

MIAMI BEACH, FL

1698 Alton Road - 17th WEST



Mixed-Use Project

SWC of Alton Road and 17th Street

- Total Project Size of 26,576 SF with structured parking
- Anchored by **TRADER JOE'S**
- Delivery QTR 3 2019
- 17th Street Restaurant/Retail - Up to 2,468 SF
- Alton Road Restaurant/Retail - Up to 2,102 SF
- Class A boutique apartment units
- 6 Parking Spaces per 1,000 SF



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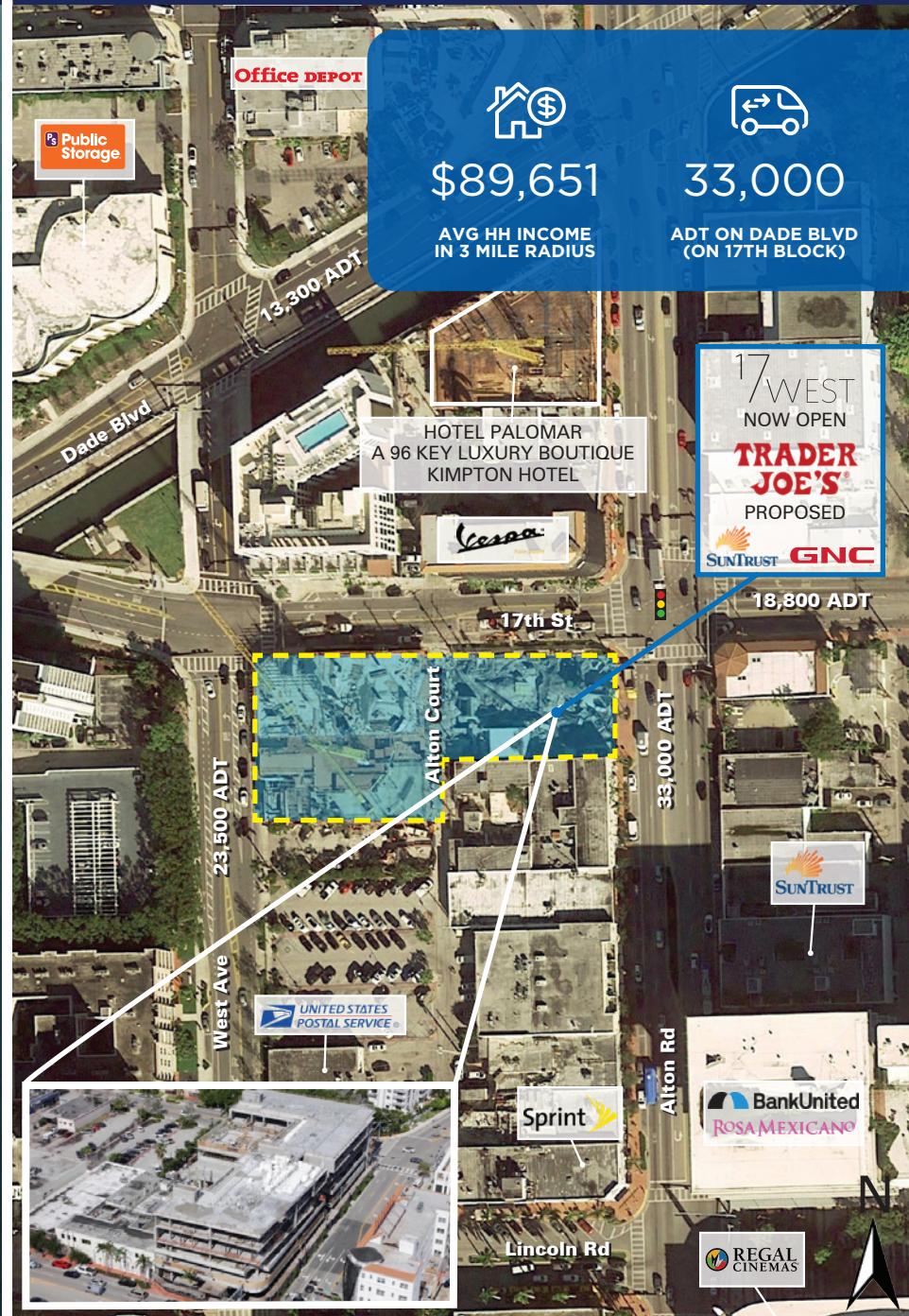
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ATLANTA | BOSTON | CHARLOTTE | LOS ANGELES | PITTSBURGH | WEST PALM BEACH

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MARKET AND SITE AERIALS

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17 West in Miami Beach is a mixed-use project located at the entrance to both Sunset Harbour and the Venetian Islands. The development is also strategically positioned to capture pedestrian traffic from Lincoln Road, one of South Florida's premier outdoor shopping, dining and entertainment destinations. Now anchored by Trader Joe's, 17 West offers retailers and restaurant operators onsite parking as well as prominent signage and visibility to both Alton Road and 17th Street, two heavily trafficked arteries integral to trade in Miami Beach.

At 17 West, operators will have the convenience factor to satisfy locals' daily needs and cross connectivity to service tourists out on a leisurely stroll.



33,000

CARS PER DAY AT THE INTERSECTION OF WEST AVE AND ALTON ROAD

19,591

AREA BUSINESSES IN A 5 MILE RADIUS

304,721

PEOPLE IN A 5 MILE RADIUS

29,562

EMPLOYEES IN A 1 MILE RADIUS

MEDIAN AGE OF

39.5

IN A 3 MILE RADIUS

10 MINUTE DRIVE TIME

61,049
PEOPLE

⋮

\$ 92,172
AVERAGE
HOUSEHOLD
INCOME

⋮

5,338
BUSINESSES



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WELCOME TO

17WEST



ALTON ROAD & 17TH STREET



WEST AVENUE & 17TH STREET



17TH STREET - NORTH ELEVATION



EAST ELEVATION



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RENDERINGS

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17TH STREET

18,800 ADT

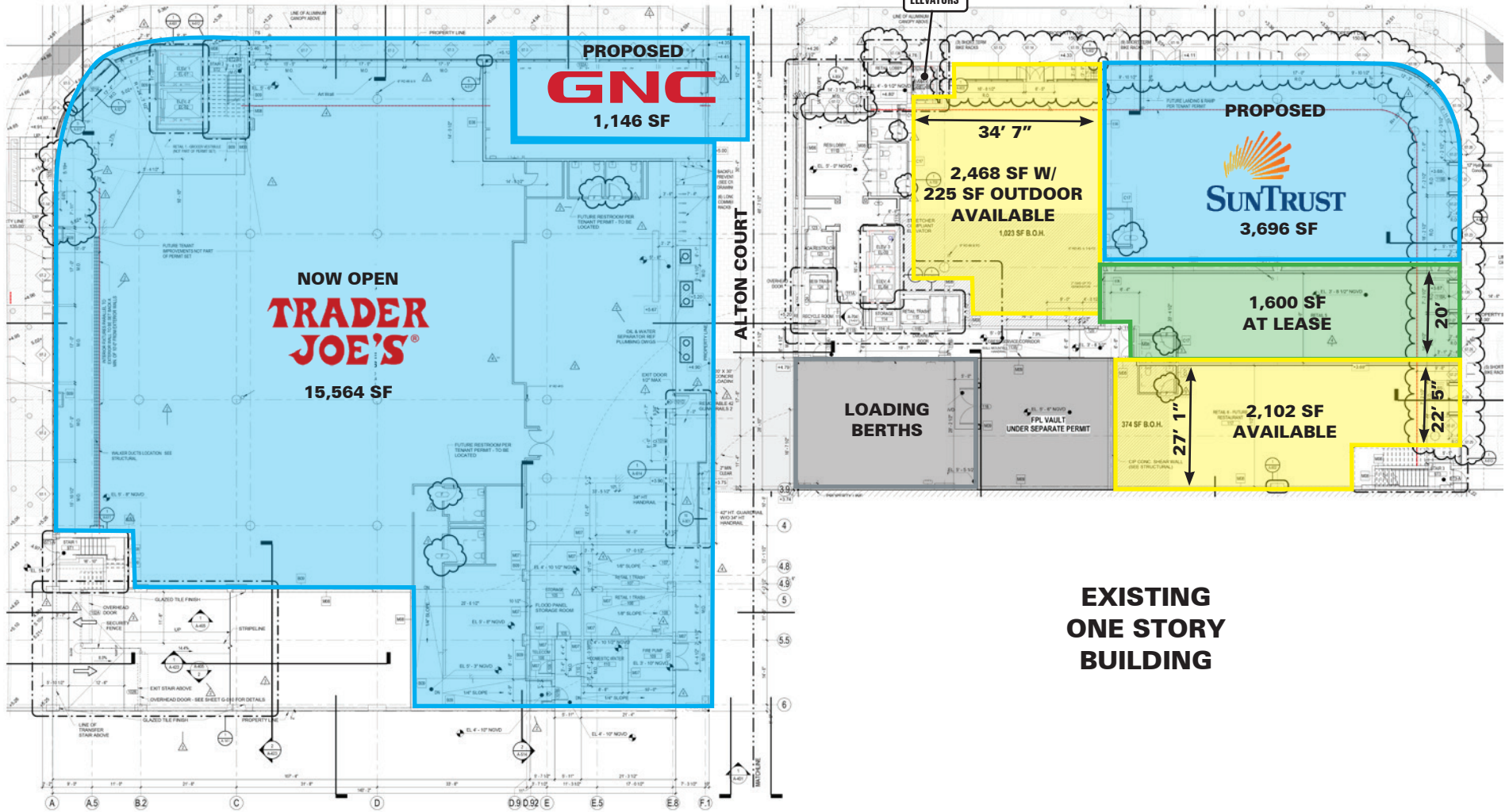
WEST AVENUE

23,500 ADT

ALTON COURT

33,000 ADT

ALTON ROAD



**EXISTING
ONE STORY
BUILDING**



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SITE PLAN - GROUND LEVEL

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KEY	
	STAIRS
	ELEVATORS



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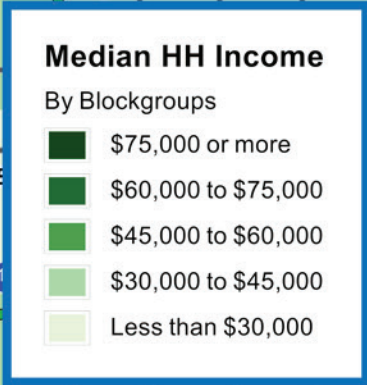
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2018 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	TRADE AREA
Population	28,113	50,921	76,542	91,817
Avg HH Income	\$84,046	\$87,315	\$89,651	\$84,505
Daytime Population	29,562	53,908	76,778	63,227



17 WEST
NOW OPEN
TRADER JOE'S
PROPOSED
SUNTRUST GNC



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MARKET OVERVIEW

Miami Beach is a resort city located on a variety of natural and man-made barrier islands, located due east of downtown Miami & Brickell. Miami Beach is home to The Art Deco District which has the largest collection of Art Deco architecture in the world and comprises hundreds of hotels, apartments and other structures erected between 1923 and 1943.

South Beach is a neighborhood located within Miami Beach situated on the southernmost 2.5 square miles of the island. South Beach also has the nickname SoBe. The South Beach section of Miami Beach is a major entertainment destination with hundreds of nightclubs, restaurants, boutiques and hotels; the area is very popular with tourists. South Beach has many popular events and festivals that bring in tourism each year including: Food Network, South Beach Wine and Food Festival, Mercedes-Benz Fashion Week Miami, Miami Fashion Week, and the Miami International Film Festival.

Mount Sinai is the largest private independent not-for-profit teaching hospital in South Florida. The facility is equipped with 672 beds, more than 700 physicians and 3,700 employees. Mount Sinai Medical Center plays a major role in the economic health of the community, with an estimated annual economic impact of \$3.6 billion, including \$1.5 billion in direct revenue and \$967 million in added value. Mount Sinai is the largest employer in Miami Beach and the 11th largest private employer in Miami-Dade County.



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RETAIL

ANNUAL HOUSEHOLD SPENDING



\$5,290
HEALTH CARE



\$5,179
GROCERIES

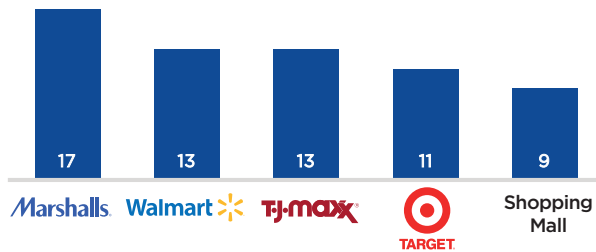


\$3,685
DINING OUT



\$2,297
APPAREL

MAJOR RETAILERS By County



SOURCE: ESRI



BUSINESS



63,227
TOTAL EMPLOYEES



5,954
TOTAL BUSINESSES

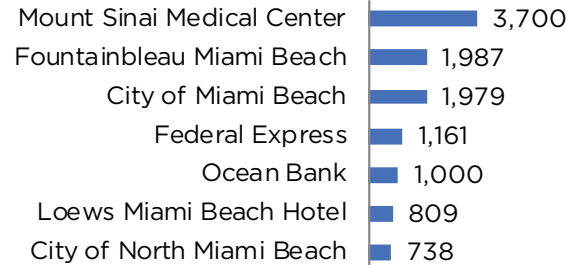


\$8,174,257,000
TOTAL SALES



2.9%
UNEMPLOYMENT RATE

MAJOR EMPLOYERS



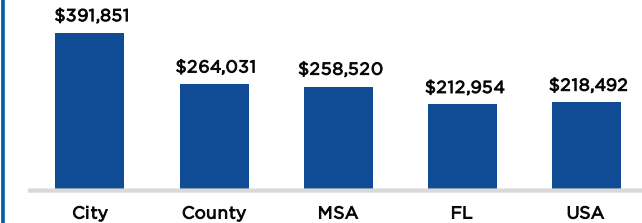
SOURCE: ESRI



HOUSING

	CITY	COUNTY	MSA	FL	USA
Housing Units	68,900	1,062,734	2,620,366	9,790,195	139,824,887
Owner Occup.	16,198	472,781	1,308,861	5,193,134	78,262,285
Rental	32,524	469,103	959,164	2,959,407	45,847,716
Vacant	20,178	120,850	352,341	1,637,654	15,714,886

MEDIAN HOME VALUE



SOURCE: ESRI



FACTS

- 145,200 people were employed by the tourism industry in Greater Miami and the Beaches as of August 2017. The industry has experienced 92 consecutive months of employment growth.
- \$25.5 billion was the direct economic impact generated in 2016 by overnight visitors to the local economy.
- Miami Beach has the highest number of startups per capita of any small city in the U.S., with 246 per 100,000 residents.
- In 2018 Miami Beach Convention Center completed \$620 million in renovations. The improvements include the addition of 263,000 square feet of space, 10 new meeting rooms and LEED Silver certification, which is granted to environmentally friendly buildings. This brings the facility's total to 1.43 million square feet.
- On Nov 6, 2018 voters decided to approve the construction of an 800-room convention center hotel, this is to be built on a city-owned parcel of land adjacent to the convention center. The hotel will connect to the convention center via a pedestrian bridge and include a 53-foot podium containing parking, meeting spaces and ballrooms.
- According to the 2010 U.S. Census, Miami Beach has the 2nd highest housing density following New York City in the United States.
- In 2016, Greater Miami and the Beaches ranked among the top ten in all three major categories (Occupancy #7, ADR #5 and RevPar #4) when compared against the Top 25 U.S. Hotel Markets by STR. Greater Miami was the top performing Florida market among the Top 25 U.S. Hotel Markets as listed by STR.

SOURCE: Greater Miami Convention & Visitors Bureau



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