

FOR LEASE  
**KINGS PLAZA**

7950 MIRAMAR PARKWAY, MIRAMAR, FL 33023



**ENDCAP SPACE WITH 89,000 AADT AT INTERSECTION**

EXCLUSIVE LISTING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

ROBERT NUCHERENO  
ASSOCIATE  
robertnucheren@katzretail.com  
(716) 867-5222

DANIEL SOLOMON, CCIM  
PRINCIPAL  
danielsolomon@katzretail.com  
(954) 401-2181

# PROPERTY OVERVIEW

## HIGHLIGHTS

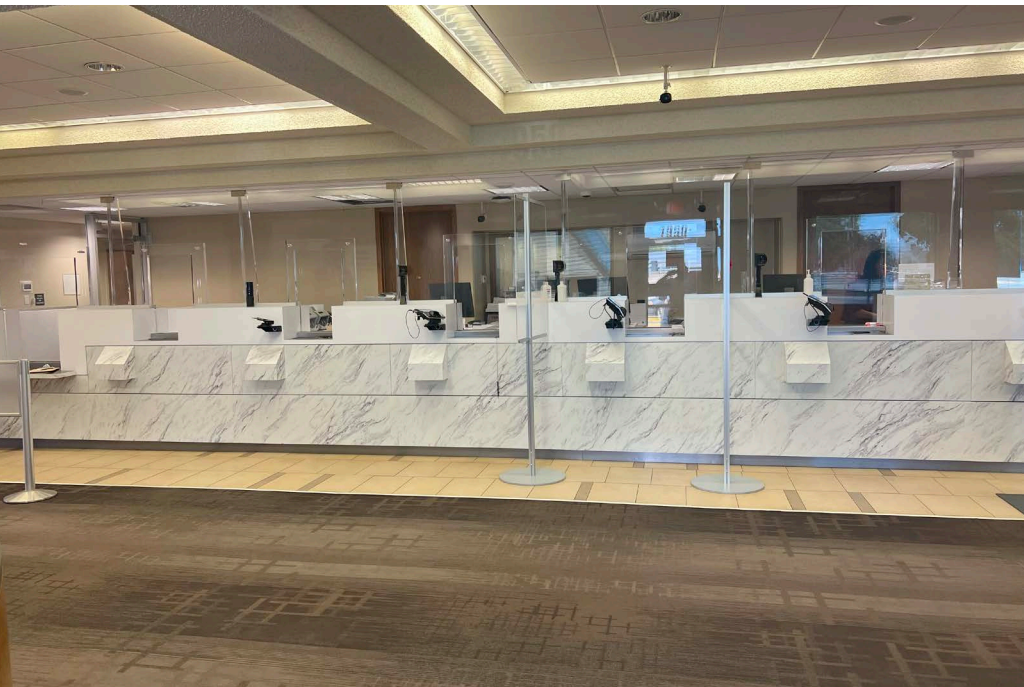
- ±4,500 SF endcap with drive-through lanes available
- Prime Visibility: Exceptional visibility on a high traffic road
- Location: Situated at the intersection of Miramar Parkway and S University Drive, with daily traffic count of 89,000 vehicles
- Access: Convenient access with a right-in entrance for eastbound traffic and signalized intersection allowing for easy left-in access from westbound traffic
- Drive-Through: The space features a multi-lane drive-through
- Ample interior room for a variety of needs
- Vault removed: Former bank removed vault for flexible interior layouts
- Ideal for professionals: This property is ideally suited for various fields, including law firms, insurance agencies, and credit unions
- Convenient parking

## DEMOGRAPHICS

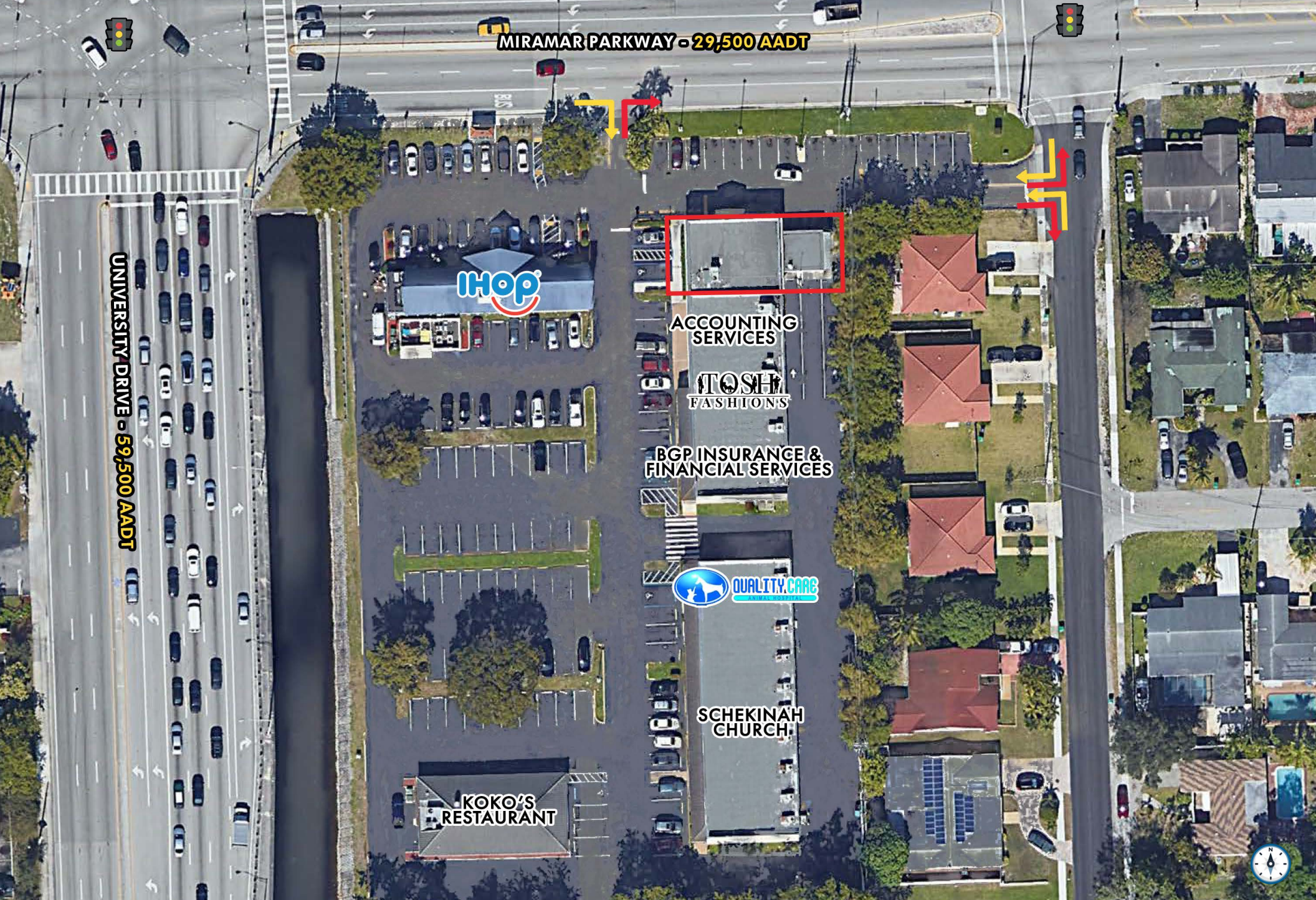
	1 Mile	3 Miles	5 Miles
POPULATION	25,436	186,899	509,451
HOUSEHOLDS	7,959	60,427	174,539
DAYTIME EMPLOYEES	20,349	151,391	415,109
AVERAGE HH INCOME	\$67,436	\$68,668	\$72,771
	5 Minutes	10 Minutes	15 Minutes
POPULATION	84,071	308,609	716,819
HOUSEHOLDS	26,752	102,498	247,823
DAYTIME EMPLOYEES	67,224	250,144	584,580
AVERAGE HH INCOME	\$67,824	\$69,516	\$72,883



# 7950 MIRAMAR PARKWAY | EXECUTIVE SUMMARY



## 7950 MIRAMAR PARKWAY | SITE PHOTOS



MIRAMAR PARKWAY - 29,500 AADT

UNIVERSITY DRIVE - 59,500 AADT

IHOP

ACCOUNTING SERVICES

TOSH FASHIONS

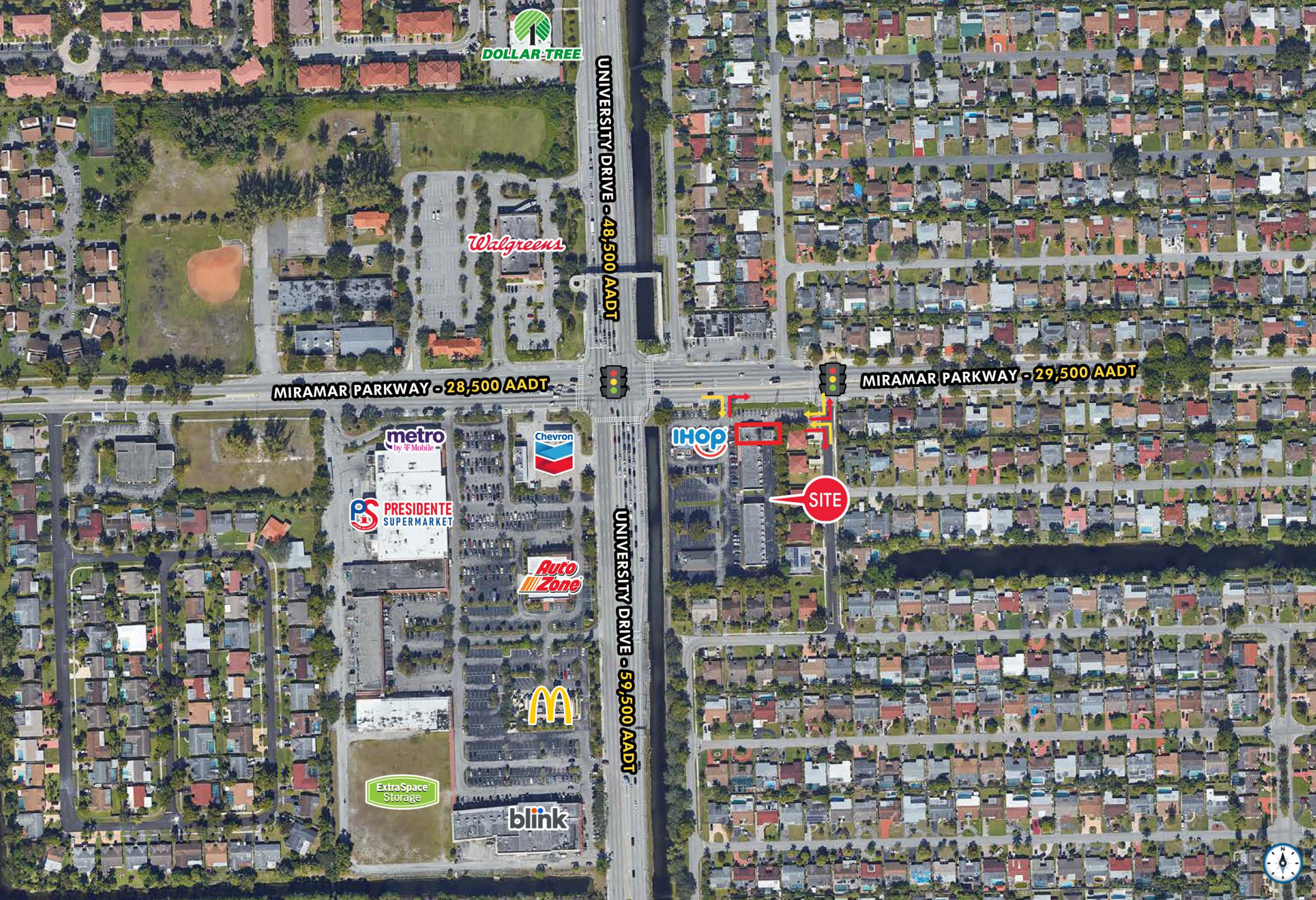
BGP INSURANCE & FINANCIAL SERVICES

QUALITY CARE

SCHEKINAH CHURCH

KOKO'S RESTAURANT

7950 MIRAMAR PARKWAY | CLOSE AERIAL



**DOLLAR TREE**

*Walgreens*

**MIRAMAR PARKWAY - 28,500 AADT**

**MIRAMAR PARKWAY - 29,500 AADT**

**UNIVERSITY DRIVE - 48,500 AADT**

**UNIVERSITY DRIVE - 59,500 AADT**

**metro**  
by T-Mobile  
**PRESIDENTE**  
SUPERMARKET

**Chevron**

**iHop**

**Auto Zone**

**SITE**

**McDonald's**

**ExtraSpace Storage**

**blink**

# 7950 MIRAMAR PARKWAY | EXTENDED TRADE AERIAL



## CONTACT AGENTS

**ROBERT NUCHERENO**

ASSOCIATE

robertnucheren@katzretail.com  
(716) 867-5222

**DANIEL SOLOMON, CCIM**

PRINCIPAL

danielsolomon@katzretail.com  
(954) 401-2181



**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

katzretail.com

*The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 05.06.24*