



Property Features

- Aggressive lease rates
- Prime location on Miramar Parkway
- Secured building with 24-hour access
- Abundant parking - 5/1,000 square feet
- Locally owned and professionally managed

Location Features

- Prominent frontage and exposure
- Daily traffic count over 33,000 vehicles per day
- Convenient access to
 - » Florida's Turnpike
 - » Interstate 95
 - » State Road 84
- Minutes from the Fort Lauderdale Airport (FTL)
- Nearby restaurants and shopping

Demographics:



2023 POPULATION

AVERAGE INCOME

1 MILE

22,381

\$75,341

3 MILES

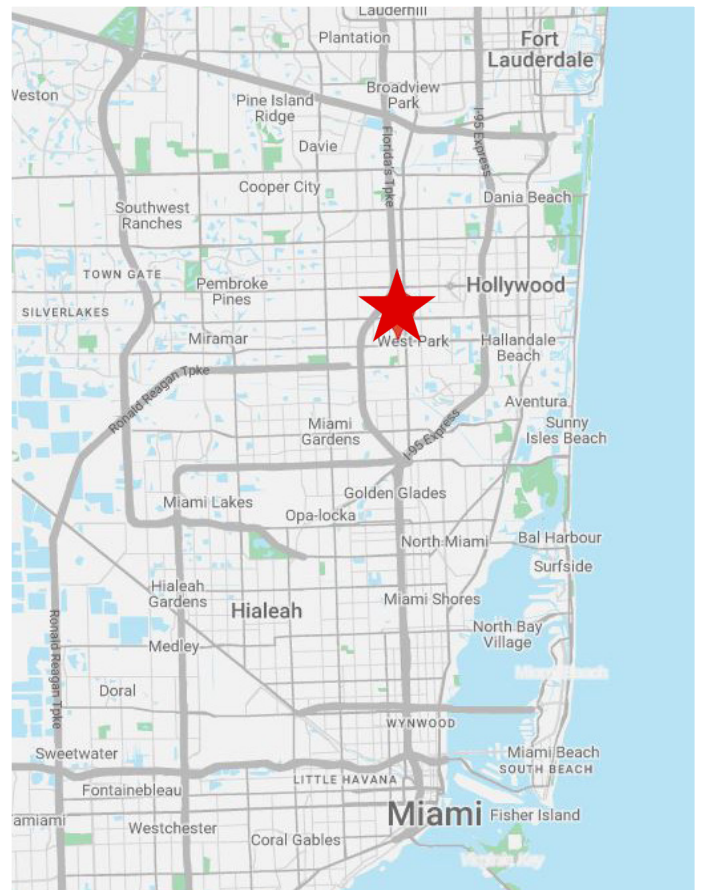
201,220

\$77,097

5 MILES

522,237

\$81,281



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