

Subject Property

2600 S University Dr - Building A

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Miramar, FL 33025 - Southwest Broward

★★★★★



TRAFFIC COUNTS

Miramar Blvd/SW 81st Ave	8.4K
South University Drive/	49.7K
Miramar Blvd/Tarpon Dr	585
Miramar Pkwy/S University Dr	31.7K

LOCATION

Location Score:	Good Location (57)
Walk Score®:	Somewhat Walkable (62)
Transit Score®:	Some Transit (35)

PROPERTY

Type:	Strip Center	Tenancy:	11 Tenants
Center:	Miramar	Construction:	-
GLA:	12,641 SF	Land AC:	6.57 AC
Year Built/Renov	2015	Building FAR:	0.04
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	Ratio of 0.00/1000 SF		
Features:	Bus Line, Dedicated Turn Lane, Signage		
Frontage:	-		

MO. LEASING SF ACTIVITY

Property:	-
Leasers Total:	3,255
Leasers Count:	17
Leasers Avg:	191
Submarket:	364,239

Submarket: 1.8% Submarket (Market Rent): \$36.72

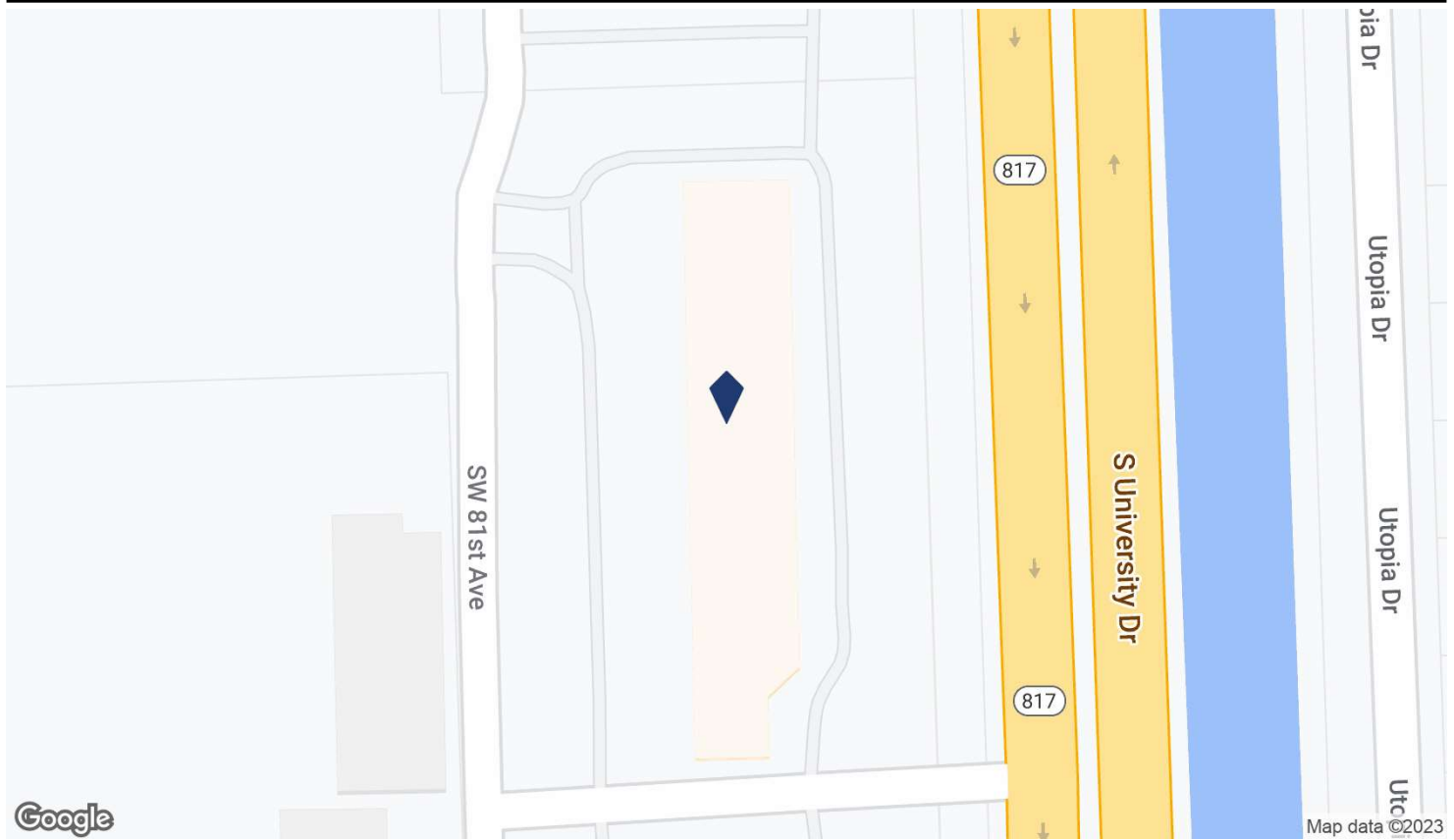
AVAILABLE SPACES

Floor	Suite	Space Type			Square Feet		Rent	On Market	Vacant
		Use	Type	Occupancy	SF Avail	Bldg Contig			
1st	102	Retail	Direct	Vacant	1,274	1,274	\$28/NNN	2 mo	2 mo
1st	110	Retail	Direct	Vacant	934	934	\$28/NNN	0 mo	0 mo
All Spaces					2,208	1,274	\$28/SF/YR		

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SITE PLAN



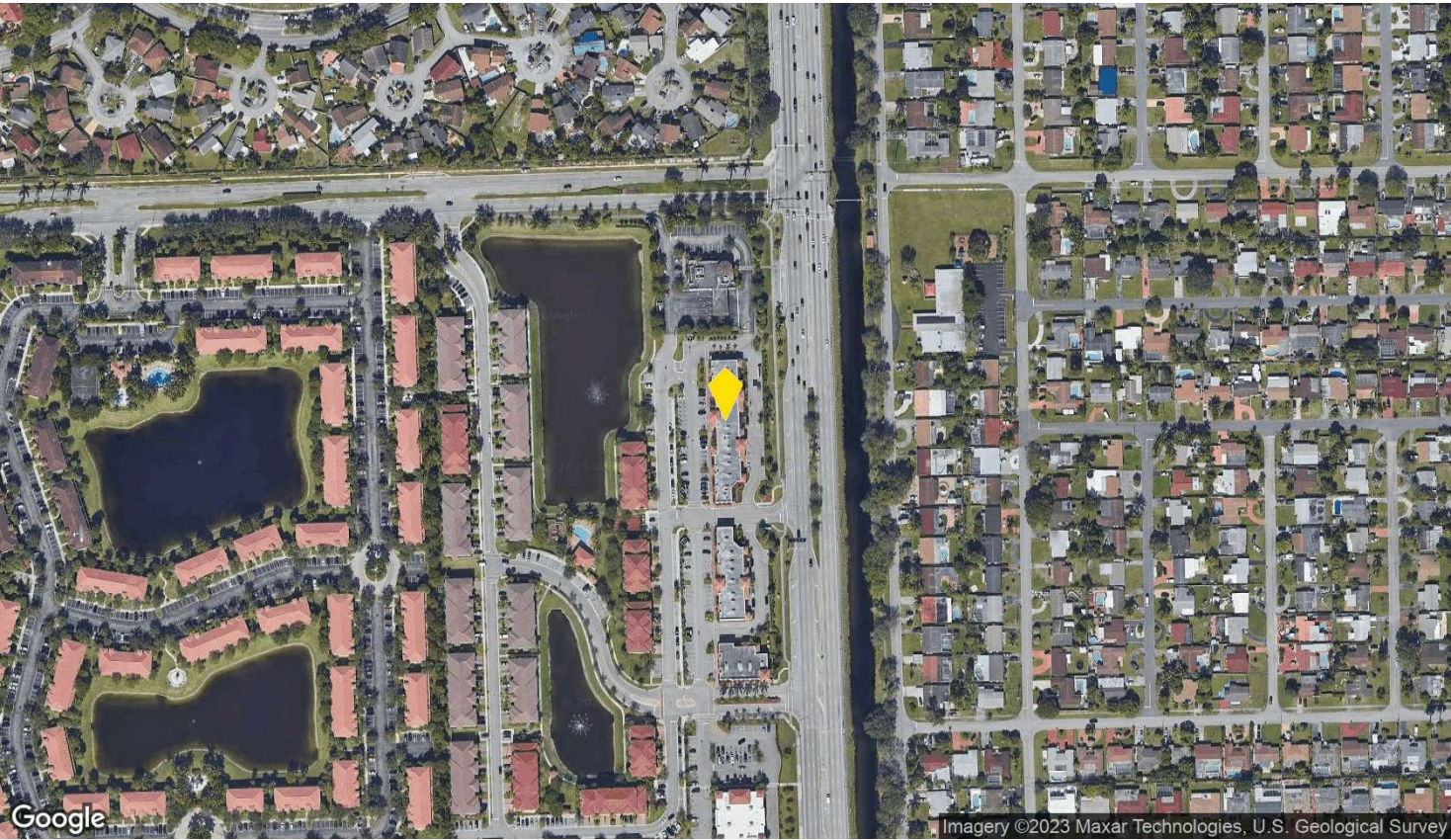
TENANTS

Tenant		Store Type	SF Occupied	Chain	Move Date	Exp Date
Dunkin'	📍	Donut Shop	2,222	Yes	Aug 2013	-
King Nail	📍	-	2,046	No	May 2015	-
Hungry Howies	📍	Restaurant	1,331	No	Oct 2014	-
Prestige Boutique	📍	-	1,274	No	Jan 2018	-
Food Dude Grill	📍	-	1,006	No	Jan 2018	-
Flo & Ina's Bake Shop Inc	📍	-	975	No	Mar 2015	-
Cricket	📍	Wireless Communications	972	Yes	Apr 2015	-
Helen Beauty Salon	📍	-	947	No	Mar 2015	-
The Conch Krawl	📍	-	934	No	Aug 2015	-
Victoria Mutual	📍	-	934	No	Jan 2018	-
She Uniq Salon Inc	📍	Salon/Barber/Spa	500	No	Jan 2022	-

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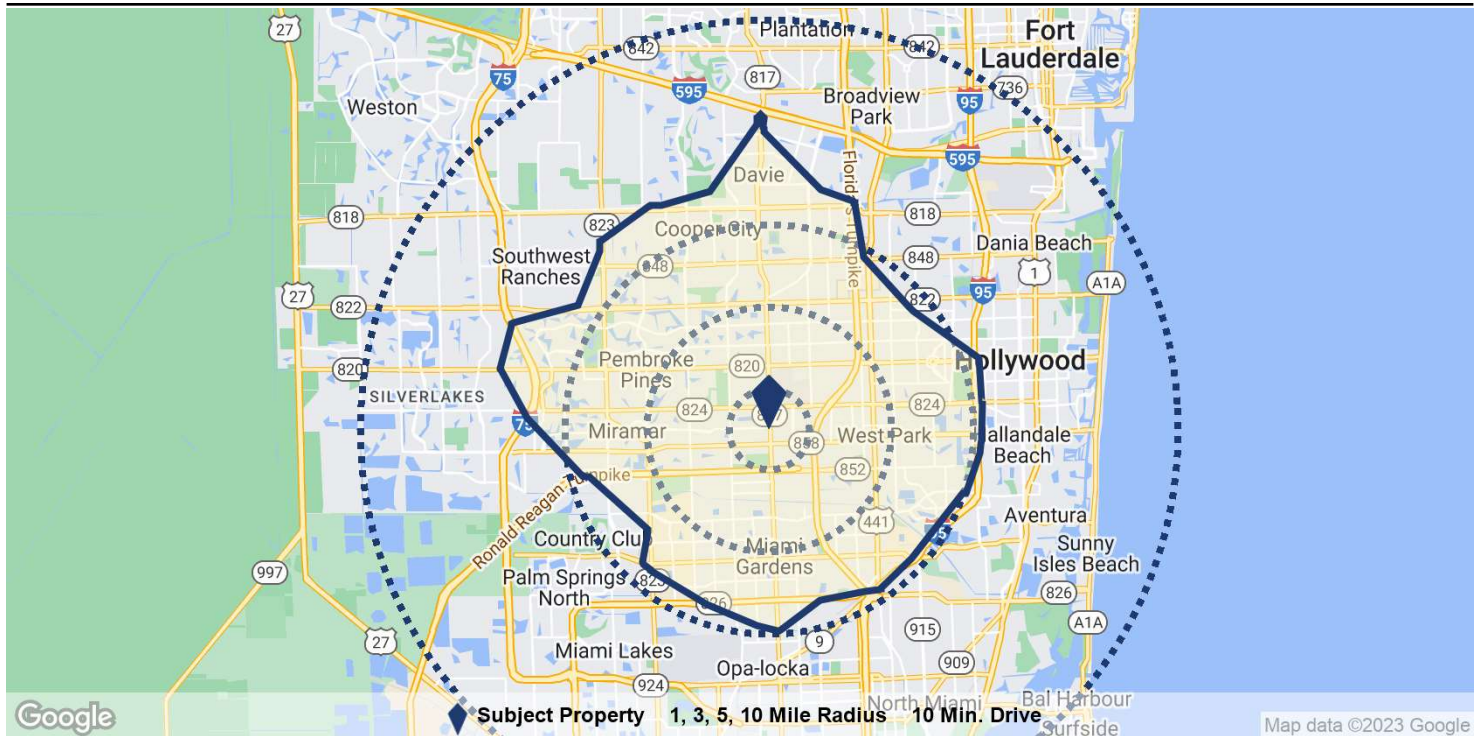
AERIAL VIEW



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DEMOGRAPHICS

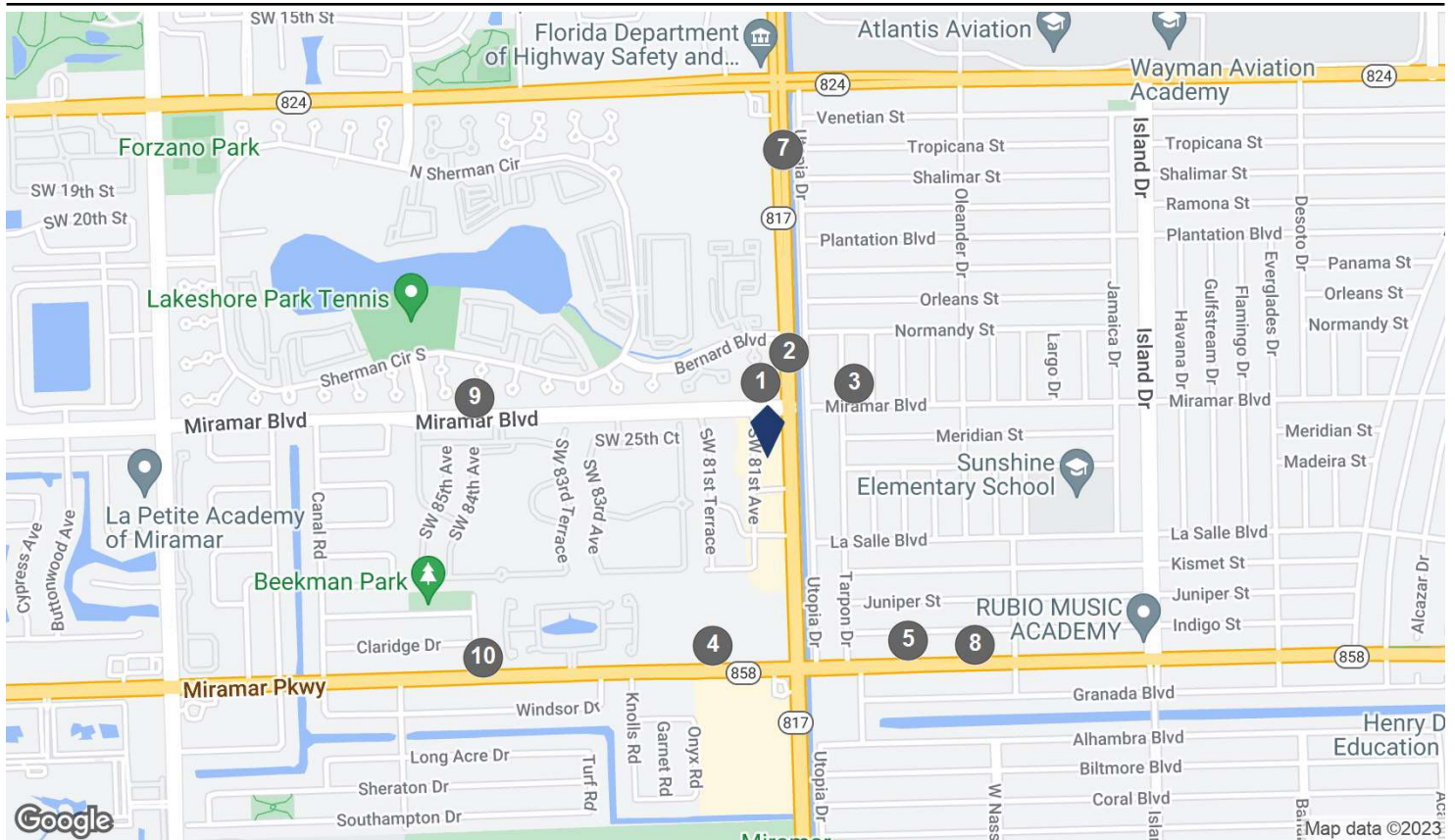


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	28,291	185,526	497,984	1,603,429	503,160
5 Yr Growth	2.9%	1.6%	1.7%	0.9%	-0.9%
Median Age	35	37	39	41	40
5 Yr Forecast	37	38	40	42	41
White / Black / Hispanic	26% / 68% / 29%	40% / 55% / 36%	51% / 43% / 41%	66% / 29% / 49%	53% / 41% / 40%
5 Yr Forecast	27% / 68% / 31%	40% / 55% / 38%	52% / 43% / 43%	66% / 28% / 51%	53% / 41% / 41%
Employment	5,333	50,788	168,692	648,405	249,810
Buying Power	\$500.5M	\$3.4B	\$9.6B	\$32.5B	\$10.1B
5 Yr Growth	3.8%	2.6%	2.9%	2.5%	0.1%
College Graduates	13.5%	17.3%	20.4%	25.8%	27.6%
Household					
Households	9,136	60,092	172,810	570,037	177,506
5 Yr Growth	3.3%	1.4%	1.9%	1.0%	-0.6%
Median Household Income	\$54,780	\$56,453	\$55,478	\$56,945	\$56,837
5 Yr Forecast	\$55,083	\$57,104	\$56,029	\$57,783	\$57,195
Average Household Income	\$66,117	\$68,986	\$70,639	\$78,776	\$73,438
5 Yr Forecast	\$66,769	\$69,899	\$71,439	\$79,935	\$74,065
% High Income (>\$75K)	33%	35%	34%	37%	36%
Housing					
Median Home Value	\$251,077	\$255,757	\$256,222	\$300,261	\$266,178
Median Year Built	1981	1977	1980	1979	1981
Owner / Renter Occupied	65% / 35%	67% / 33%	68% / 32%	64% / 36%	69% / 31%

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Miramar Blvd	SW 81st Ave - W	8,431	2022	0.09 mi
2 South University Drive	SW 81st Ave - W	49,737	2022	0.14 mi
3 Miramar Blvd	Tarpon Dr - W	585	2022	0.16 mi
4 Miramar Pkwy	S University Dr - E	31,686	2022	0.34 mi
5 Miramar Pkwy	Tarpon Dr - W	31,327	2022	0.38 mi
6 South University Drive	Pembroke Rd - N	55,197	2020	0.45 mi
7 S University Dr	Pembroke Rd - N	51,067	2022	0.45 mi
8 Miramar Parkway	Miramar Pkwy - E	34,120	2022	0.46 mi
9 Miramar Boulevard	SW 84 Ave - E	10,295	2022	0.46 mi
10 Miramar Parkway	Tara Rd - NW	42,612	2022	0.56 mi



Demographics

Building A

2600 S University Dr

12,641 SF Retail Freestanding

Miramar, Florida - Southwest Broward Submarket

PREPARED BY



Caio Martin
Sales & Leasing



Income & Spending Demographics

2600 S University Dr - Building A

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2022 Households by HH Income	9,135		60,089		172,810		177,506	
<\$25,000	1,490	16.31%	10,571	17.59%	35,674	20.64%	36,632	20.64%
\$25,000 - \$50,000	2,554	27.96%	15,660	26.06%	42,484	24.58%	41,995	23.66%
\$50,000 - \$75,000	2,076	22.73%	13,108	21.81%	35,901	20.77%	35,396	19.94%
\$75,000 - \$100,000	1,192	13.05%	8,803	14.65%	22,784	13.18%	22,650	12.76%
\$100,000 - \$125,000	755	8.26%	5,245	8.73%	13,430	7.77%	14,633	8.24%
\$125,000 - \$150,000	620	6.79%	3,066	5.10%	9,136	5.29%	9,903	5.58%
\$150,000 - \$200,000	385	4.21%	2,269	3.78%	7,464	4.32%	9,364	5.28%
\$200,000+	63	0.69%	1,367	2.27%	5,937	3.44%	6,933	3.91%
2022 Avg Household Income	\$66,117		\$68,986		\$70,639		\$73,438	
2022 Med Household Income	\$54,780		\$56,453		\$55,478		\$56,837	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$248.9M		\$1.7B		\$4.8B		\$5B	
Total Apparel	\$15.6M	6.27%	\$102.5M	6.11%	\$283M	5.89%	\$290.4M	5.80%
Women's Apparel	\$5.9M	2.35%	\$38.7M	2.31%	\$108.6M	2.26%	\$111.8M	2.23%
Men's Apparel	\$3M	1.19%	\$20M	1.19%	\$55.8M	1.16%	\$57.5M	1.15%
Girl's Apparel	\$1.2M	0.48%	\$7.6M	0.45%	\$20M	0.42%	\$20.4M	0.41%
Boy's Apparel	\$915.1K	0.37%	\$5.8M	0.34%	\$15.2M	0.32%	\$15.5M	0.31%
Infant Apparel	\$851.5K	0.34%	\$5.4M	0.32%	\$14.3M	0.30%	\$14.4M	0.29%
Footwear	\$3.8M	1.53%	\$25.1M	1.49%	\$69.1M	1.44%	\$70.8M	1.41%

Total Entertainment & Hobbies	\$35.7M	14.34%	\$240.6M	14.34%	\$691.7M	14.39%	\$722.6M	14.44%
Entertainment	\$3.9M	1.55%	\$28.2M	1.68%	\$74.8M	1.56%	\$77.5M	1.55%
Audio & Visual Equipment/Service	\$9.7M	3.88%	\$62.8M	3.75%	\$178.6M	3.72%	\$184.6M	3.69%
Reading Materials	\$259.4K	0.10%	\$2M	0.12%	\$6.6M	0.14%	\$7.1M	0.14%
Pets, Toys, & Hobbies	\$4.7M	1.89%	\$32.3M	1.93%	\$96.7M	2.01%	\$102.7M	2.05%
Personal Items	\$17.2M	6.91%	\$115.3M	6.87%	\$335M	6.97%	\$350.6M	7.00%

Total Food and Alcohol	\$67.2M	27.01%	\$459.9M	27.41%	\$1.3B	27.53%	\$1.4B	27.39%
Food At Home	\$38M	15.25%	\$258.1M	15.39%	\$729.9M	15.19%	\$750.5M	14.99%
Food Away From Home	\$26.1M	10.47%	\$178.3M	10.63%	\$519.8M	10.82%	\$542.3M	10.83%
Alcoholic Beverages	\$3.2M	1.28%	\$23.5M	1.40%	\$73.4M	1.53%	\$78M	1.56%

Total Household	\$40.6M	16.33%	\$271.9M	16.21%	\$805.2M	16.76%	\$845.6M	16.89%
House Maintenance & Repair	\$10.2M	4.10%	\$68.9M	4.11%	\$204.8M	4.26%	\$213.8M	4.27%
Household Equip & Furnishings	\$15.7M	6.29%	\$103.5M	6.17%	\$303.9M	6.32%	\$318.2M	6.36%
Household Operations	\$11.3M	4.53%	\$75.3M	4.49%	\$222.1M	4.62%	\$233.3M	4.66%
Housing Costs	\$3.5M	1.41%	\$24.2M	1.44%	\$74.4M	1.55%	\$80.3M	1.60%

Income & Spending Demographics

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	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$68.1M	27.35%	\$448.1M	26.71%	\$1.2B	25.65%	\$1.3B	25.55%
Vehicle Purchases	\$34.3M	13.80%	\$222.8M	13.28%	\$594.7M	12.37%	\$616.5M	12.32%
Gasoline	\$20M	8.02%	\$131.5M	7.84%	\$361.4M	7.52%	\$371.6M	7.42%
Vehicle Expenses	\$1M	0.41%	\$7.5M	0.45%	\$24.7M	0.51%	\$26.6M	0.53%
Transportation	\$4.9M	1.95%	\$33.8M	2.02%	\$103M	2.14%	\$109.9M	2.20%
Automotive Repair & Maintenance	\$7.9M	3.17%	\$52.5M	3.13%	\$148.9M	3.10%	\$154.6M	3.09%
Total Health Care	\$10M	4.00%	\$72.2M	4.30%	\$223.8M	4.66%	\$233.8M	4.67%
Medical Services	\$5.4M	2.16%	\$39M	2.33%	\$121M	2.52%	\$126.5M	2.53%
Prescription Drugs	\$3.3M	1.33%	\$24.2M	1.45%	\$75.7M	1.57%	\$79.3M	1.58%
Medical Supplies	\$1.3M	0.51%	\$9M	0.53%	\$27.1M	0.56%	\$28M	0.56%
Total Education/Day Care	\$11.7M	4.70%	\$82.3M	4.91%	\$246.2M	5.12%	\$263.2M	5.26%
Education	\$7.9M	3.17%	\$55.1M	3.29%	\$161.5M	3.36%	\$171.8M	3.43%
Fees & Admissions	\$3.8M	1.54%	\$27.2M	1.62%	\$84.6M	1.76%	\$91.4M	1.83%