

Publix #0167 - Miramar Towne Center

6890 Miramar Parkway
Miramar, FL 33023
Lat 25.981, Long -80.225

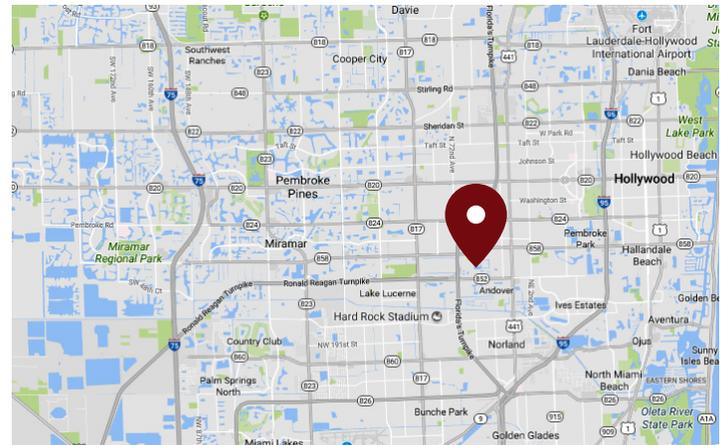
FOR LEASE



586 -1,004 SF AVAILABLE

PROPERTY HIGHLIGHTS

- The center is anchored by a 36,000 SF Publix Super Market redeveloped in 2020
- The center has direct entry from Miramar Parkway and features a signalized entrance for easy access
- There are 293 parking spaces available, ensuring ample parking for visitors
- Florida Turnpike is located about 0.5 miles north of the shopping center
- Conveniently located next to Veterans Memorial Park, Shirley Branca Park, and Calhoun Recreation Complex
- Traffic Count: 31,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	26,825	212,748	513,330
Daytime Population	16,070	155,818	428,593
Total Households	8,276	72,574	179,556
Avg. HH Income	\$95,431	\$88,239	\$93,663

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Adriana Collazo

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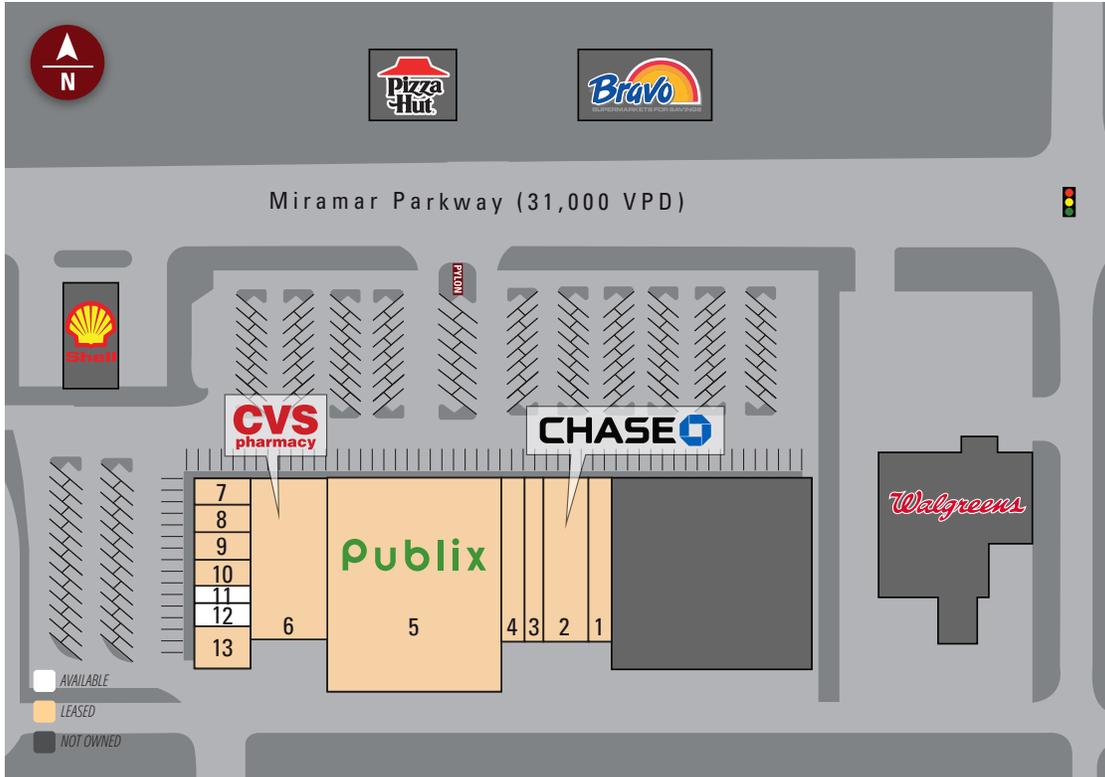


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SITE PLAN



Suite	Tenant	Size
1	MyEyeDr.	3,000
2	Chase Bank	6,750
3	Tax Easy	2,250
4	American Beauty Supply	3,000
5	Publix	36,078
6	CVS/Pharmacy	12,000
7	Antonio's Pizzeria & Restaurant	1,042
8	Beyond Nails	1,500
9	Horizon Dental Care	1,300
10	Miramar Medical Center	1,250
11	AVAILABLE	586
12	AVAILABLE	1,004
13	Tano Superwash	2,052

TOTAL 71,812



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **247,800**

EST. # OF VISITS ANNUALLY

 **2.2 Million**

AVG. VISITS / CUSTOMER

 **9.04**

AVG. LENGTH-OF-STAY / VISIT

 **24 MIN**

TOP 3 DAYS



Saturday	365,377
Friday	335,614
Sunday	318,733

OF VISITS

TOP 3 HOURS

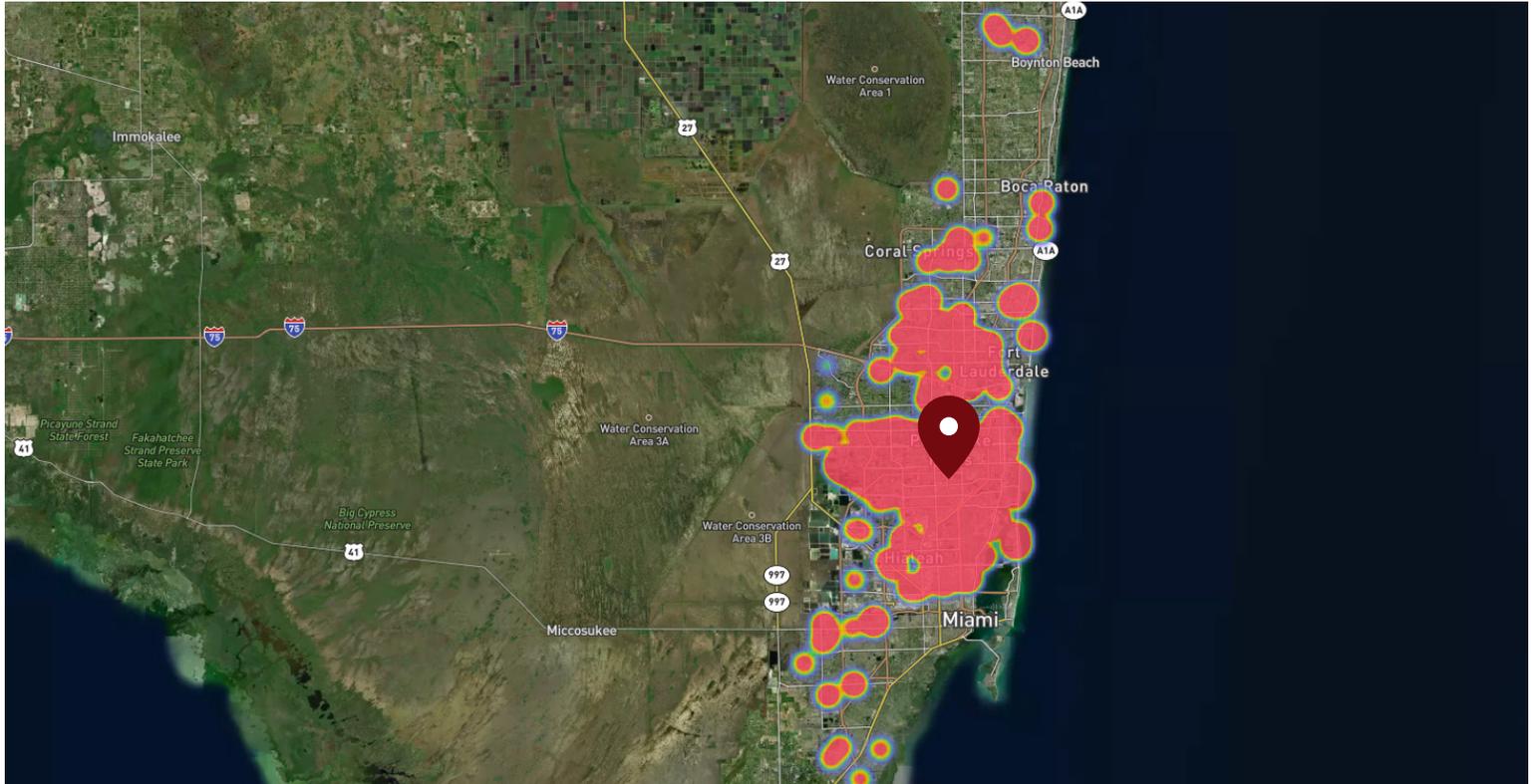


6-7 PM	307,478
5-6 PM	301,790
7-8 PM	281,386

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2024 - May 31, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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