

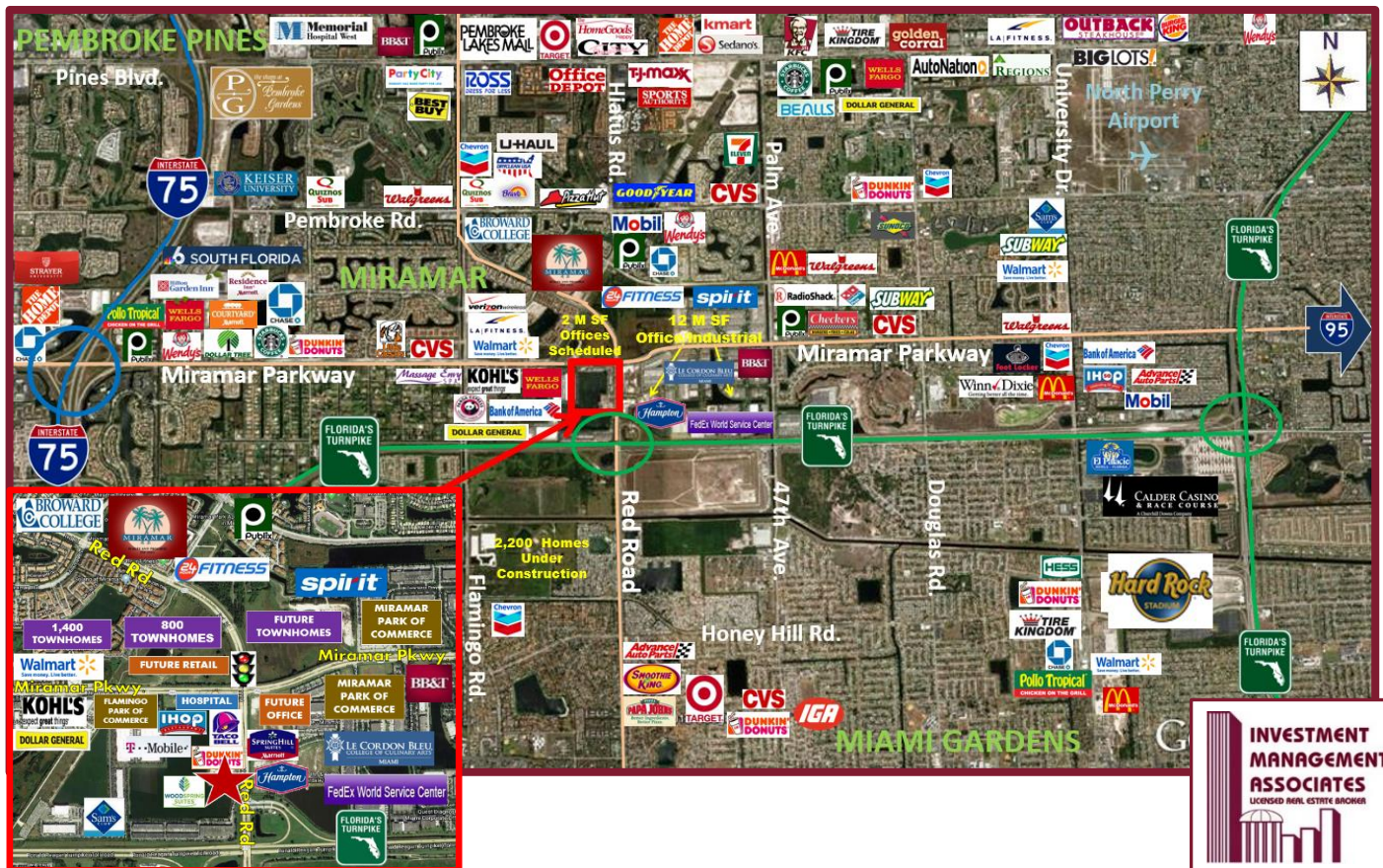
VILA FRANCA PLAZA



LOCATION . . . LOCATION . . . LOCATION . . .

**Red Road @ Florida Turnpike
Miramar, FL 33025**

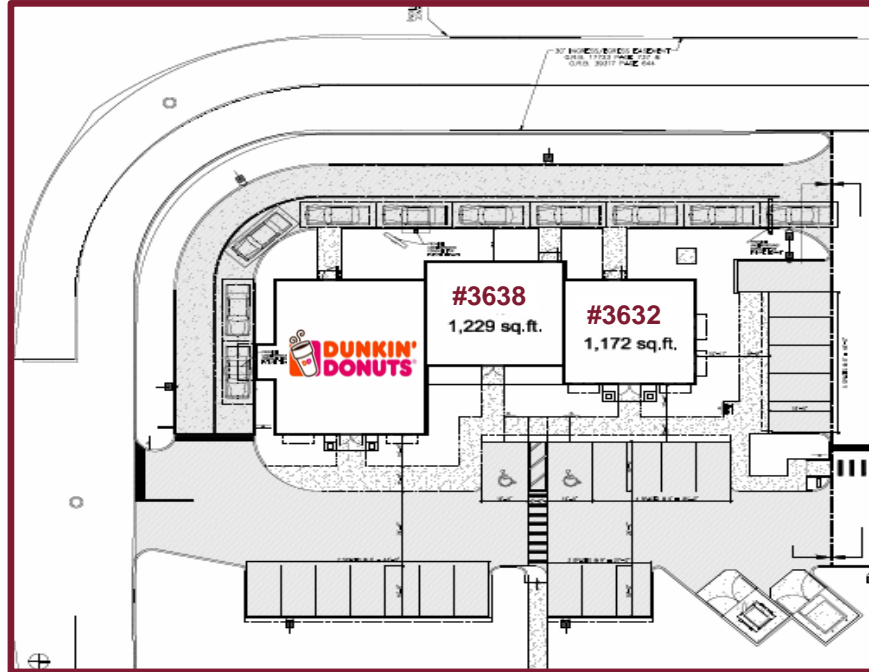
Retail Space Available



FOR LEASE

VILA FRANCA PLAZA

Red Road @ Florida Turnpike
Miramar, FL 33025



ZONED: B-2

AVERAGE HOUSEHOLD INCOME: ♦ 1 Mile: \$67,259± ♦ 3 Mile: \$65,467± ♦ 5 Mile: \$77,914±

POPULATION: ♦ 1 Mile: 13,363± ♦ 3 Mile: 193,441± ♦ 5 Mile: 467,172±

TRAFFIC COUNT: ♦ Red Road & Miramar Parkway: 89,000+ Vehicles per Day ♦ Florida Turnpike: 62,000+ Vehicles per Day

HIGHLIGHTS:

- ♦ **Prime Location between Miramar Parkway (6 lane signalized intersection) & Florida Turnpike.**
- ♦ **Central Marketing Location on Miami-Dade/Broward County Line.** Great for any business catering to both counties.
- ♦ **Adjacent Businesses: Taco Bell, Professional & Medical Office Building (65,343 SF) & WoodSpring Suites (124 Rooms).**
- ♦ **Across from Hampton Inn, SpringHill Suites & Miramar Park of Commerce (12,000,000 SF):** 8,000,000 SF of the project have been built-out. Hundreds of thousands of square feet of offices and warehouses surround this project.
- ♦ **Miramar City Hall & Municipal Complex (500,000 SF)** are down the street.
- ♦ **Corridor is Booming with Commercial & Residential Development:**
 - ♦ **1,400 Homes** down the street
 - ♦ **2,600 Homes** under construction, south of Florida Turnpike
 - ♦ **800 Apartments** coming down the street
 - ♦ **More Townhomes** proposed down the street



FOR LEASING INFORMATION

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