

C O N T I N U U M

Restaurant Opportunity For Lease



Continuum
North Bay
Village

INTRODUCING

Continuum North Bay Village

A new standard of luxury and sophistication is coming to Miami's waterfront. A beautifully designed condo rising 31 stories above Biscayne Bay, Continuum North Front Village will feature 201 exclusive residencies and over 9,000 SF of food and beverage space, creating an unparalleled, amenity-rich experience for residents and visitors alike.

31

LEVELS

201

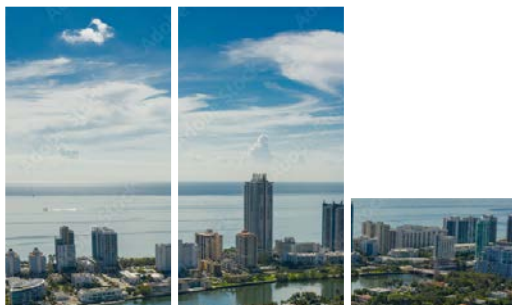
TOTAL RESIDENTIAL UNITS

10,045 SF

OF FOOD & BEVERAGE SPACE

2026

DELIVERING





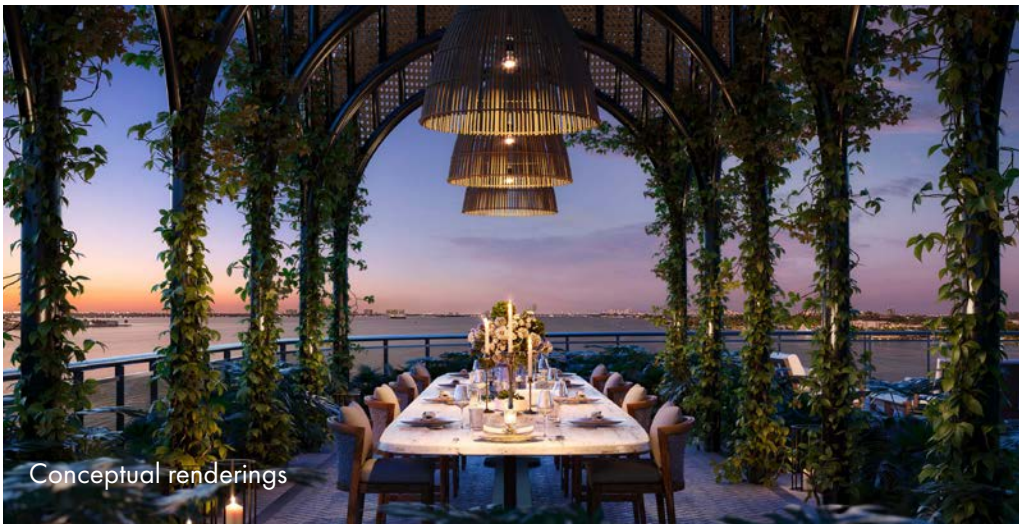
Creating an
unparalleled,
amenity-rich
experience



Conceptual rendering



Conceptual rendering





Conceptual rendering



THE OPPORTUNITY

Signature Restaurant Space

(±) **6,300**

SF GROUND LEVEL SPACE

(±) **3,745 SF**

ADDITIONAL SPACE ON MEZZANINE FLOOR

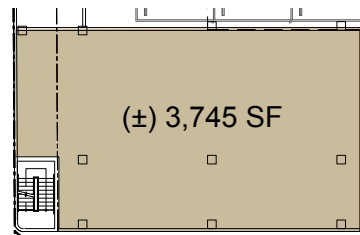
WATERFRONT

OUTDOOR PATIO SPACE

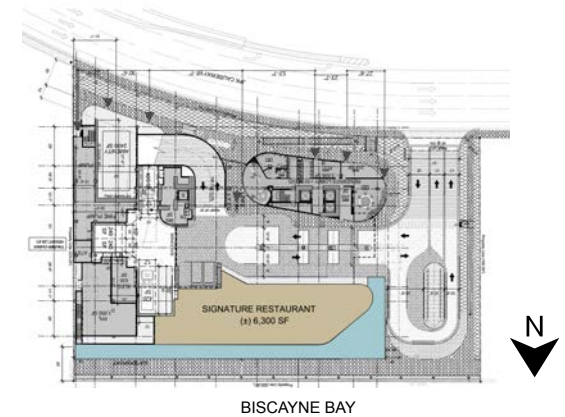
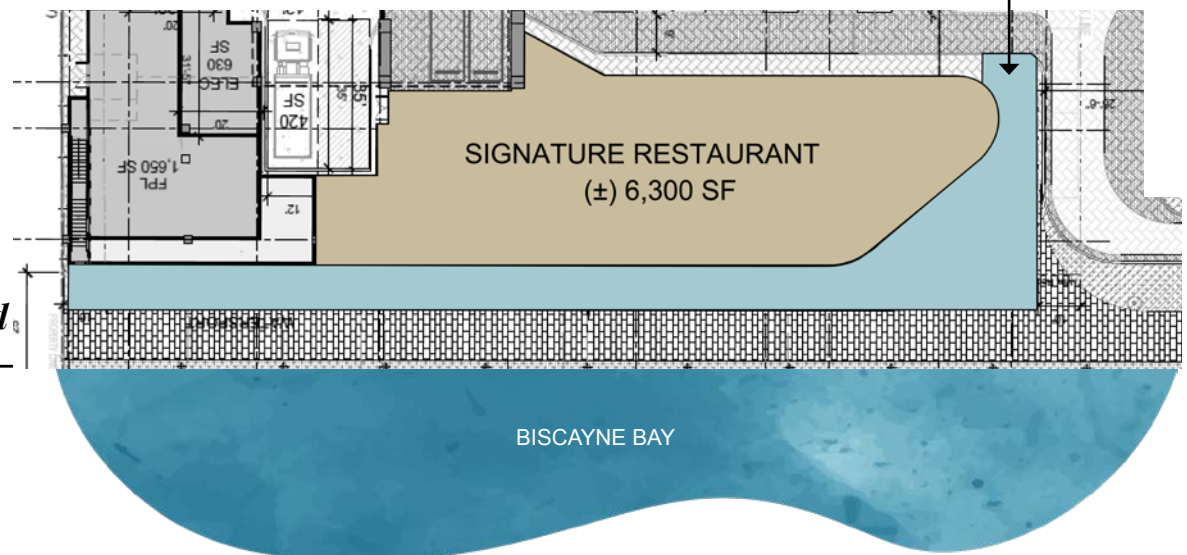
STREET LEVEL SIGNAGE AVAILABLE

VALET OPPORTUNITIES AVAILABLE

Mezzanine Floor



Ground Floor



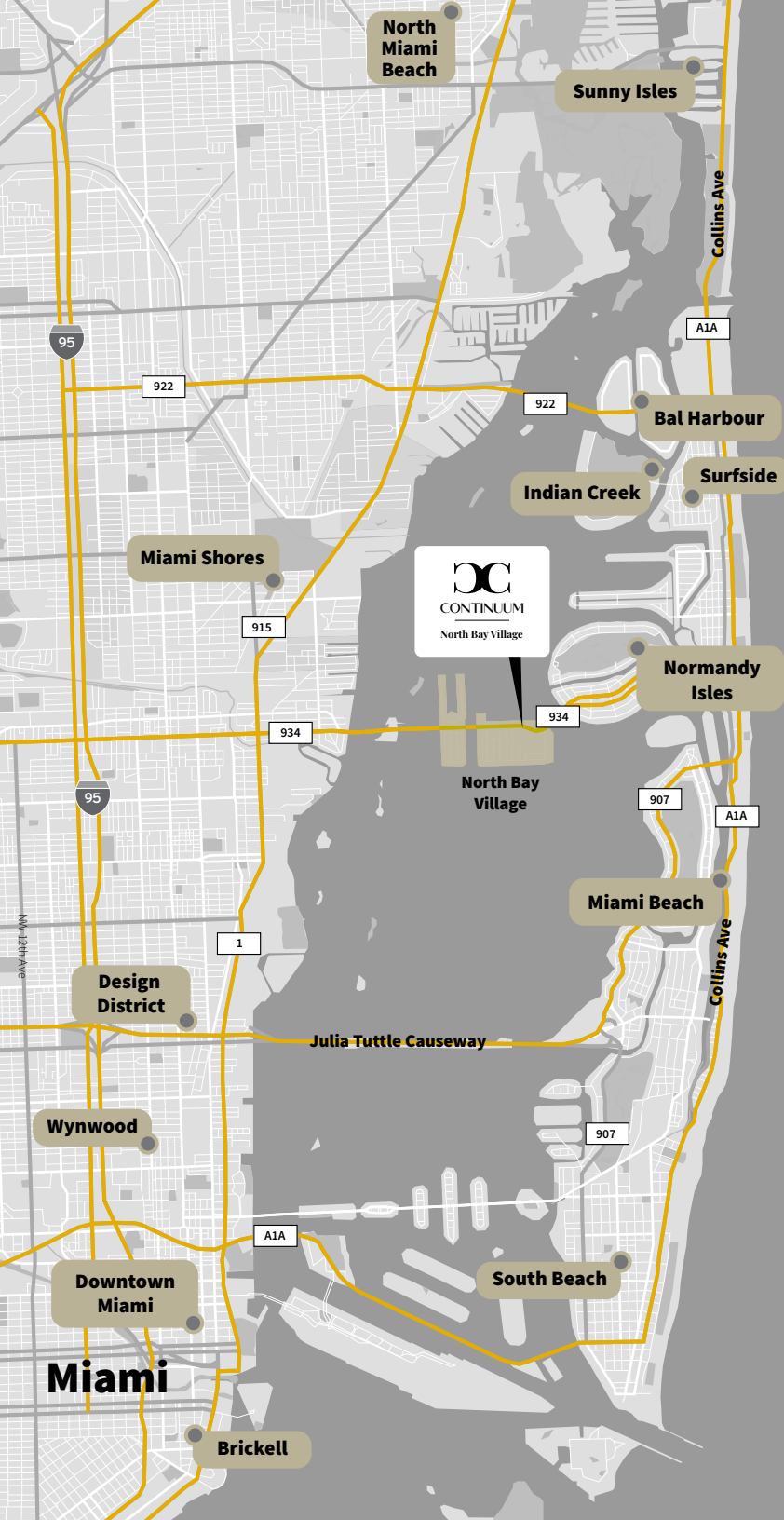
On a Gateway to paradise



CONTINUUM
North Bay Village

Overview

North Bay Village, nestled between Miami and Miami Beach, boasts 4.75 miles of prime waterfront property. Its captivating surroundings are perfect for recreation, dining, and socializing, making it a popular destination for residents, visitors, and businesses. Easily reached from the Kennedy Causeway, North Bay Village sits alongside some of Miami's most iconic neighborhoods, including Bal Harbor, top-tier golf courses, high-end residential areas, and the world-famous South Beach.



Miami's Finest

NEARBY NEIGHBORHOODS

NORMANDY ISLES | **1.2 MILES**
SURFSIDE | **3.5 MILES**
LA GORCE ISLAND | **3.5 MILES**
INDIAN CREEK | **4 MILES**
BAY HARBOUR ISLANDS | **5 MILES**
DESIGN DISTRICT | **5 MILES**

AREA DEMOGRAPHICS

2022 POPULATION **102,623**
2022 MEDIAN AGE **43.2**
2022-2027 ANNUAL GROWTH RATE **0.17%**
2022 HOUSEHOLDS **51,859**
2022 AVERAGE HOUSEHOLD INCOME **\$118,572**
2022-2027 ANNUAL HHI GROWTH RATE **3.57%**

DRIVE TIMES

BAL HARBOUR | **16 MINUTES**
BRICKELL | **20 MINUTES**
SOUTH BEACH | **17 MINUTES**
SUNNY ISLES BEACH | **15 MINUTES**
WYNWOOD | **11 MINUTES**

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