

MIRAMAR VACANT LAND

4247-4587 Flamingo Road, Miramar, Florida 33025

**GROUND
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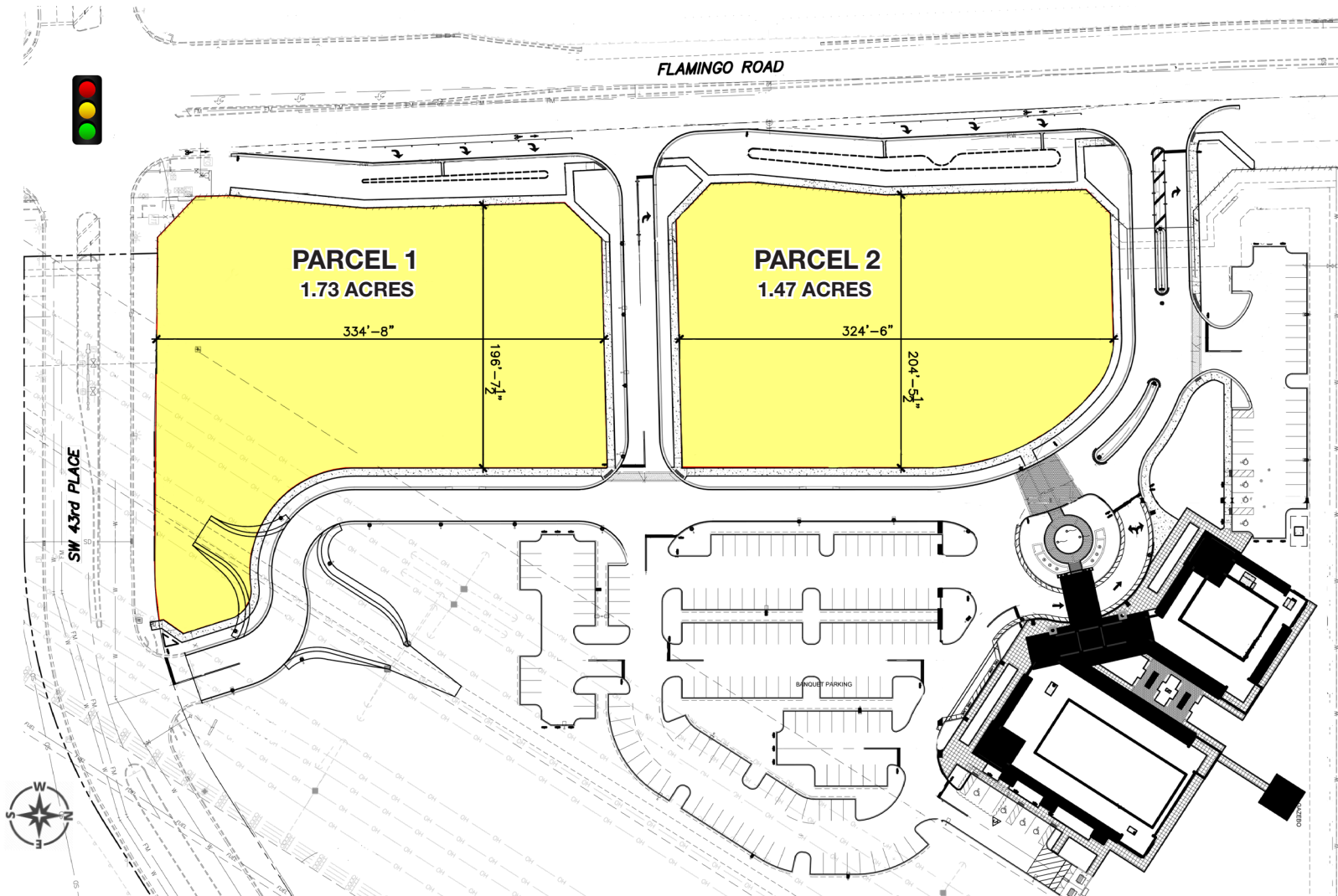
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NA Miami
Fort Lauderdale

SITE PLAN

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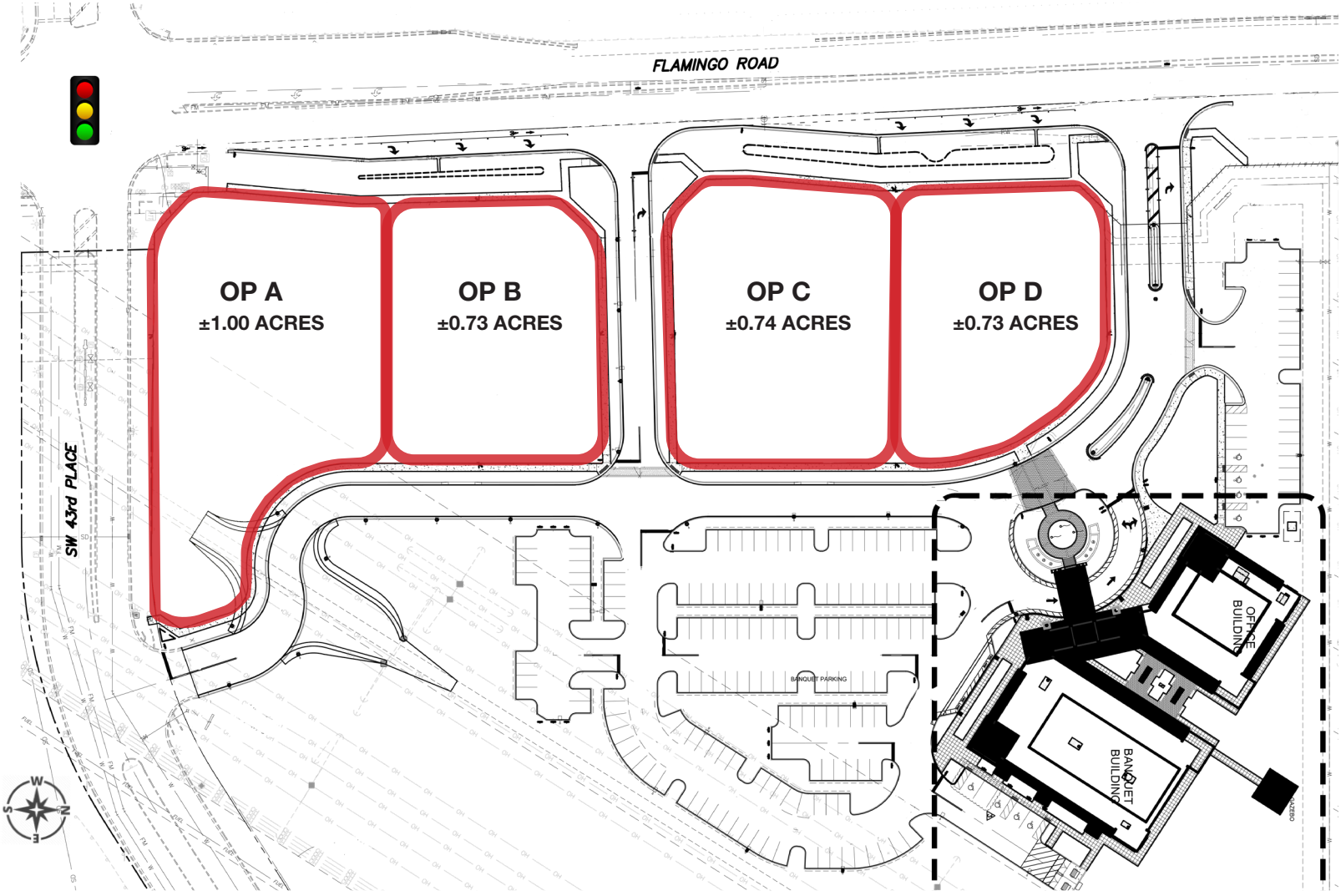
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OUTPARCEL PLAN

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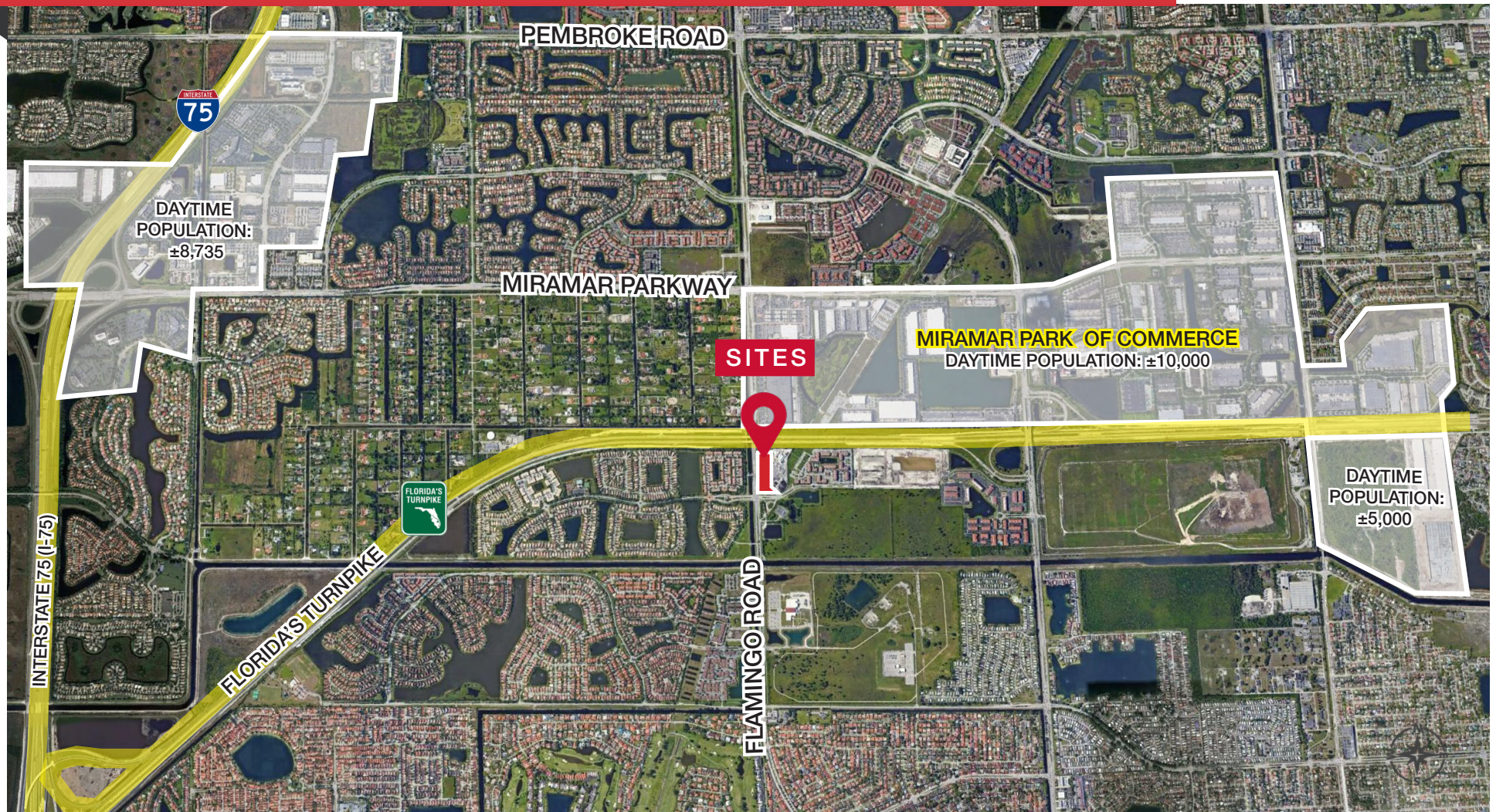


DAYTIME POPULATION MAP

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DAYTIME POPULATION: ±50,000 EMPLOYEES WITHIN A 3-MILE RADIUS



PROPERTY INFORMATION

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Location Features

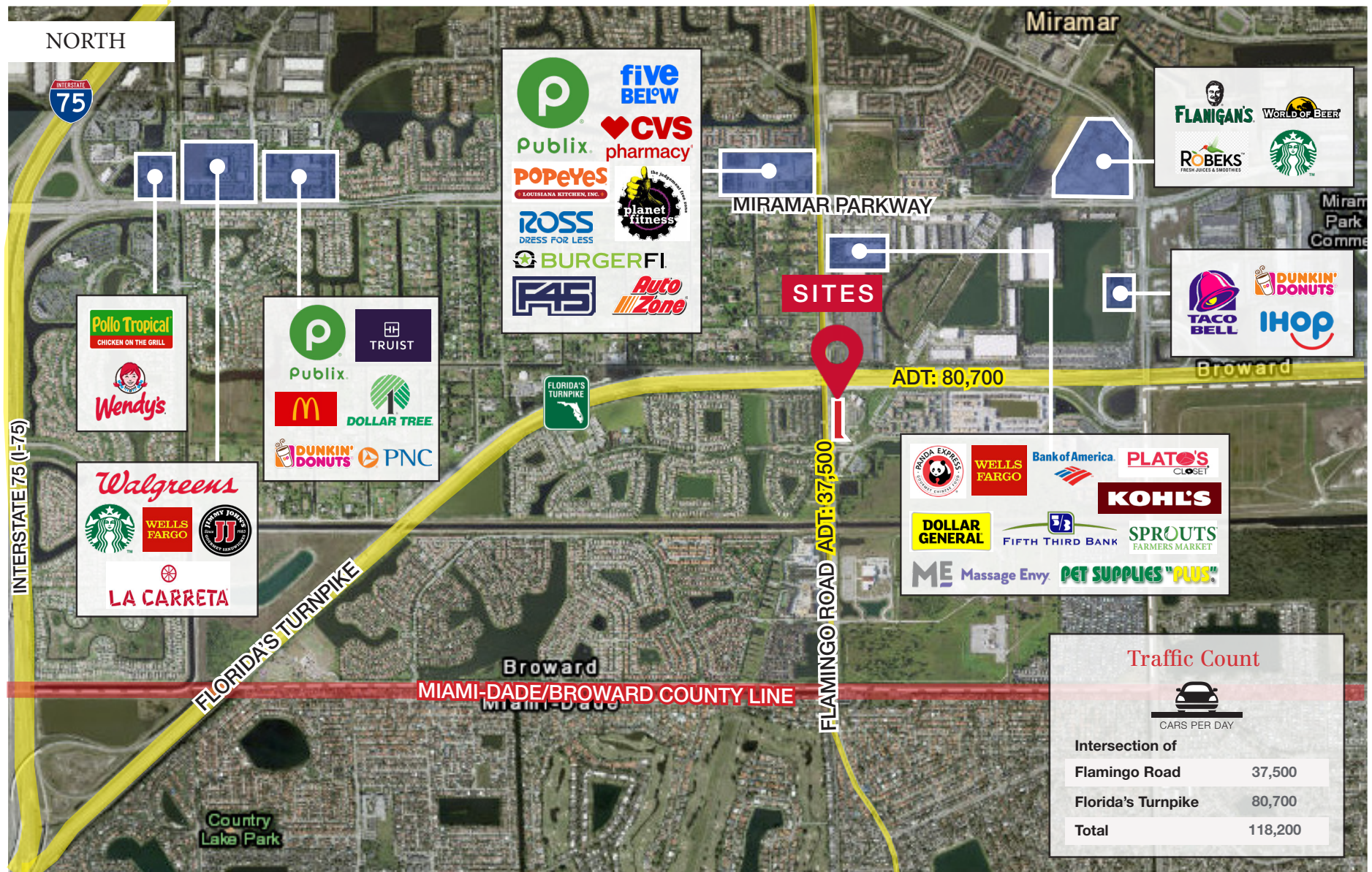
- Liberal B2 Zoning per the City of Miramar, Florida
- Located at the northeast corner of the signalized intersection of Flamingo Road & Silver Falls Boulevard
- Facing the entrance to Silver Falls having a combined 900+ residential units
- Strong residential density with a combined **14,926** residential units within 1-mile radius
- Situated South of Miramar Park of Commerce with 180 national and international companies having over 10,000 employees (daytime population)
- Daytime population exceeding **50,000** employees within a 3-mile radius
- Over 700' of linear frontage on Flamingo Road
- All utilities stubbed to site with perimeter sidewalks and landscaping installed



RETAIL MAP

GROUND LEASE

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RESIDENTIAL DENSITY MAP

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PERMITTED USES



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Subject sites are zoned Liberal B2 per the City of Miramar, Florida

NON-RESIDENTIAL AND MIXED-USE ZONING DISTRICTS		Activity Center Districts		
Specific Use Standards	PRINCIPAL USES	B1	B2	B3
Code Sec.	Agricultural Uses			
405.3.3	Community Gardens	P*	P*	P*
405.3.2.1	Indoor greenhouse nursery	P*	P*	P*
405.3.2.2	Urban Garden	P*	P*	P*
405.3.2.1	Urban Farm	P*	P*	P*
Code Sec.	Animal Services			
405.29	Grooming	P*	P*	P*
405.29	Pet daycare/hotel		C*	P*
405.29	Pet store		P*	P*
405.29	Veterinary Clinic/Hospital (domesticated animals; with boarding)		C*	P*
405.29	Veterinary Clinic/Hospital (domesticated animals; without boarding)	P*	P*	P*
Code Sec.	Automobile-related Services			
405.10	Car wash or auto detailing		C*	P*
405.10	Gas/fuel service stations		C*	C*
Code Sec.	Civic/Governmental Uses			
N/A	Cultural, civic, and community centers		P	P
405.12	Libraries		P*	P*
N/A	Municipal government, administration and services facilities		P	P
N/A	Non-municipal governmental buildings		P	P
N/A	Transit Station		P	P
Code Sec.	Clubs/Nightlife			
405.4	Bars, Taverns, and Lounges		P	P
405.4	Hookah and Cigar Lounge		P	P
405.4	Lodge		C	C
405.4	Nightclub/Cabaret		C	C
Code Sec.	Entertainment and Commercial Recreational Uses			
N/A	Art Gallery		P	P
N/A	Bowling alley		P	P
405.17	Game room arcade/Penny arcade	P*	P*	P*
N/A	Indoor commercial recreation		P	P
N/A	Live Theater		P	P
N/A	Movie Theater	C	P	P
N/A	Museum		P	P
N/A	Outdoor commercial recreation		P	P
Code Sec.	General Business Services			
N/A	Adult Daycare Center		P	P
N/A	Barber/Beauty salon	P	P	P
N/A	Banks and Financial institutions (w/o drive through)	P	P	P

NON-RESIDENTIAL AND MIXED-USE ZONING DISTRICTS		Activity Center Districts		
Specific Use Standards	PRINCIPAL USES	B1	B2	B3
N/A	Banks and Financial institutions (w/ drive through)		C	C
N/A	Banquet Hall		P	P
N/A	Body Art		P	P
405.7	Childcare/Daycare Center	P*	P*	P*
N/A	Catering Services		P	P
N/A	Consumer electronics and appliances repair		P	P
N/A	Day Spa		P	P
N/A	Dry cleaning	P	P	P
405.15	Drugstore		C*	C*
N/A	Exterminating Services/Pest Control		P	P
N/A	Employment agency	P	P	P
N/A	Fortune-telling establishment	P	P	
N/A	Health and Fitness Studio	P	P	P
N/A	Laundromat, Self-service	P	P	P
405.15	Pain Management Clinic		C*	C*
405.15	Pharmacy		C*	C*
N/A	Photography Studio	P	P	P
N/A	Print shop	P	P	P
N/A	Tailoring and alterations, and shoe repairs	P	P	P
N/A	Travel agency	P	P	P
N/A	Tutoring/After school learning center	P	P	P
Code Sec.	Medical and Health Care Uses			
N/A	Plasma/Blood donation facility		C	C
405.15	Medical and Dental offices and laboratories	P*	P*	P*
N/A	Urgent Care Center		P	P
Code Sec.	Professional Offices and Multi-media Uses			
N/A	Call center		C	C
N/A	Professional Office	P	P	P
N/A	Software development		P	P
Code Sec.	Parking Facilities, Commercial			
N/A	Structured		P	P
Code Sec.	Religious Institutions			
405.18/19	Sanctuary		P*	P*
N/A	w/ multi-purpose building (including a childcare center)		P*	P*
Code Sec.	Resale Items			
N/A	Antiques	P	P	P
N/A	Second Hand Stores: e.g. Thrift Stores		P	P

NON-RESIDENTIAL AND MIXED-USE ZONING DISTRICTS		Activity Center Districts		
Specific Use Standards	PRINCIPAL USES	B1	B2	B3
Code Sec.	Restaurants			
N/A	Singular Use with or without Beer and Wine License	P	P	P
N/A	w/ entertainment as accessory use: e.g. stage		P	P
N/A	w/ outdoor seating	P	P	P
N/A	w/ drive-through	C	C	C
405.4	w/ full bar/liquor license		P*	P*
405.4	Beer Garden		P*	P*
N/A	Food Hall		P*	P*
Code Sec.	Retail Services			
N/A	Arts and crafts	P	P	P
N/A	Automotive Parts (w/o installation)		P	P
N/A	Beauty supply store	P	P	P
N/A	Bookstore	P	P	P
N/A	Convenience store	P	P	P
N/A	Clothing store	P	P	P
N/A 405.26	Department store		P*	P*
N/A	Florist	P	P	P
N/A	Furniture and Mattresses		P	P
N/A 405.26	Grocery store	P*	P*	P*
N/A 405.26	Hardware/Home improvement store	P*	P*	P*
N/A	Jewelry		P	P
N/A 405.4	Liquor or package store		C*	C*
N/A	Plant nurseries		C	P
N/A	Small electronics	P	P	P
N/A	Specialty Food Stores	P	P	P
405.27	Swimming pools		P*	P*
N/A	Tobacco retailer	P	P	P
Code Sec.	Miscellaneous Uses			
N/A	Brewery/Winery Distillery		C	P
405.13/1014	Billboards (see Of-Premises Signs)		P**	P**
N/A	Conference/Assembly/Convention Centers		C	P
405.11.1	Hotels and Motels		P*	P*
405.11.3	Live-work	P*	P*	P*
405.11.3	Work-live	P*	P*	P*

TABLE LEGEND
P = Use Permitted by Right
C = Conditional Use Permit Required
* = Subject to Specific Use Standards
** = Subject to Specific Use Standards
Blank Cell = Prohibited Use
N/A = Not Applicable

DEMOGRAPHICS

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Demographic Summary



	1 Mile	3 Miles	5 Miles
Population	14,296	187,421	409,153
Households	4,644	63,639	135,116
Families	3,726	47,105	102,620
Average Household Size	3.21	2.94	3.01
Median Age	33.6	37.5	37.7
Median Household Income	\$71,980	\$56,442	\$61,955
Average Household Income	\$85,551	\$71,617	\$82,463

Average Household Income

- \$202,539 to \$387,162
- \$147,640 to \$202,538
- \$106,786 to \$147,639
- \$74,344 to \$106,785
- \$0 to \$74,343



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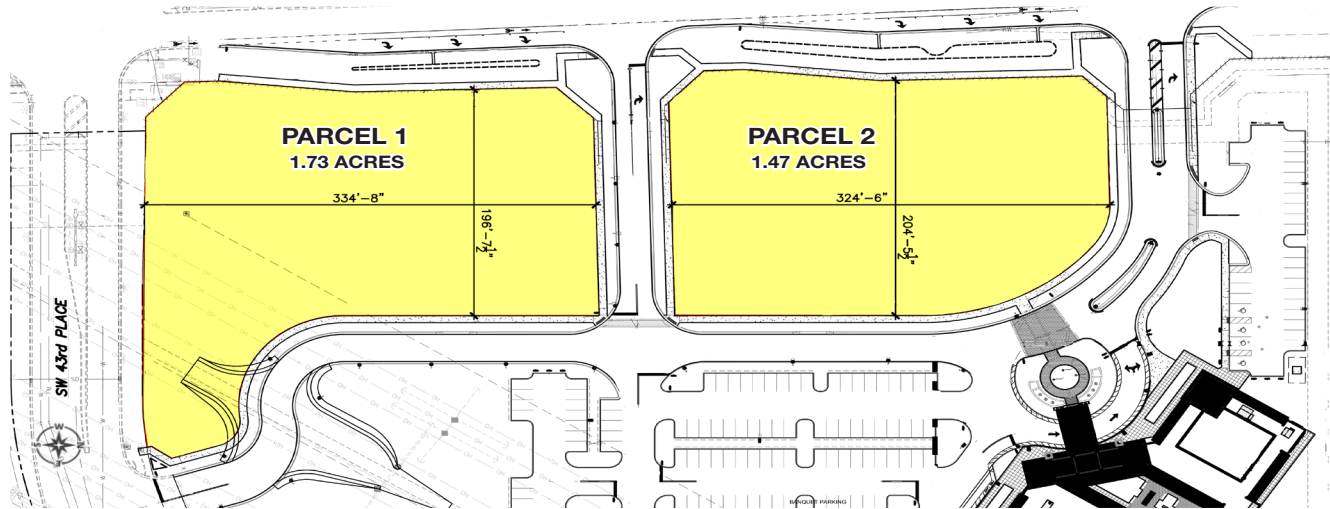


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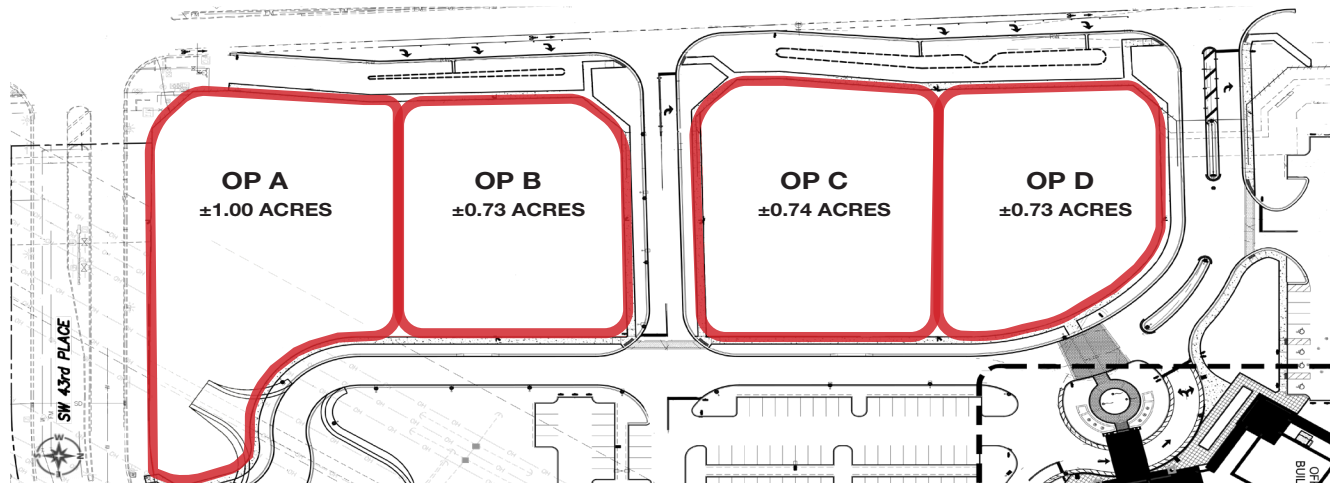
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Site	Size	Price
Parcel 1	1.73 Acres	\$295,000
Parcel 2	1.47 Acres	\$225,000



Site	Size	Price
OP A	±1.00 Acres	\$195,000
OP B	±0.73 Acres	\$135,000
OP C	±0.74 Acres	\$125,000
OP D	±0.73 Acres	\$125,000

Pricing as of 8/4/2022

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