

NEW PUBLIX  
ANCHORED  
RETAIL  
DEVELOPMENT

OUTPARCEL  
OPPORTUNITY

# MONARCH TOWN CENTER

NWC FLAMINGO RD & MIRAMAR PARKWAY MIRAMAR, FL



Dan Coyle

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Building Better Retail Experiences



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## PROPERTY HIGHLIGHTS



- Join Publix, Ross, Planet Fitness, Chipotle, and BurgerFi
- Outparcel availability
- 3,100 SF retail endcap space available with monument signage
- AADT Miramar Parkway 53,500 cars per day/25,000 Flamingo Road
- Located in Miramar boasting highest average residential rents in Florida
- Signalized NWC of Miramar Parkway and Flamingo Road
- Excellent access and visibility

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## DEMOGRAPHICS

2024	1 Mile	3 Mile	5 Mile
Est. Population	20,789	179,159	433,332
Average HH Income	\$96,987	\$74,965	\$84,712

\*Source: SitesUSA, 2024

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## SITE PLAN

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## TENANT LEGEND



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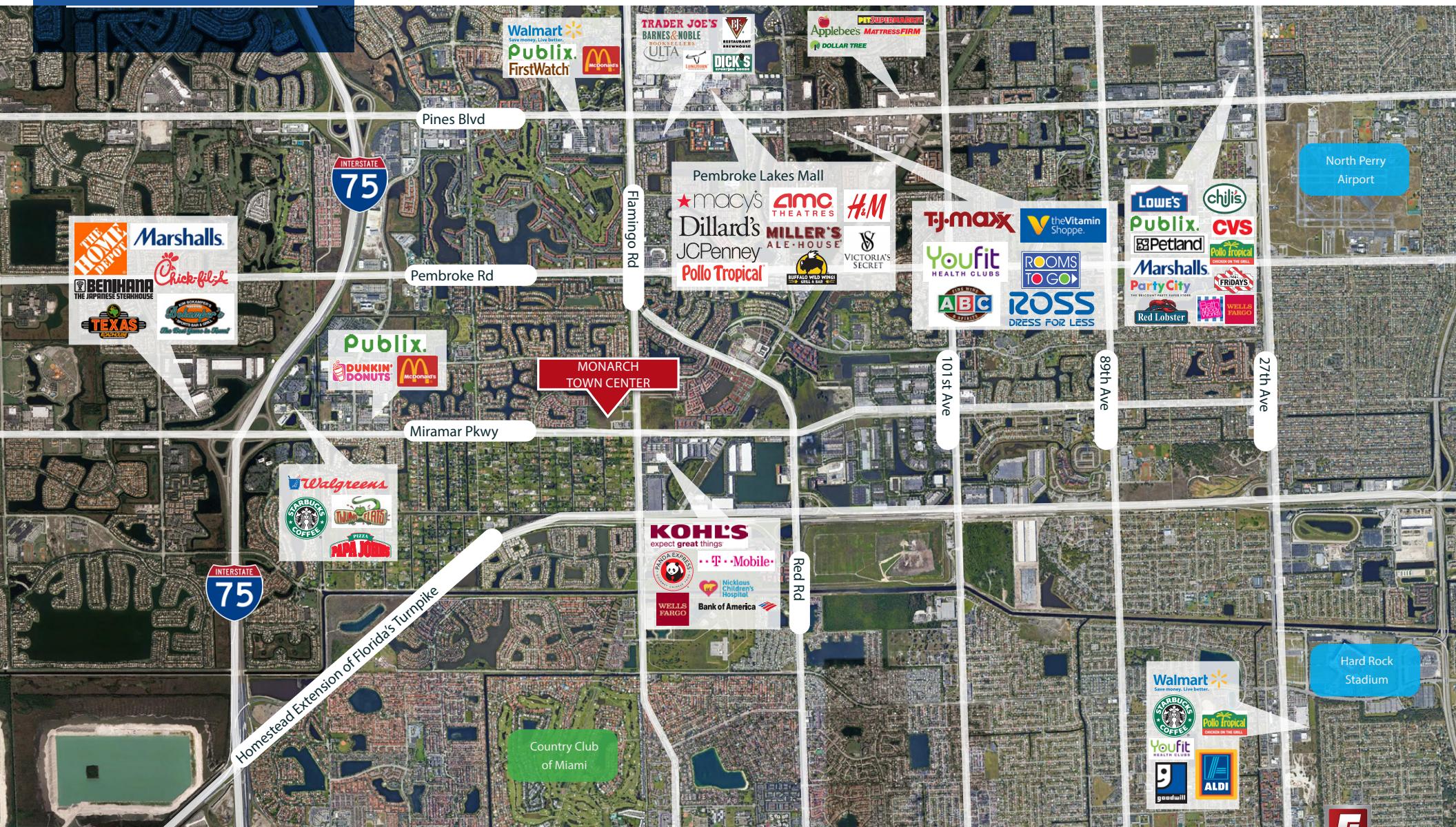
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## RETAIL AERIAL

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