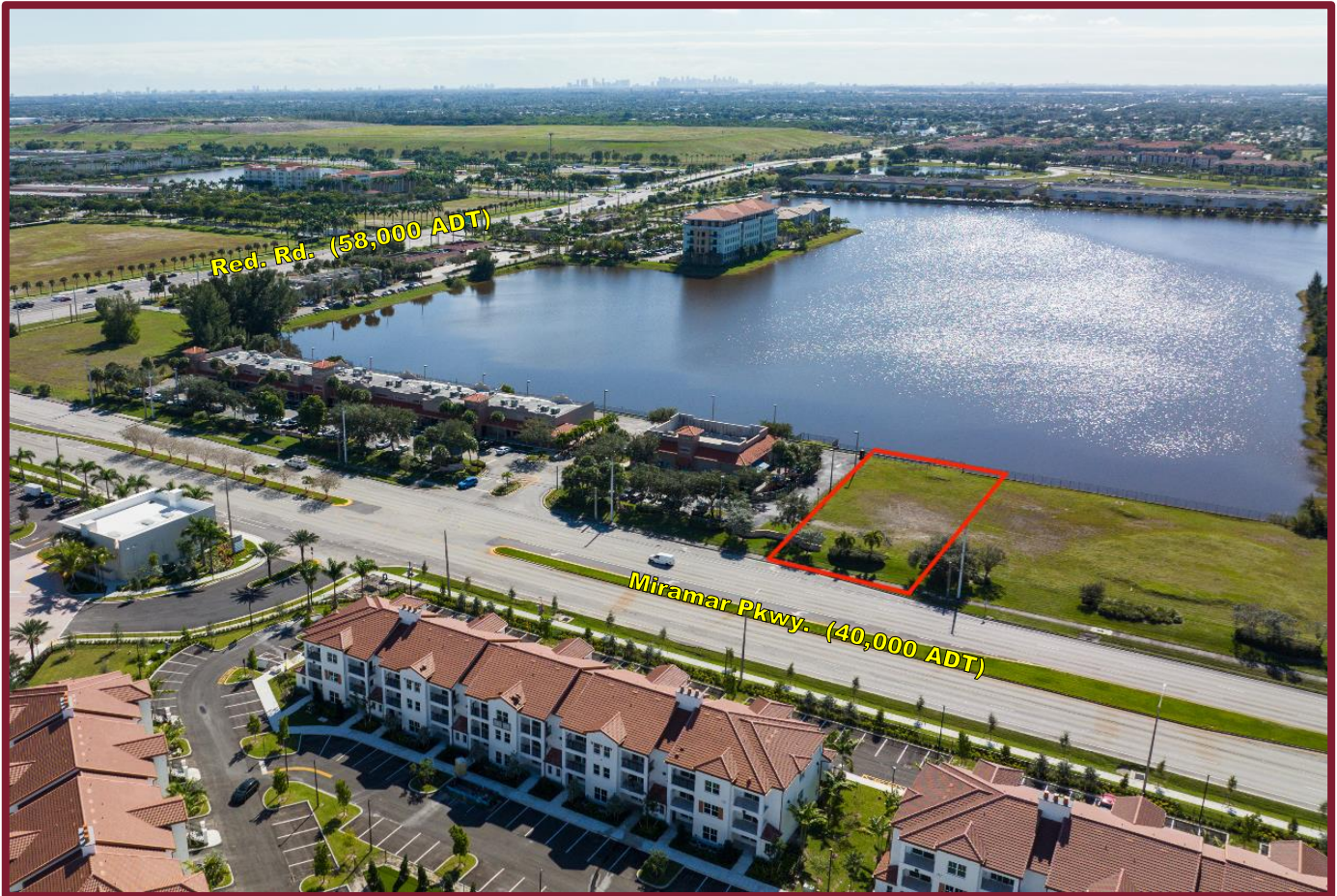# LAND LEASE
Prime Parcel Available

Miramar Parkway & Red Road, Miramar, FL

Parcel Size: 0.48 Acres
(86.75' x 240' = 20,800 SF±)
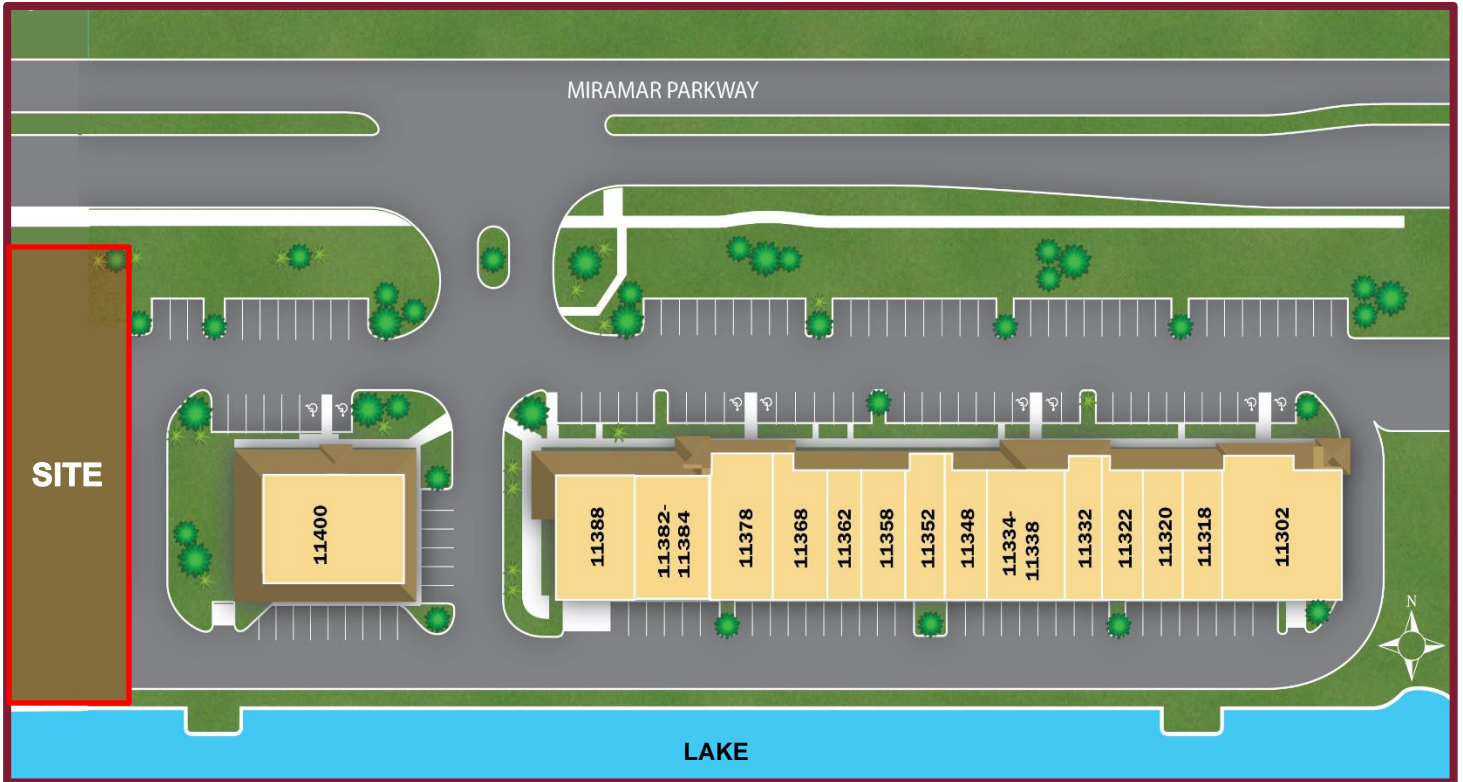
- **Finished and permit ready**
- **No onsite retention required**
- **Small drive-thru user only (coffee, etc.)**
- **Traffic Count: 98,000 ± ADT**

Population:	**1 Mile:** 12,812	**3 Mile:** 181,500	**5 Mile:** 435,864
Average HH Income:	**1 Mile:** $96,584	**3 Mile:** $96,082	**5 Mile:** $112,961
Daytime Demos:	**1 Mile:** 16,300	**3 Mile:** 70,983	**5 Mile:** 179,537

Prime Parcel Available

SW Corner of Miramar Parkway & Red Road
Miramar, Florida 33025

MIRAMAR PARKWAY

SITE

11400

11388 | 11382-11384 | 11378 | 11368 | 11362 | 11358 | 11352 | 11348 | 11334-11338 | 11332 | 11322 | 11320 | 11318 | 11302

N

LAKE

PROPERTY HIGHLIGHTS:

- High visibility at major intersection, with close and convenient access to Florida Turnpike and I-75.

- Regional trade area, centrally located on Miami-Dade/Broward county line. Great for businesses catering to both counties.

- Down the street from the Miramar Park of Commerce (over 5,000,000 SF)

- Close vicinity to Miramar City Hall & Municipal Complex (500,000 SF)

- Corridor is booming with commercial & residential development.
  - 2,500± multi-family apartments are near completion or under construction with another 2,500 planned.
  - The Park Miramar, a new upscale mix-use delopment community with 325,000 SF of retail; 110,000 SF Class-A Office; 2,825 contemporary style homes and a 180 key boutique hotel to be completed in 2026.

IMA

RETAIL BROKERS NETWORK