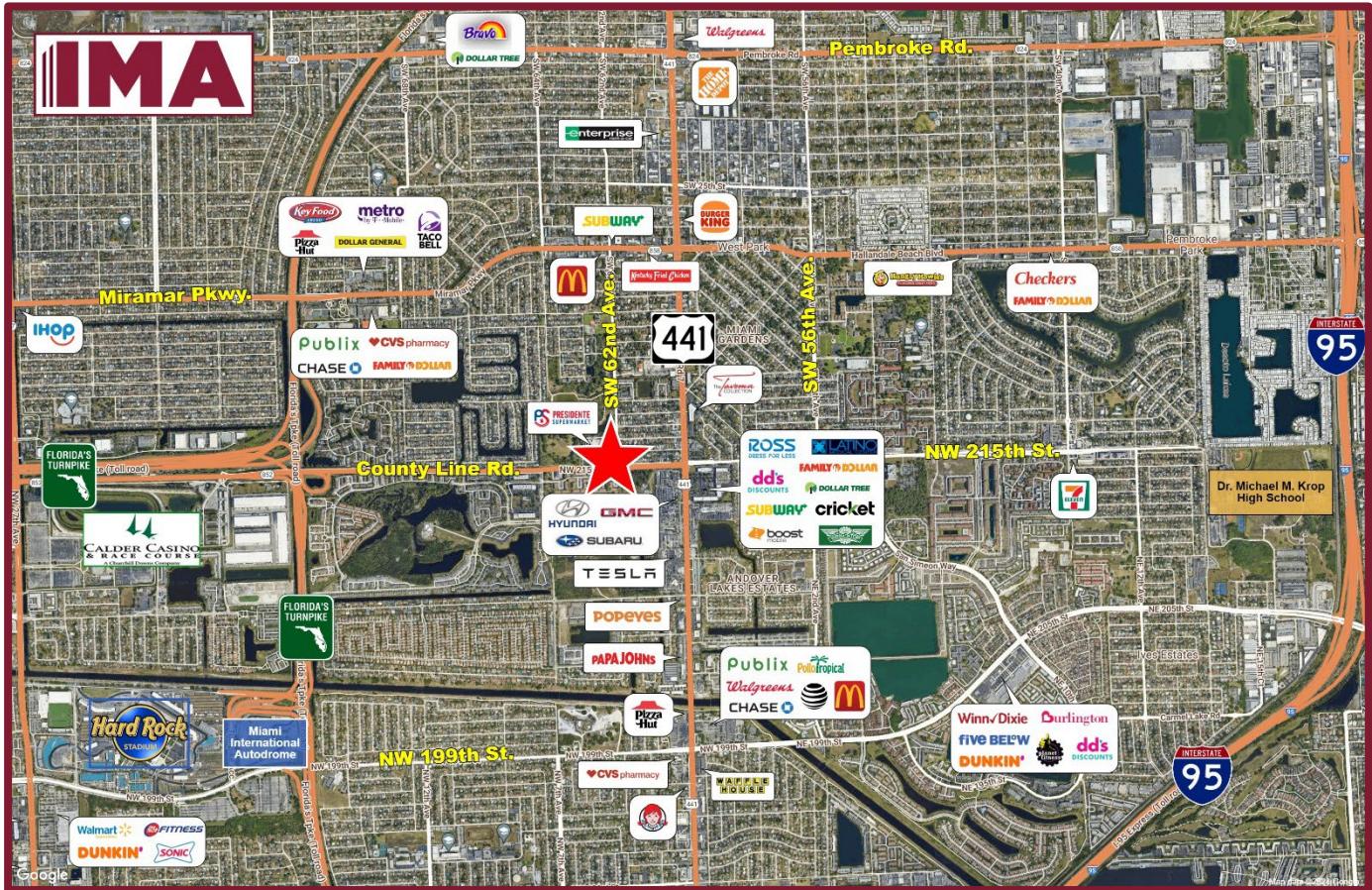


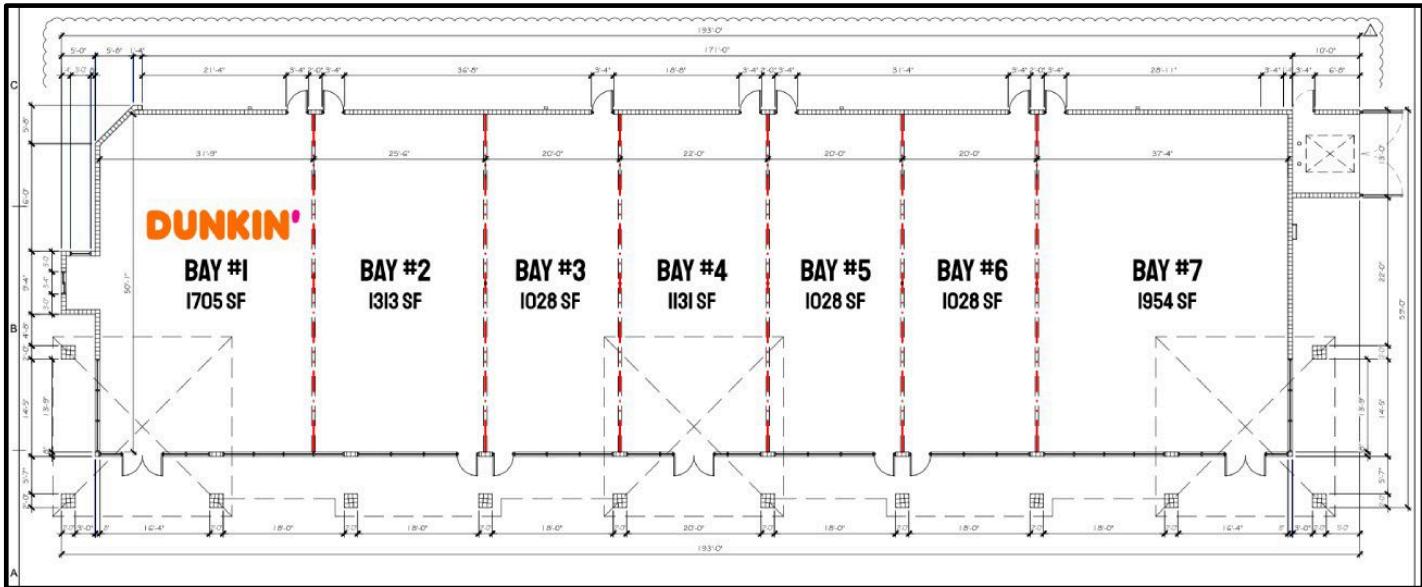
COUNTY LINE PLAZA



County Line Road & SW 62nd Avenue, Miramar, FL



COUNTY LINE PLAZA



OUTPARCEL BUILDING SIZE: 1,000-9,000 ± SF Bays

POPULATION: **1 Mile:** 27,005 **3 Mile:** 195,228 **5 Mile:** 547,312

AVERAGE HOUSEHOLD INCOME: **1 Mile:** \$93,789 **3 Mile:** \$90,202 **5 Mile:** \$92,660

TRAFFIC COUNT:

County Line Rd. & SW 62nd Ave.: 39,000± ADT | State Rd. 7 (441): 60,000± ADT

PROPERTY HIGHLIGHTS:

- Centrally located on County Line Road, just one block from State Road 7, with close and convenient access to the Florida Turnpike to the west.
- Join Presidente Supermarket, Amazing Achievers Academy, Dunkin' (coming soon).
- Estimated delivery date: Q4 2025
- Nearby businesses include Ross, DD Discounts, Subway, Dollar Tree, McDonald's, Wing Stop, KFC, Hyundai, Subaru, Tesla, GMC, and many other car dealerships.
- Calder Casino and Hard Rock Stadium nearby.
- Surrounded by dense established residential communities.

FOR LEASING INFORMATION



INVESTMENT MANAGEMENT ASSOCIATES, INC.

2151 S. Le Jeune Road, Suite 202
Coral Gables, FL 33134

T: 305.661.0110 | www.ima-re.com



Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment terms and conditions or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.