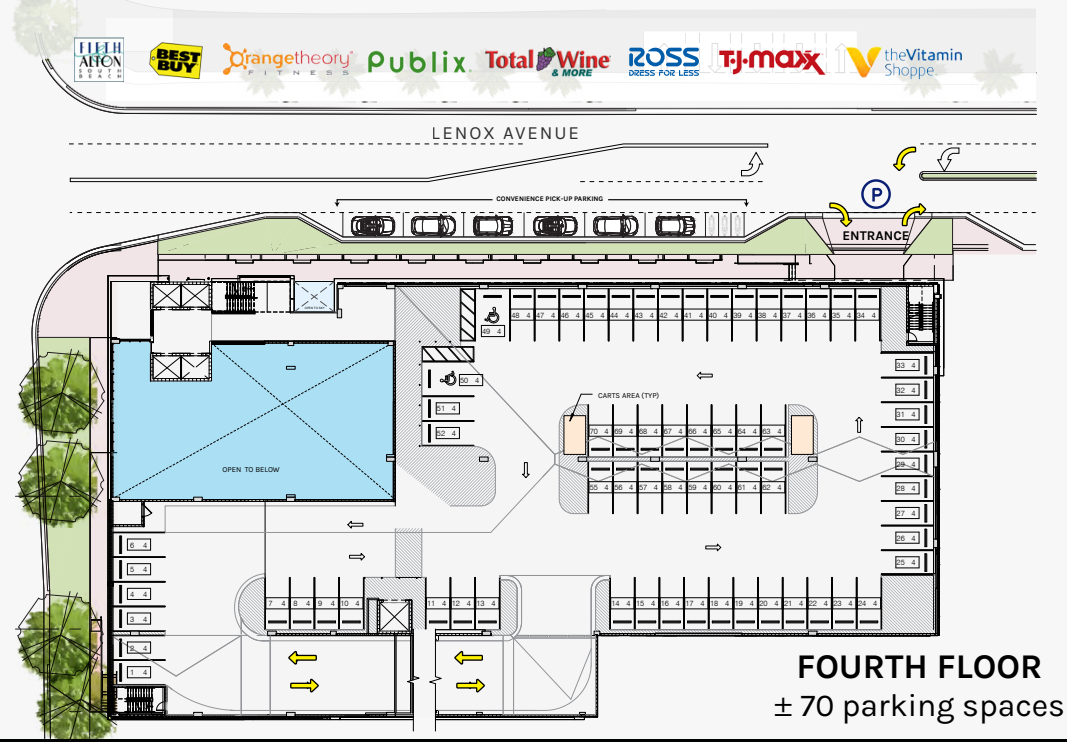
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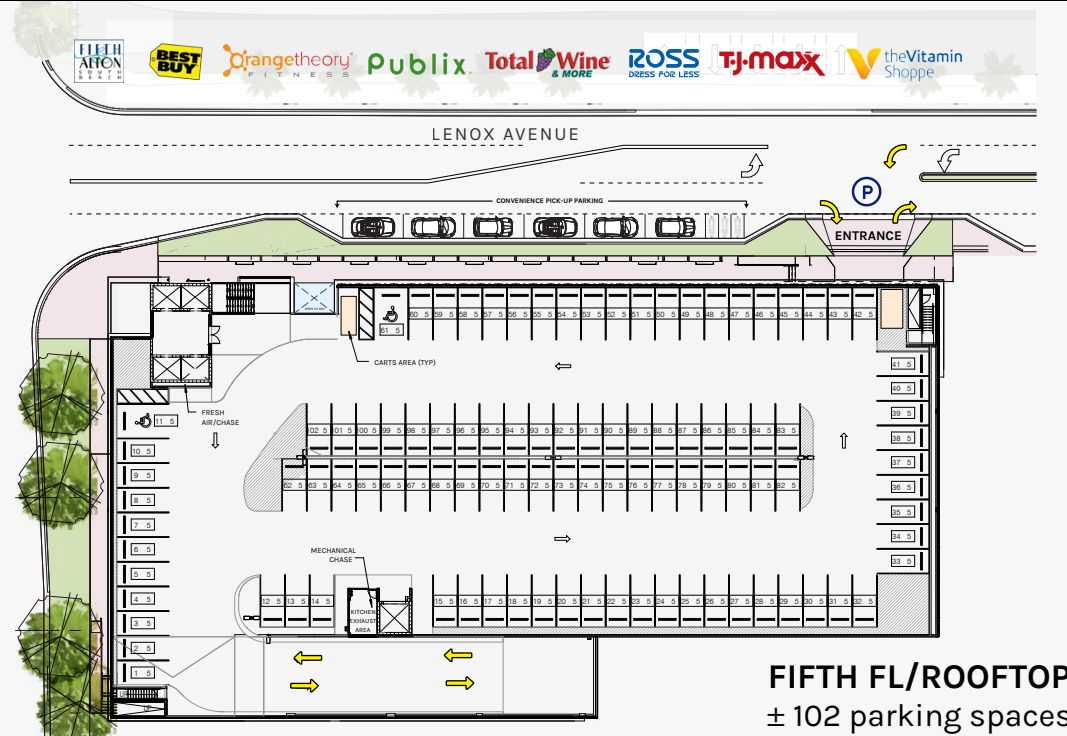
PARKING GARAGE ENTRANCE



5TH STREET



FOURTH FLOOR
± 70 parking spaces



FIFTH FL/ROOFTOP
± 102 parking spaces



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LENOX AVENUE

LENOX AVENUE

5TH STREET

5TH STREET



Third Floor | ± 373 SF



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BLVD

AT LENOX

SOUTH BEACH'S NEWEST
LANDMARK RETAIL DESTINATION



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