



[bracket]

1.25 AC LOT | 40,000 VDP

Type: Land

Lot Size: 1.25 AC

Square Footage: 54,494

Zoning: B-2

Dense Retail Area

Parcel: 51-41-24-01-0470

LIST PRICE: \$UNDISCLOSED

OFFERS DUE:
1/21/26



VACANT LAND | MIRAMAR FL
2100 S STATE RD 7, MIRAMAR FL, 33023

INVESTMENT MEMORANDUM

Subject Asset: 2100 S State Road 7, Miramar, FL 33023

Property Type: Land

Prepared by: The Wolfner Group at Bracket

Date: November 18, 2025

Executive Summary

Prime 1.25± acre development site along the high-traffic State Road 7 (US-441) corridor, ideal for QSR, retail, or gas station development.

Positioned near the Broward/Miami-Dade County line, the site benefits from exceptional visibility, strong traffic volumes, and dense surrounding residential and commercial populations. Its strategic frontage along one of South Florida's busiest north-south arterials provides a rare opportunity for developers seeking a high-exposure pad in an established, recession-resilient trade area.



Property Overview

Address: 2100 S State Rd 7, Miramar, FL 33023

Physical: ±54,494 SF, ±1.25 AC; Land

Property Facts: The site sits within Miramar's commercial State Road 7 corridor, predominantly governed by B-2 Community Business Zoning.

Zoning: B-2 (Buyer should confirm with Miramar Planning & Zoning)

Micro-Location: Located within one of the most active commercial corridors, minutes from major highways, logistics routes and established national retail anchors consisting of Enterprise Rental Car, Home Depot, and Publix.

Investment Highlights & Strategic Opportunity

Prime 1.25-Acre Infill Site

- Highly visible development parcel on State Road 7 (U.S. 441) with 40,000+ VPD and positioned between Pembroke Road (42,601 VPD) and Hallandale Beach Blvd (34,000+ VPD), delivering exceptional exposure for retail, QSR, automotive, or service-oriented uses.

- **Surrounded by National Retailers**

Located within a dominant trade area anchored by Walmart Supercenter, Home Depot, Publix, Wawa, Ross, Burlington, Aldi, and national QSR brands—driving consistent, built-in consumer demand.

- **Dense Surrounding Demographics**

Over 207,000 residents within a 5-mile radius, with strong daytime population from surrounding retail, schools, and industrial users.

- **Limited Competing Development Sites**

A scarcity of comparable commercial parcels along State Road 7 enhances long-term value and ensures strong demand for pad-ready opportunities.