

# MIRAMAR COVE



KATZ & ASSOCIATES  
RETAIL REAL ESTATE ADVISORS

COMING 2028

  
SUNBEAM

# MIRAMAR COVE



CLICK TO VIEW  
LISTING VIDEO

MIRAMAR PARKWAY & RED ROAD, MIRAMAR, FL

125-ACRE UPSCALE LIFESTYLE PROJECT

400K

SF OF RETAIL  
SPACE

35,000

SF GROCER BOX

125K

SF OF CLASS A  
OFFICE SPACE

2,874

CONTEMPORARY  
STYLE HOMES

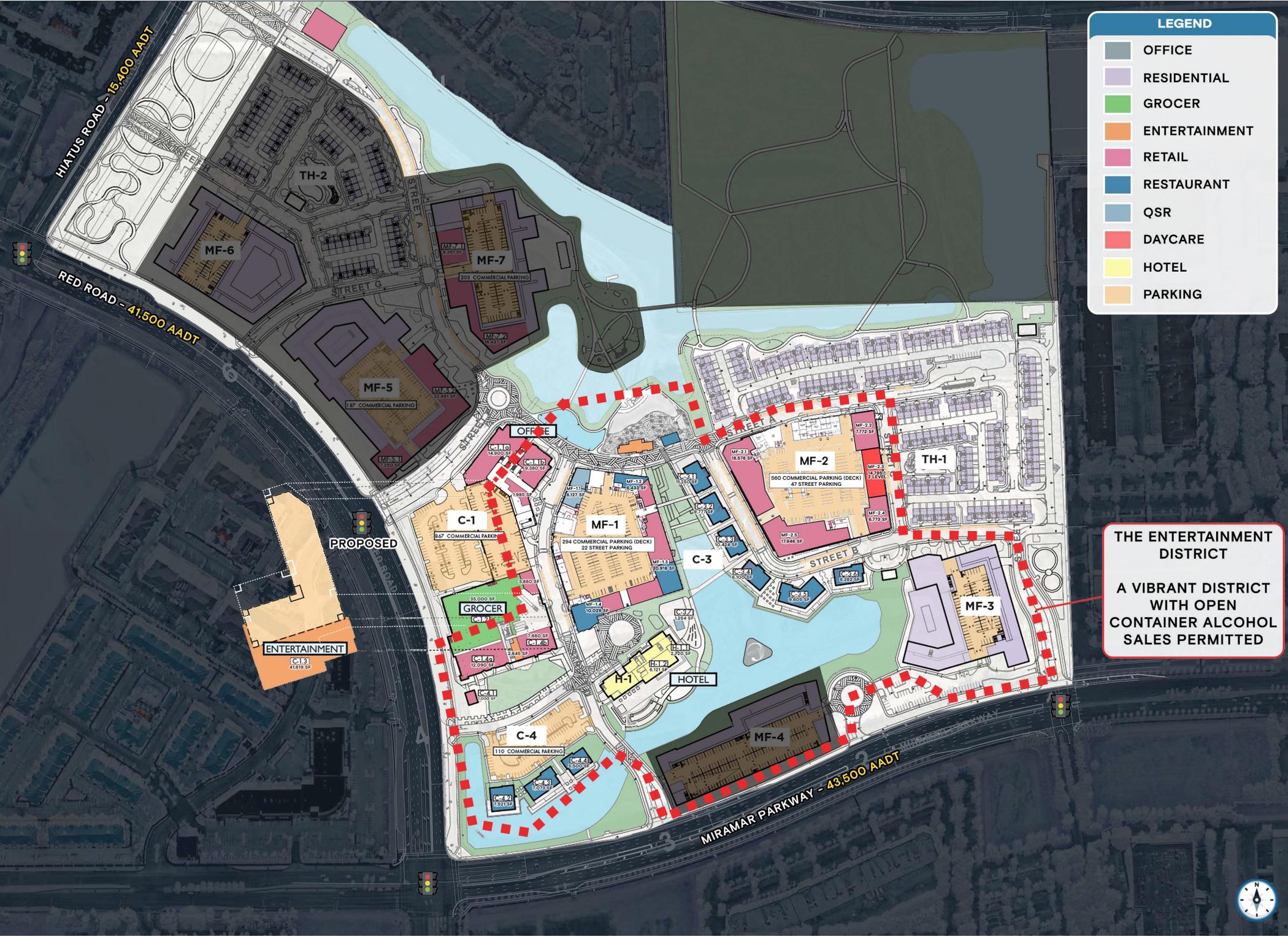
185

KEY HOTEL

2028

GRAND OPENING  
Q4 2028





LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	OFFICE
<span style="display:inline-block; width:15px; height:15px; background-color:lightpurple;"></span>	RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	GROCER
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	ENTERTAINMENT
<span style="display:inline-block; width:15px; height:15px; background-color:lightpink;"></span>	RETAIL
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	RESTAURANT
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	QSR
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	DAYCARE
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	HOTEL
<span style="display:inline-block; width:15px; height:15px; background-color:lightorange;"></span>	PARKING

**THE ENTERTAINMENT DISTRICT**  
 A VIBRANT DISTRICT WITH OPEN CONTAINER ALCOHOL SALES PERMITTED

**PROPOSED**  
 ENTERTAINMENT  
 C-1.3  
 41,619 SF



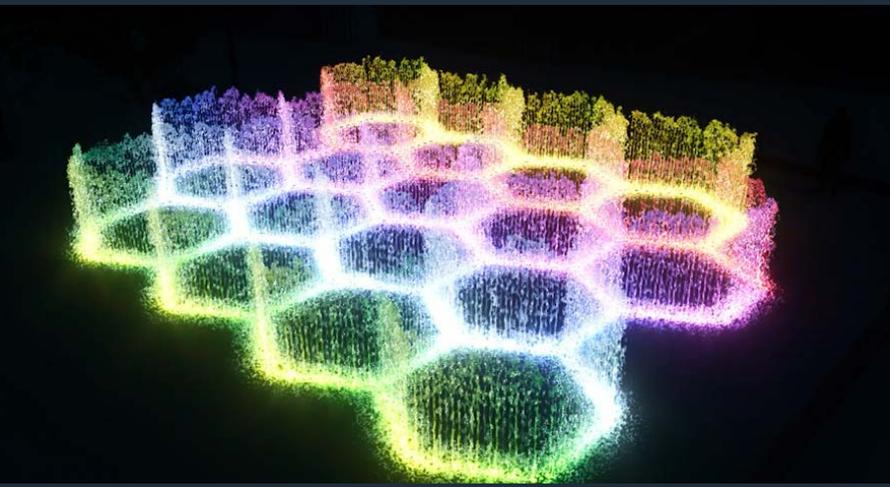
# PREMIUM WATER FEATURES WITHIN THE ENTERTAINMENT DISTRICT



CLICK TO VIEW  
FOUNTAIN SHOW



CLICK TO VIEW  
WATER MAZE





## WITHIN 5 MILES OF MIRAMAR COVE



460,760  
population



137,000+  
employees



\$100,000+  
average household  
income



15,000  
employees





## TARGET RESIDENTS

# 8,000

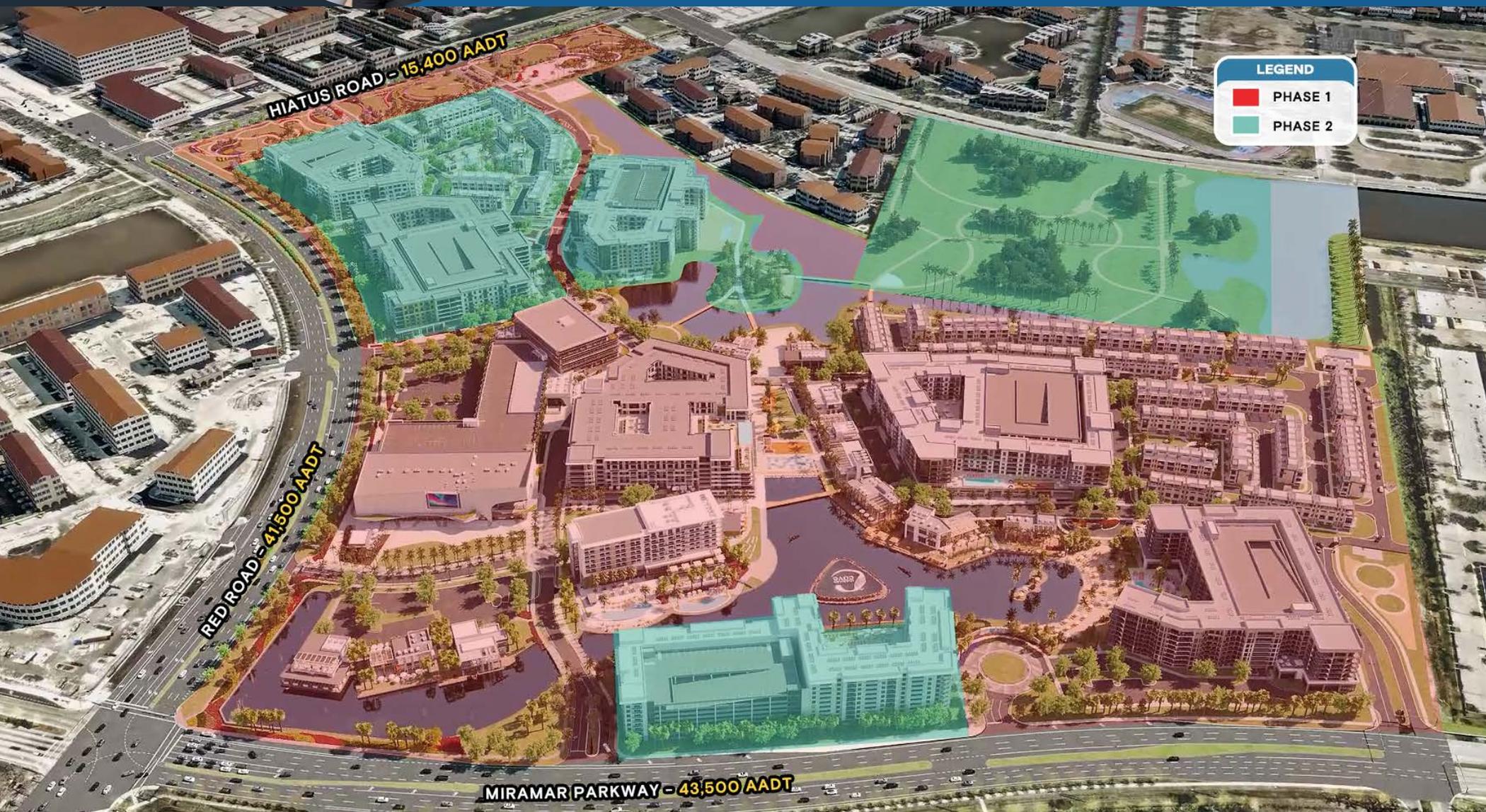
RESIDENTS LIVING IN  
PHASE 1 & PHASE 2

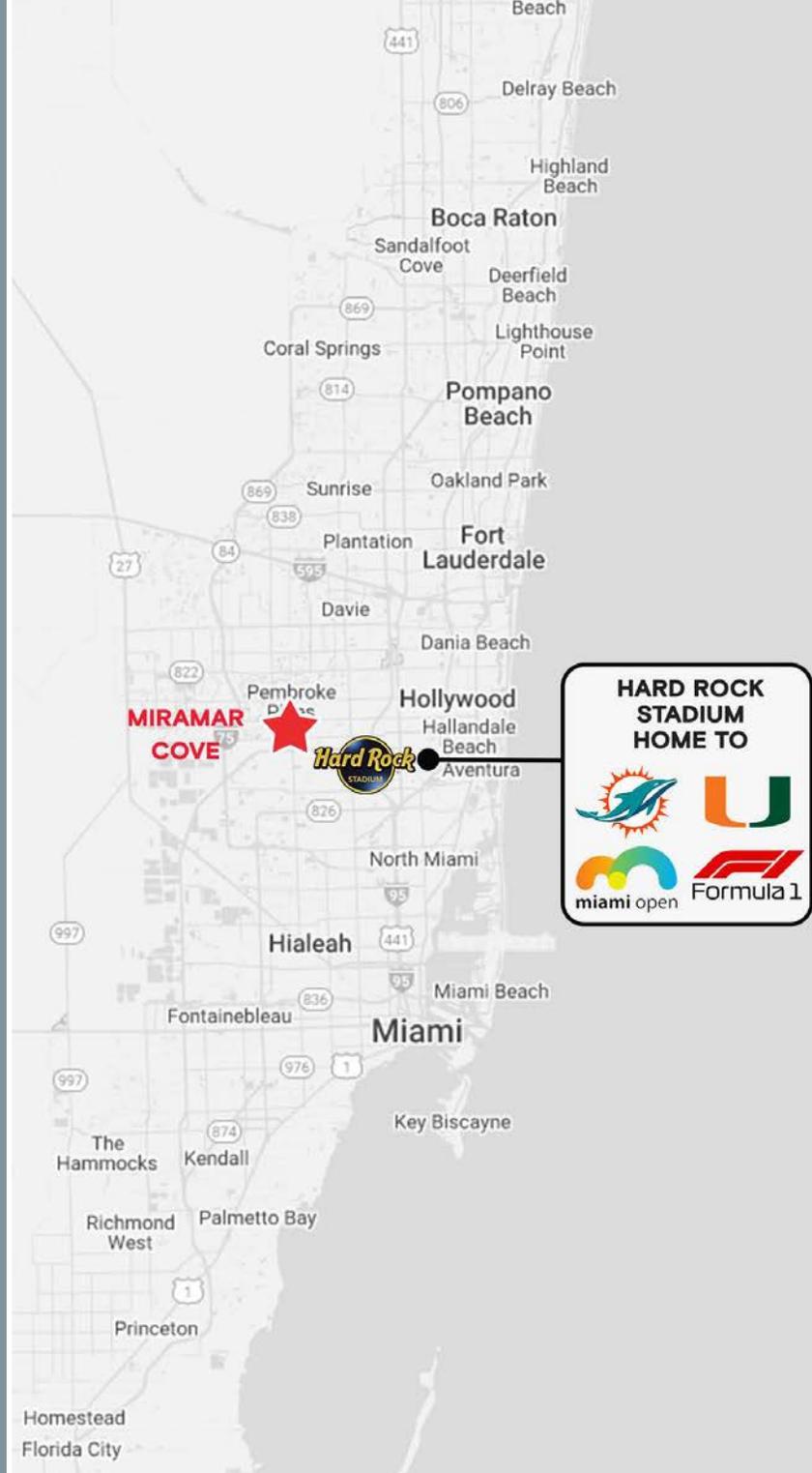
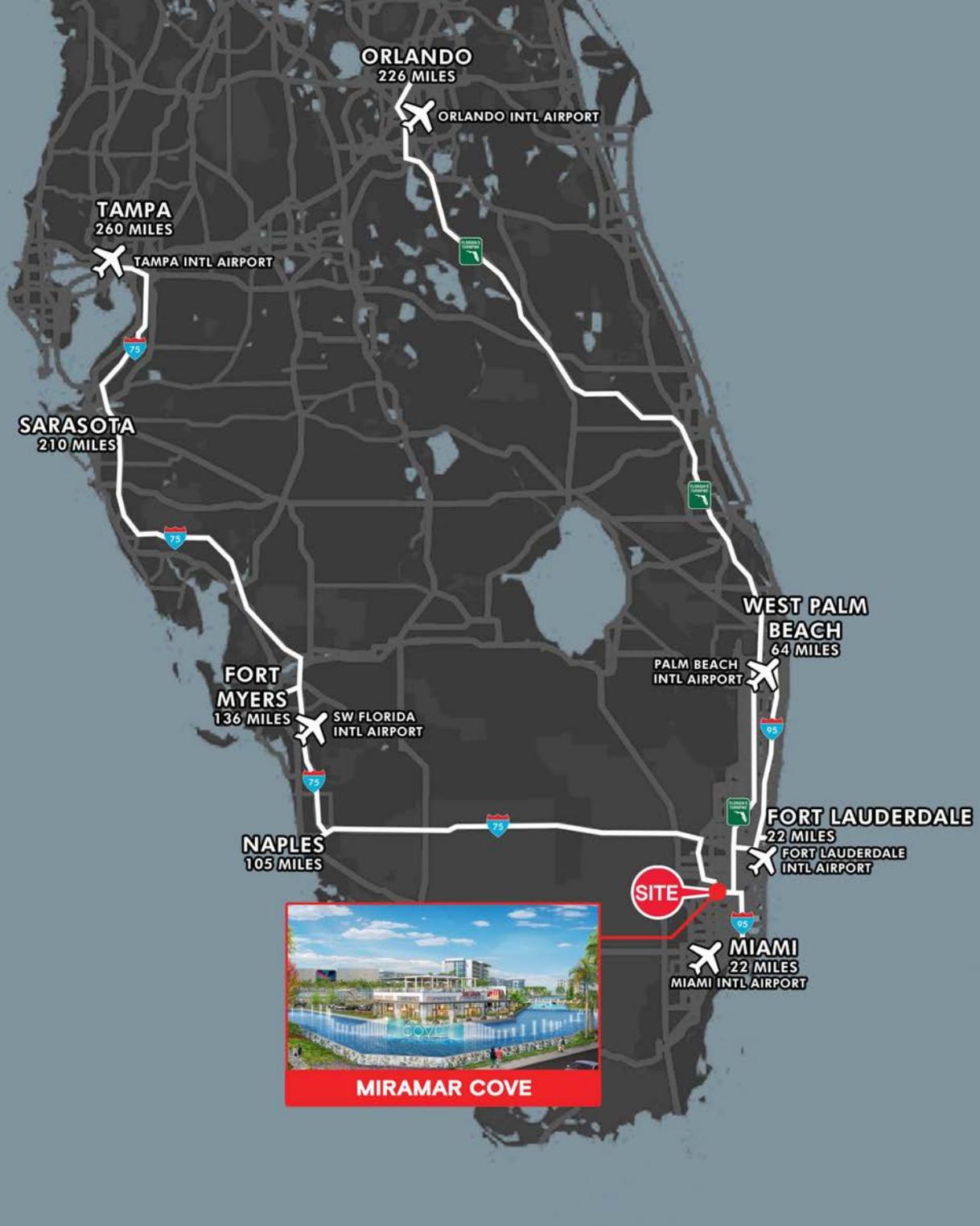
# \$150,000

AVERAGE HOUSEHOLD  
INCOME AT OPENING

# 25-45

AGE RANGE





One block from the  
Florida Turnpike exit

Minutes from Hard Rock Stadium  
which holds 100+ events annually



Seeking grocer, entertainment,  
high end retail and all types of  
restaurant concepts.





1

## SUNSET SHORE

The Sunset Shore is the place where friends, food, and fun come together. Spend time at the beach club with music, drinks, tacos, dancing, volleyball, and puppies!

2

## LAS BAHIAS

Las Bahias is a premium hospitality and lifestyle experience. Here, luxury is an experience that focuses on chill, over thrill.

3

## THE LIME

The Lime will become a neighborhood hub, filled with a variety of amenities and all day activities for all ages.

4

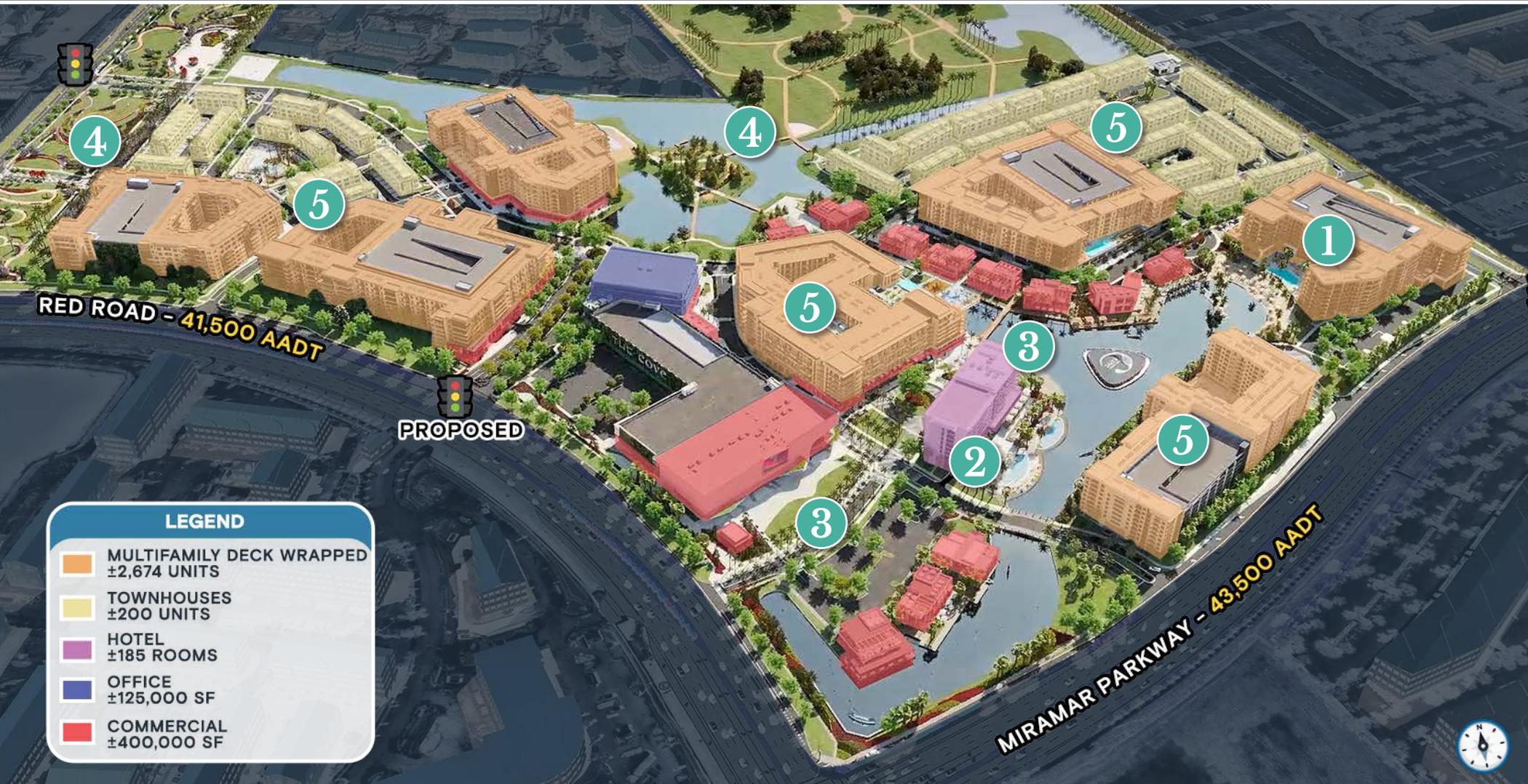
## THE PARKS

Visitors will enjoy Founders Park, a 9.5 acre of high-energy space, connected to a regional greenway. Additionally, the Estuary is a 24.4 acre space with nature trails and a 2.1 mile perimeter park/trail loop.

5

## PARKS LIVING

With 2,674 homes, the neighborhood of the Park will be bustling with daily life. The community will have a range of cultures and ages, and be anything but homogeneous.



RED ROAD - 41,500 AADT

PROPOSED

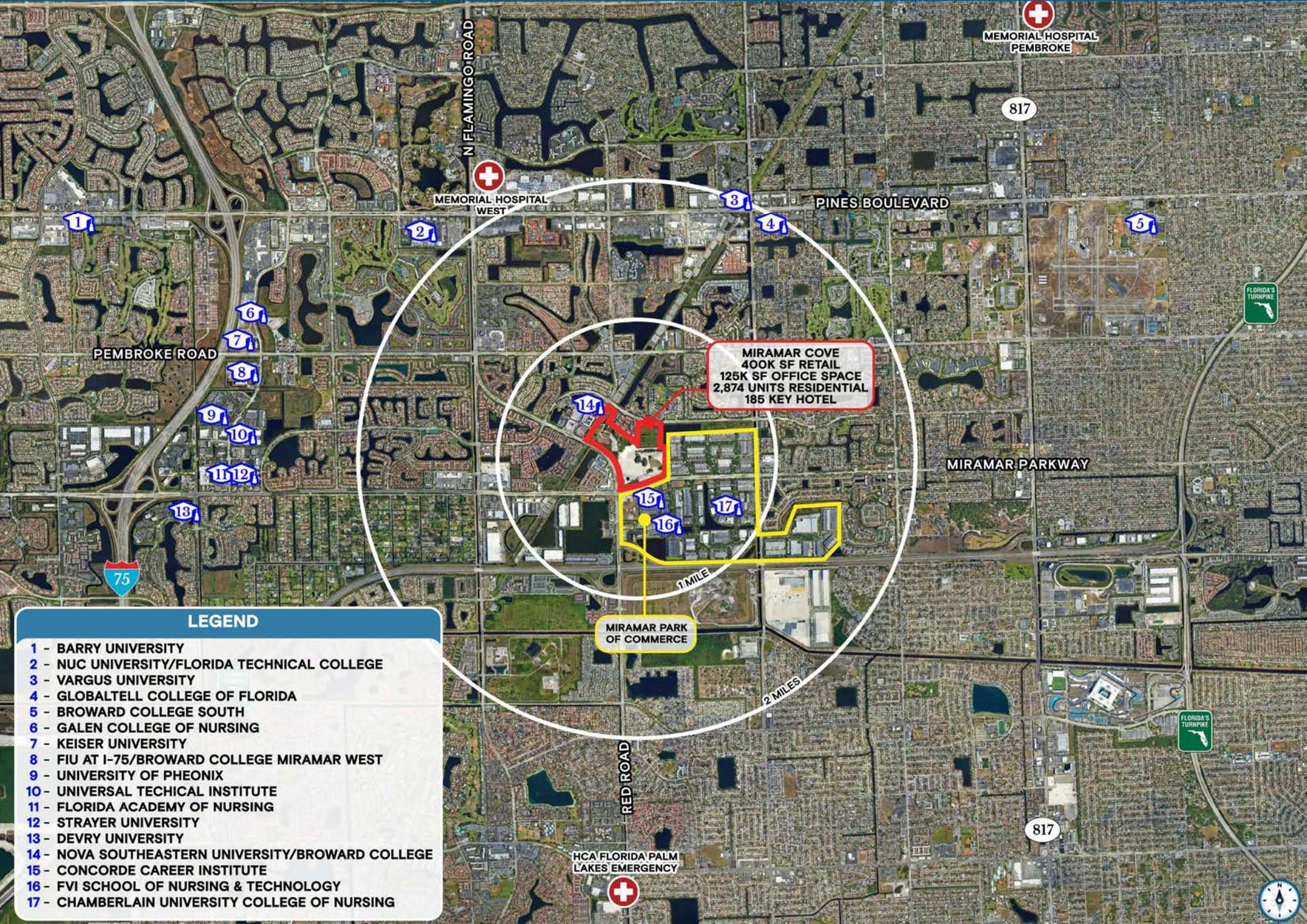
MIRAMAR PARKWAY - 43,500 AADT

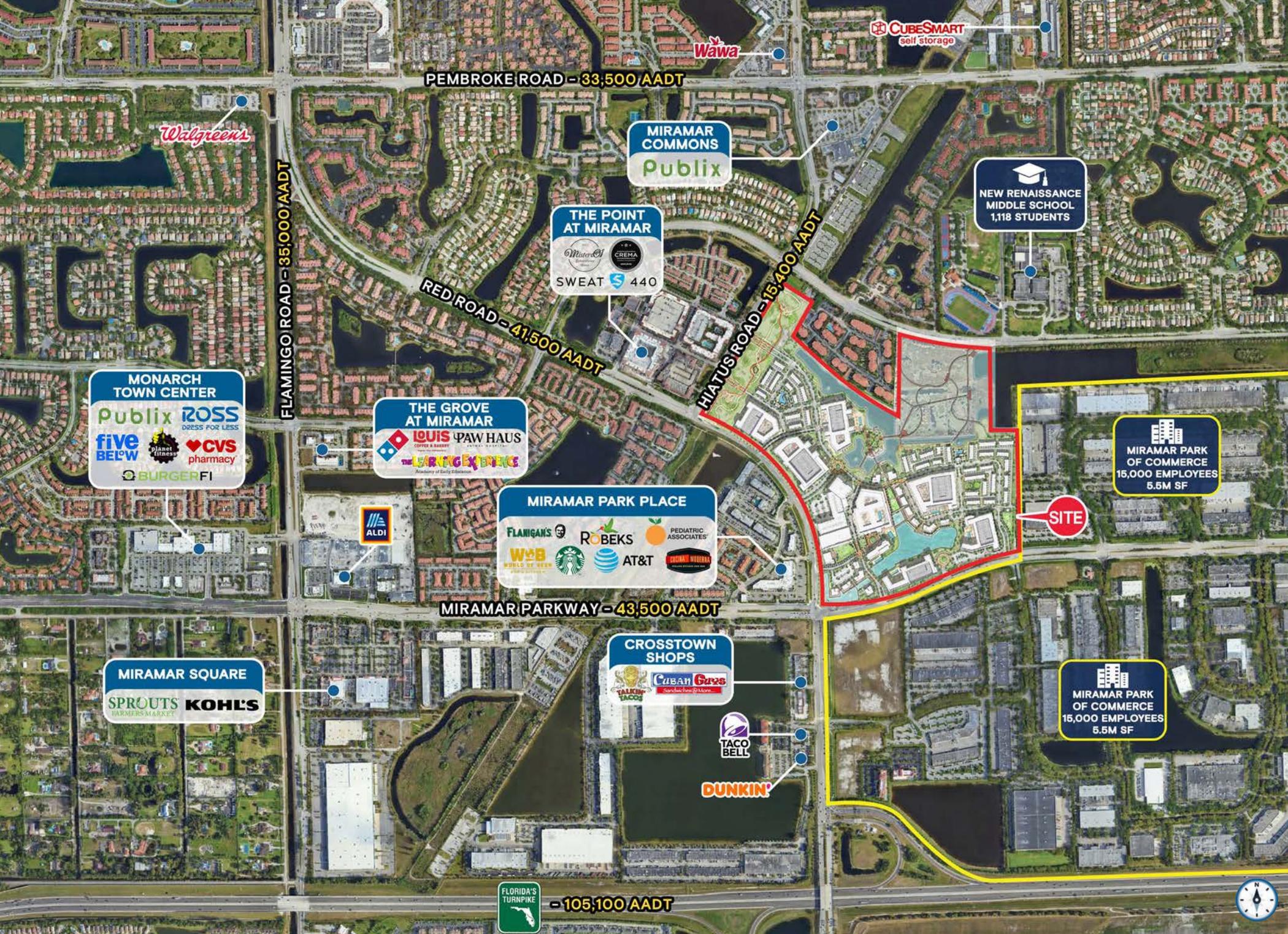
### LEGEND

- MULTIFAMILY DECK WRAPPED  
±2,674 UNITS
- TOWNHOUSES  
±200 UNITS
- HOTEL  
±185 ROOMS
- OFFICE  
±125,000 SF
- COMMERCIAL  
±400,000 SF









PEMBROKE ROAD - 33,500 AADT

Wawa

CUBESMART  
self storage

Walgreens

FLAMINGO ROAD - 35,000 AADT

MIRAMAR COMMONS  
Publix

NEW RENAISSANCE  
MIDDLE SCHOOL  
1,118 STUDENTS

THE POINT  
AT MIRAMAR  
MasterCard  
CREMA  
SWEAT \$ 440

RED ROAD - 41,500 AADT

HIATUS ROAD - 15,400 AADT

MONARCH  
TOWN CENTER  
Publix  
ROSS  
DRESS FOR LESS  
five  
BEL'W  
Planet Fitness  
CVS  
pharmacy  
BURGER FI

THE GROVE  
AT MIRAMAR  
LOUIS  
COFFEE & BAKERY  
PAW HAUS  
THE LEARNING EXPERTS  
Academy of Early Education

MIRAMAR PARK  
OF COMMERCE  
15,000 EMPLOYEES  
5.5M SF

ALDI

MIRAMAR PARK PLACE  
FLANIGAN'S  
ROBEKS  
PEDIATRIC ASSOCIATES  
W&B  
STARBUCKS  
AT&T  
CUCINA MIRELLA

SITE

MIRAMAR PARKWAY - 43,500 AADT

MIRAMAR PARK  
OF COMMERCE  
15,000 EMPLOYEES  
5.5M SF

MIRAMAR SQUARE  
SPROUTS  
FARMERS MARKET  
KOHL'S

CROSTOWN  
SHOPS  
TALKIN TACOS  
CUBAN GAYS  
Handmade Churros & More

TACO BELL

DUNKIN'

FLORIDA'S  
TURNPIKE

- 105,100 AADT





**Edmée Morin**  
DIRECTOR OF RETAIL LEASING  
emorin@wsvn.com  
(859) 550-0977

## Contact Brokers

**Jennifer Houston**  
SENIOR DIRECTOR  
jenniferhouston@katzretail.com  
(561) 400-4675

**Jon Cashion**  
PRINCIPAL  
joncashion@katzretail.com  
(561) 302-7071

**Daniel Solomon, CCIM**  
PRINCIPAL  
danielsolomon@katzretail.com  
(954) 401-2181



**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

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