

14900 SW 31ST ST. MIRAMAR, FL

PRIME REDEVELOPMENT OPPORTUNITY

SELLER FINANCING AVAILABLE



VERO
CAPITAL GROUP

Pollo Tropical®

LISTING AGENTS

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EXECUTIVE SUMMARY



Vero Capital Group is pleased to offer an exclusive opportunity to acquire a vacant single-tenant property located at 14900 SW 31st Street in Miramar, Florida. The site includes a 2,756-square-foot building situated on a 0.91-acre (39,672-square-foot) parcel. The building was formerly occupied by Wendy's until the fourth quarter of 2023. It falls under the Commercial Business (B2) zoning district—one of Miramar's most flexible commercial designations.

STRATEGIC LOCATION

The property benefits from a strategic location just off the signalized intersection of Miramar Parkway (SR 858) and SW 148th Street, a key commercial and commuter corridor in the area. It sits within a cluster of commercial development that includes hotels, office buildings, medical offices, and industrial facilities—home to a large, established workforce. The site is seconds from Miramar Parkway, just 0.3 miles from Interstate 75, and 3.5 miles from the Florida Turnpike. It's also in close proximity to Miramar Memorial Hospital and surrounded by national retailers and service providers that generate significant traffic. Nearby residential neighborhoods are dense, providing a strong built-in customer base.

ZONING

The Commercial Business (B2) zoning designation allows for a wide range of permitted uses. These include retail establishments, restaurants, professional and medical offices, financial institutions, and other service-oriented businesses. The district is designed to support general commercial activity in locations accessible by both vehicles and pedestrians, with direct access to major roads. More details on permitted uses are available upon request.

STRONG RETAIL CORRIDOR

Retail traffic in the area is driven by several nearby anchors, including Home Depot, Target, Publix, Winn-Dixie, Sprouts Farmers Market, Kohl's, Marshalls, Ross, CVS, and AutoZone. Popular restaurants such as Texas Roadhouse, Benihana, Chili's, Panera, Chick-fil-A, Chipotle, Starbucks, McDonald's, Popeyes, and Pollo Tropical are also present. Financial institutions like Chase, Truist, and PNC Bank, as well as a Speedway gas station, add to the commercial activity in the immediate trade area.

TRAFFIC COUNTS

Daily traffic counts are substantial, with more than 58,700 vehicles passing the property along Miramar Parkway, and approximately 71,800 vehicles traveling through the intersection at Miramar Parkway and SW 148th Avenue.

DEMOGRAPHICS

The local demographics further strengthen the site's potential. Within a three-mile radius, over 126,300 people reside, with an average household income of \$132,166. Expanding to a five-mile radius, the population exceeds 332,300, with an average household income of \$125,533. The area also hosts more than 140,500 employees within five miles, supporting both daytime activity and sustained consumer demand.

PROPERTY DATA

Listing Price
\$1,950,000

ASSET OVERVIEW

ADDRESS	14900 SW 31st Street, Miramar, FL 33027
PROPERTY TYPE	Vacant Building
FORMER USE	Former Wendy's Restaurant
OWNERSHIP TYPE	Fee Simple
BUILDING SIZE	2,756 SF
PARCEL SIZE	0.91 Acres (39,672 SF)
PROPERTY ZONING	Planned Commercial (PC) District
YEAR BUILT	2000
REAL ESTATE TAXES	\$24,235 (annual)
FRONTAGE	145 Feet on Miramar Parkway



LOCATION OVERVIEW

Miramar, Florida

Miramar is a dynamic and fast-growing city located in the heart of South Florida's tri-county region, offering immediate connectivity to Miami-Dade and Broward Counties. With a population of over 135,000 residents, Miramar is known for its strong residential base, strategic access to regional transportation infrastructure, and pro-business environment.

The city benefits from its proximity to several major highways, including Interstate 75, Florida's Turnpike, and the Palmetto Expressway (SR 826), making it a highly accessible location for commerce, commuters, and logistics. Fort Lauderdale-Hollywood International Airport and Miami International Airport are both within a 30-minute drive, supporting both domestic and international travel.

Miramar is home to a number of corporate headquarters and regional offices, including major employers in healthcare, telecommunications, aviation, and professional services. Companies such as Spirit Airlines, Royal Caribbean, Comcast, Humana, and JL Audio have established significant footprints in the city. This concentration of employment supports a strong daytime population and robust economic activity.

Retail and lifestyle amenities are abundant. National and regional retailers, restaurants, and entertainment venues are located throughout the city, particularly along the Miramar Parkway and Red Road corridors. The area features multiple shopping centers, fitness clubs, medical offices, and grocery-anchored plazas, making it a well-rounded destination for both residents and businesses.

Miramar's residential neighborhoods are among the most sought-after in the region, offering a mix of single-family homes, gated communities, and new multifamily developments. The city places a strong emphasis on quality of life, with well-maintained parks, recreational facilities, schools, and public services.

DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2023 Estimate	126,375	332,339	1,078,396
2028 Projection	134,618	350,242	1,127,624
2020 Census	127,015	339,136	1,103,768
Households	3 Mile	5 Mile	10 Mile
2023 Estimate	43,533	112,074	359,247
2028 Projection	46,175	117,967	375,166
2020 Census	44,283	115,606	371,216
Income	3 Mile	5 Mile	10 Mile
Average HH Income	\$132,166	\$125,533	\$113,361
Median HH Income	\$92,431	\$90,375	\$79,919
Business	3 Mile	5 Mile	10 Mile
2023 Est. Total Businesses	9,586	24,253	92,444
2023 Est. Total Employees	61,393	140,536	526,574







AERIAL OVERVIEW



REGIONAL MAP



