

# PREMIUM FLAGSHIP RESTAURANT OPPORTUNITY

RESTAURANT SPACE FOR LEASE



15500 SW 29TH, MIRAMAR, FL 33027

 FranklinStreet



# A WATERFRONT MONUMENT FOR FINE DINING

Positioned at the intersection of South Florida's fastest-growing premium trade corridor, this asset serves the affluent communities of both Broward and Miami-Dade Counties. The location provides access to an established, high-income customer base with strong demand for upscale dining, hospitality, and experiential concepts.

## PROPERTY SUMMARY

- Total Footprint: 18,550 SF freestanding second-generation restaurant and entertainment venue.
- Acreage: Sprawling ±2.74-acre waterfront parcel optimized for high-volume operations.
- Indoor Capacity: 12,415 SF of fully air-conditioned dining space.
- Outdoor Bar: 3,335 SF covered terrace featuring a dedicated bar area.
- Waterfront Lounge: 2,800 SF open-air terrace complete with a fire pit.

## PROPERTY HIGHLIGHTS

- Rare Opportunity: Extremely unique second-generation waterfront restaurant and sports bar setup.
- Prime Highway Exposure: Unmatched visibility from I-75 (150,000 VPD) and Miramar Parkway (58,000 VPD).
- Built-In Traffic Multiplier: Directly adjacent to a power center drawing 750K unique visitors and 4M annual visits.
- Premier Retail Synergy: Anchored by high-traffic neighboring tenants including Home Depot, Marshalls, Benihana, and Texas Roadhouse, which collectively drive significant daily traffic to the trade area.
- Flexible Zoning: Versatile B-2 Community Business District designations accommodating diverse entertainment concepts.
- Seamless Regional Access: Exceptional accessibility with immediate access to I-75, I-95, and Florida's Turnpike, connecting the site to major population centers across Broward and Miami-Dade Counties.



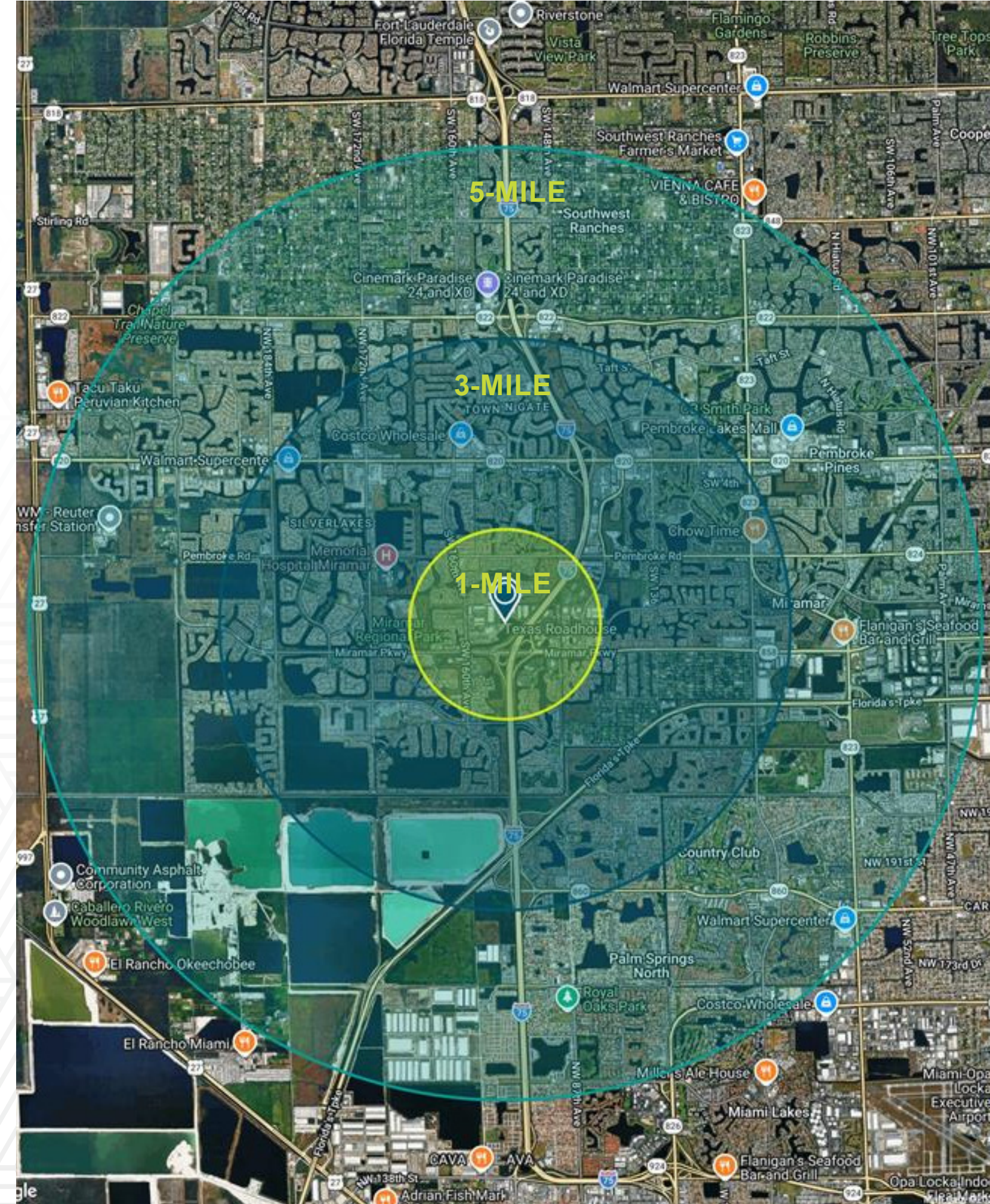
# GROWING PRESENCE IN MIRAMAR

Miramar is one of South Florida's fastest-growing communities, supported by strong household incomes, a diverse and upwardly mobile population, and steady residential growth. Centrally located between Miami and Fort Lauderdale with direct access to I-75, I-95, and the Florida Turnpike, the city benefits from consistent commuter traffic, expanding corporate presence, and a growing base of professionals and families seeking premium lifestyle amenities close to home.

| POPULATION               | PROJECTED POPULATION     | HOUSEHOLD INCOME           | DAYTIME EMPLOYEES        |
|--------------------------|--------------------------|----------------------------|--------------------------|
| 1 Mile<br><b>10,471</b>  | 1 Mile<br><b>9,856</b>   | 1 Mile<br><b>\$171,931</b> | 1 Mile<br><b>11,099</b>  |
| 3 Mile<br><b>121,789</b> | 3 Mile<br><b>115,581</b> | 3 Mile<br><b>\$133,985</b> | 3 Mile<br><b>56,366</b>  |
| 5 Mile<br><b>306,768</b> | 5 Mile<br><b>289,979</b> | 5 Mile<br><b>\$130,605</b> | 5 Mile<br><b>132,513</b> |

## KEY MARKET DATA

- **Afluent Local Consumer Base:** Taps into a highly lucrative market featuring a strong average household income of \$130,605 within a 5-mile trade radius, ensuring exceptional discretionary spending power for dining and entertainment.
- **Massive and Growing Population:** Benefits from a dense, expanding regional customer base with over 306,768 residents living within the immediate 5-mile capture area.
- **High-Frequency Local Traffic:** Draws consistently from an active, loyal demographic that drives over 4 million annual visits to the immediate retail corridor, boasting a high visit frequency of 5.29 per customer.



LOCATION HIGHLIGHTS

# THE CENTER OF GRAVITY

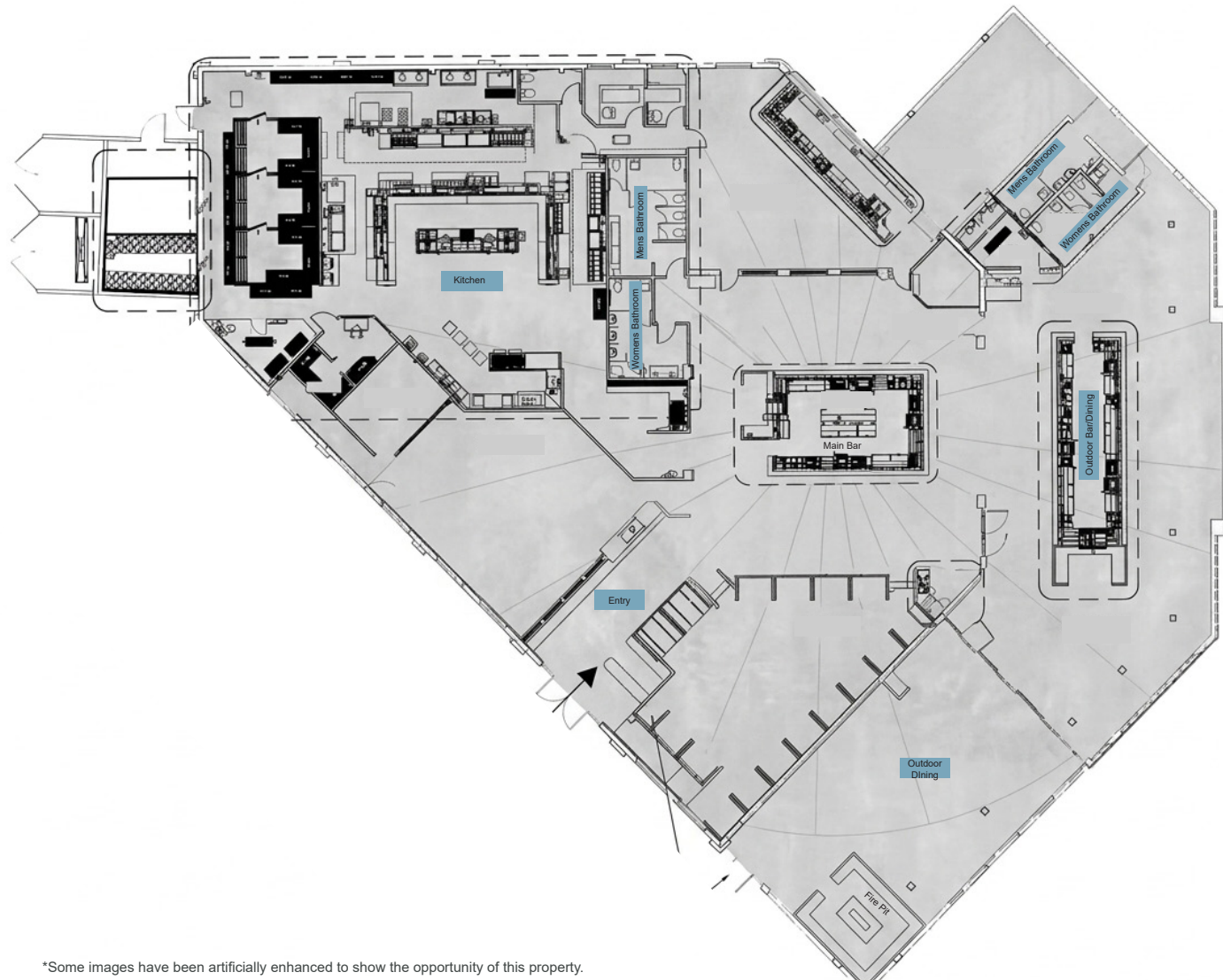
- Located on Miramar Parkway within a dominant regional retail corridor
- Surrounded by national retailers including Target, Starbucks, Chick-fil-A, Aldi, and HomeGoods
- Excellent visibility and accessibility with strong daily traffic counts
- Minutes from I-75 and Florida's Turnpike



| RETAILER / CENTER                                                 | CATEGORY  | DRIVING DISTANCE | KEY TENANTS                                                                                |
|-------------------------------------------------------------------|-----------|------------------|--------------------------------------------------------------------------------------------|
| <b>Fountains of Miramar</b><br>Immediately adjacent               | Mixed-Use | ~0–2 min         | Chick-fil-A, Home Depot, Benihana, local boutiques, restaurants, and entertainment         |
| <b>Shoppes at Silver Isles</b><br>Neighborhood strip center       | Mixed-Use | ~3–5 min         | CVS, Starbucks, Chipotle, Panera Bread, Home Depot, Pet Supermarket, car wash              |
| <b>Westfork Plaza &amp; Paraiso Parc</b><br>Regional strip center | Retail    | ~3–5 min         | Publix, Regal Cinemas, TJ Maxx, Ross Dress for Less, Five Below, Dollar Tree               |
| <b>Miramar Square</b><br>Community retail center                  | Dining    | ~5–8 min         | Kohl's, Rosalia's Kitchen, Orangetheory Fitness, Whole Foods Market, local restaurants     |
| <b>Cobblestone Plaza</b><br>Community shopping center             | Mixed-Use | ~5–8 min         | Whole Foods Market, Shake Shack, Planet Fitness, Party City, local dining                  |
| <b>16000 Pines Market</b><br>Neighborhood mixed-use               | Mixed-Use | ~5–8 min         | Publix Super Market, Verizon Wireless, Everglades Family Dental, local retail              |
| <b>Pembroke Gardens</b><br>Open-air lifestyle center              | Retail    | ~10–12 min       | lululemon, Victoria's Secret, Hollister, Cheesecake Factory, and 50+ shops and restaurants |
| <b>Pembroke Lakes Mall</b><br>Major regional mall                 | Retail    | ~12–15 min       | Macy's, Dillard's, JCPenney, and 100+ stores and restaurants                               |

# A CURATED DINING EXPERIENCE

The smart floor plan is split into distinct zones so you can host a lively bar scene, a main dining area, and private VIP events all at the same time. This freestanding venue is perfectly designed for a high-volume restaurant and entertainment concept, featuring beautiful vaulted ceilings that give the space an open, premium feel. At the center of the layout is a massive, 360-degree island bar built to serve large crowds quickly, surrounded by large walls made for big sports video walls or custom displays. Large sliding glass doors open completely to connect the inside dining room with the sprawling lakeside decks, allowing you to easily expand your seating capacity. Finally, the spacious back-of-house kitchen and hallway layout ensures your staff can move quickly and handle heavy rush hours with ease.



# RESTAURANT MOOD BOARD



**RAFAEL ROMERO, CCIM**  
Regional Managing Director  
Rafael.Romero@FranklinSt.com  
305.349.3922



**RAYZA PEREZ**  
Director  
Rayza.Perez@FranklinSt.com  
305.349.3922



**KAYLA MONTENEGRO**  
Associate  
Kayla.Montenegro@FranklinSt.com  
305.349.3922

