

MIRAMAR COVE



KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

COMING 2028



MIRAMAR COVE



CLICK TO VIEW
LISTING VIDEO

MIRAMAR PARKWAY & RED ROAD, MIRAMAR, FL

125 - ACRE UPGRADE LIFESTYLE PROJECT

400K

SF OF RETAIL
SPACE

39,500

SF GROCER BOX

125K

SF OF CLASS A
OFFICE SPACE

2,874

CONTEMPORARY
STYLE HOMES

185

KEY HOTEL

2028

GRAND OPENING
Q4 2028





WITHIN 5 MILES OF MIRAMAR COVE



460,760
population



137,000+
employees



\$100,000+
average household
income



15,000
employees





TARGET RESIDENTS

8,000

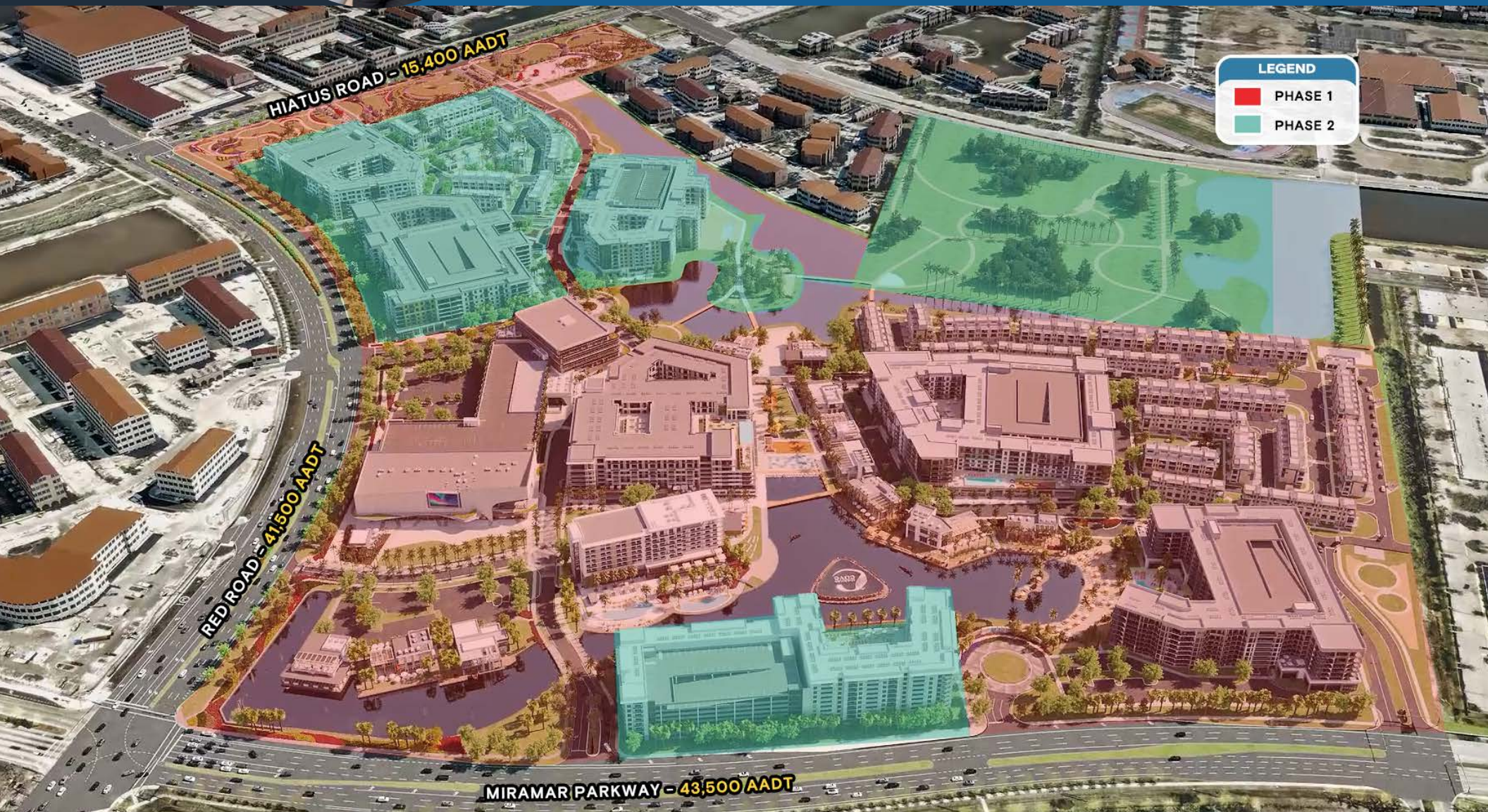
RESIDENTS LIVING IN
PHASE 1 & PHASE 2

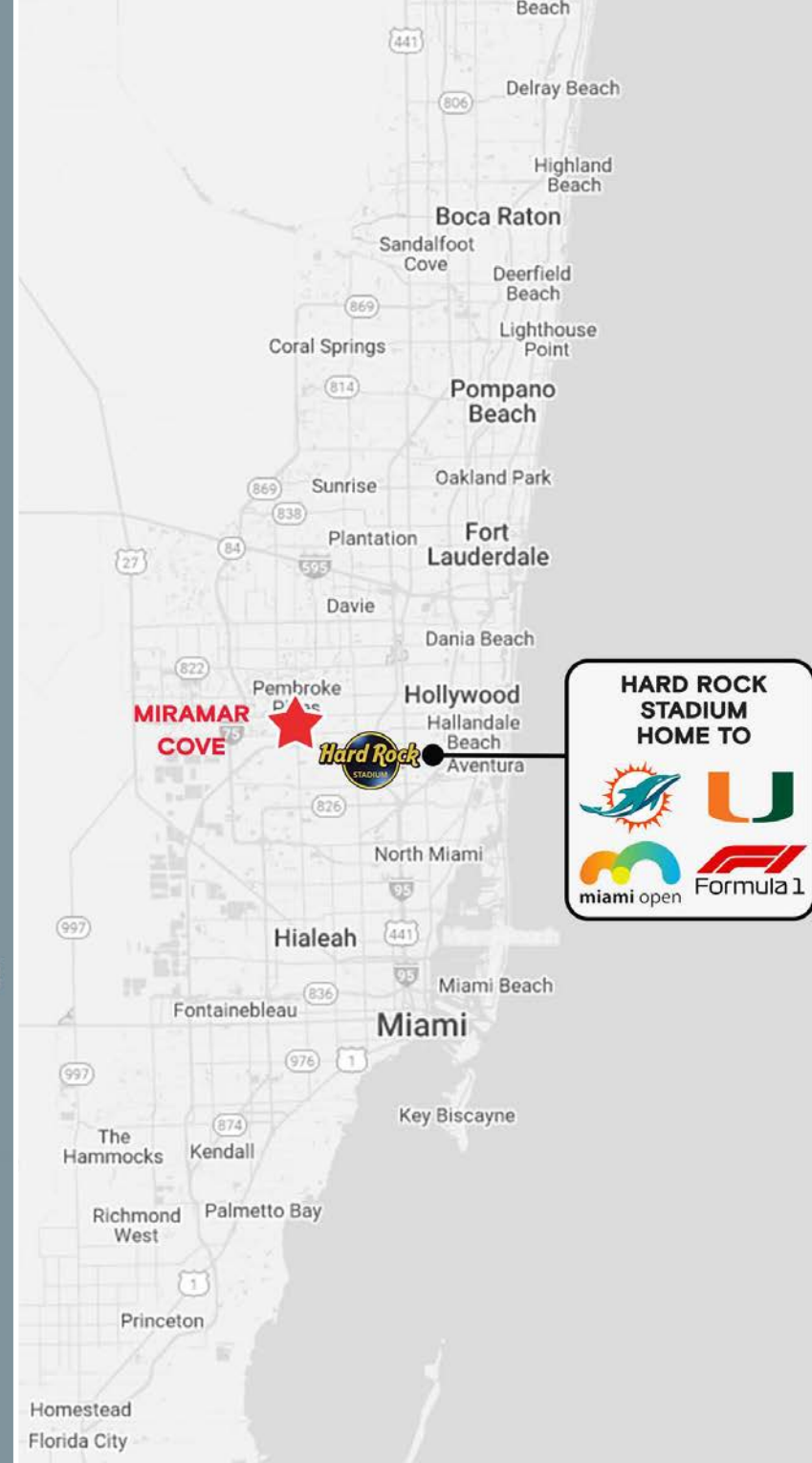
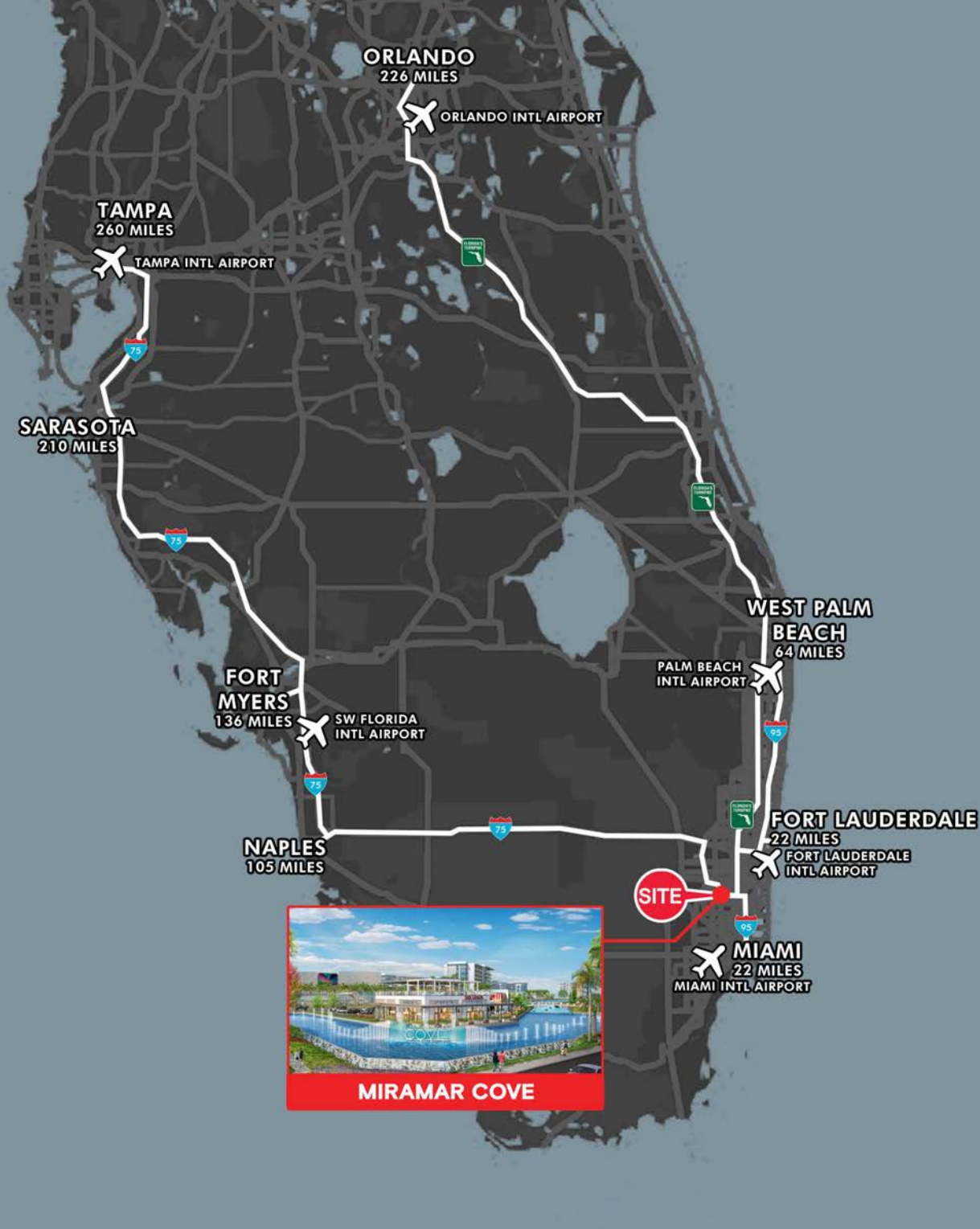
\$150,000

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

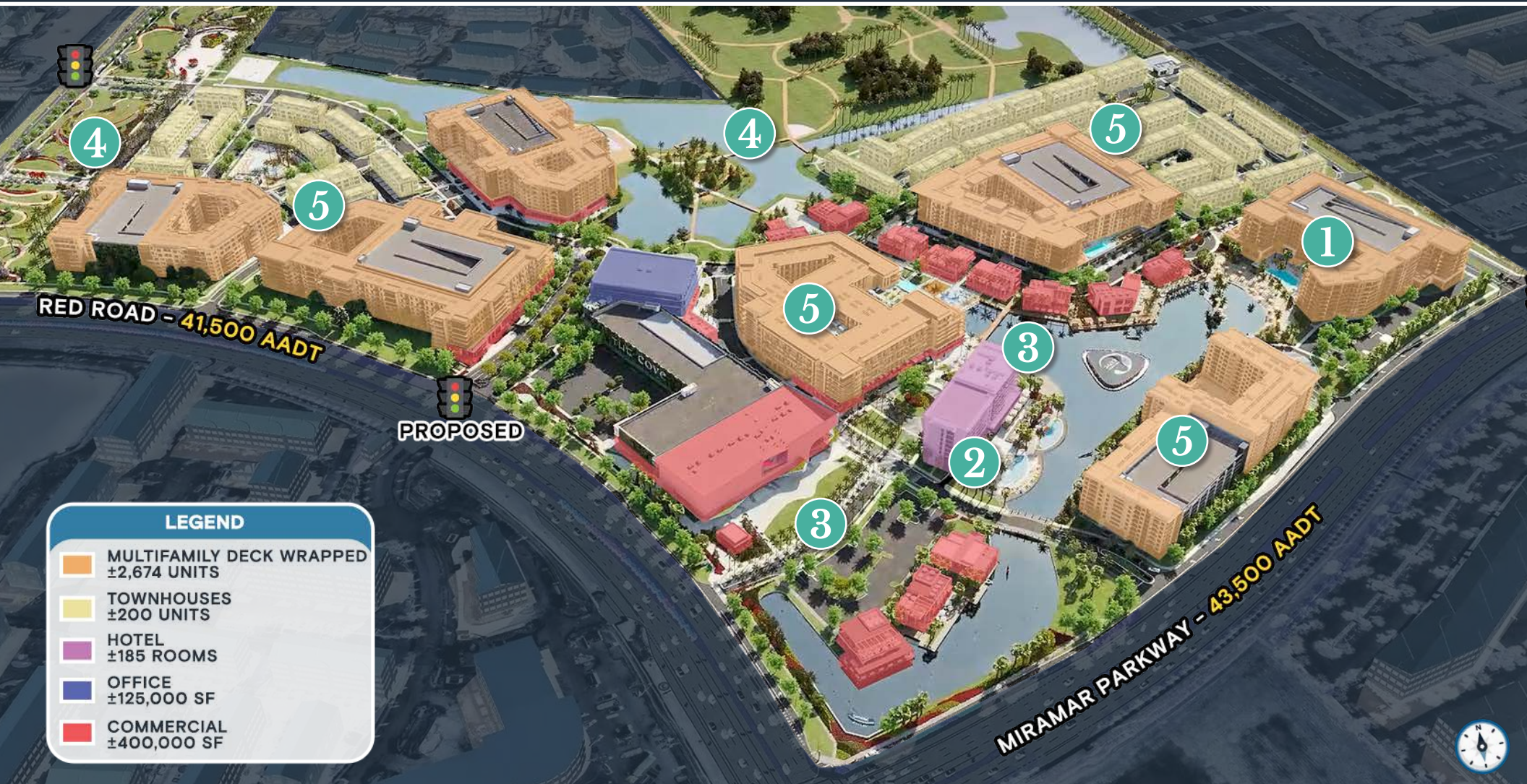
THE PARKS

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

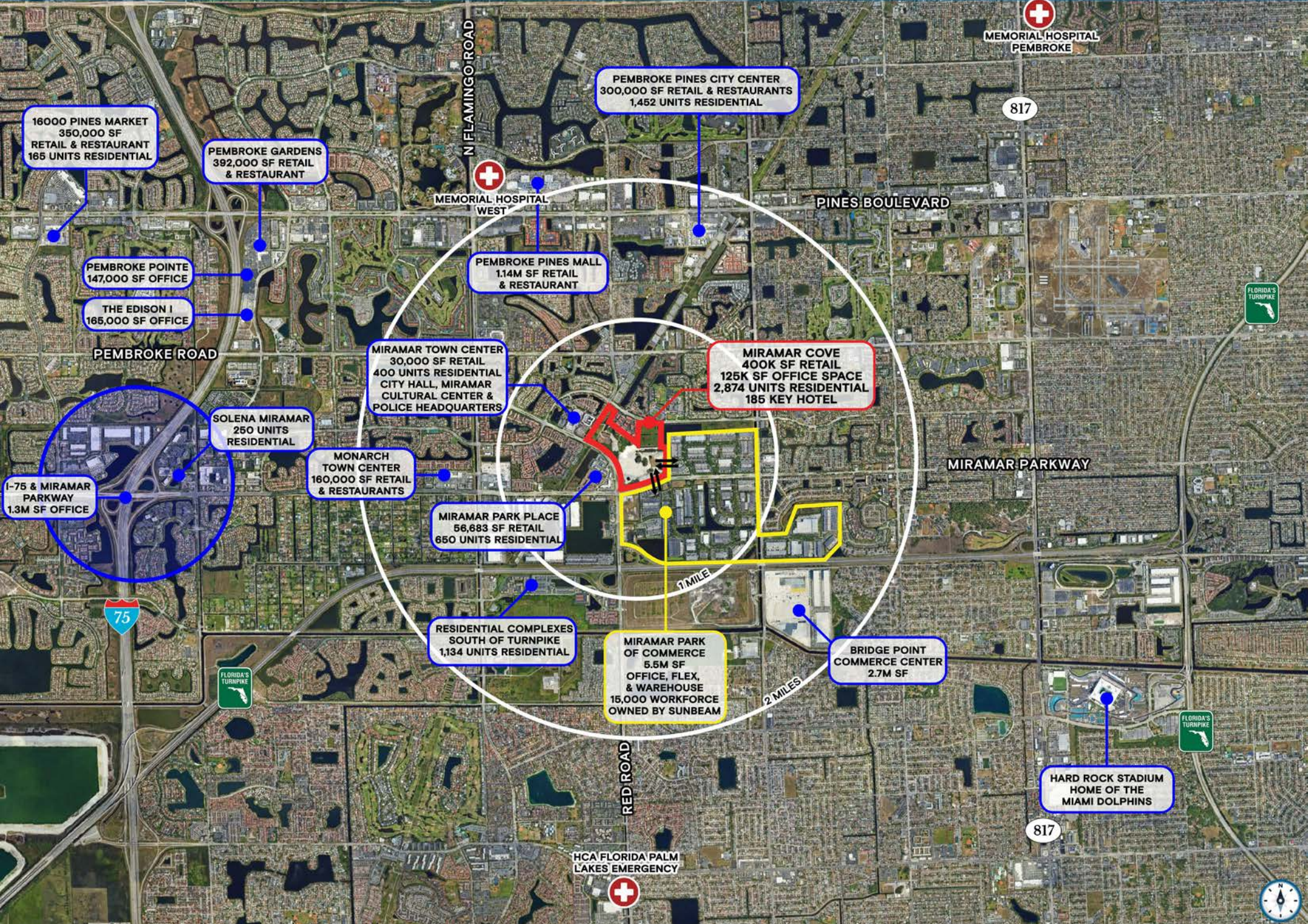
PARKS LIVING

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.



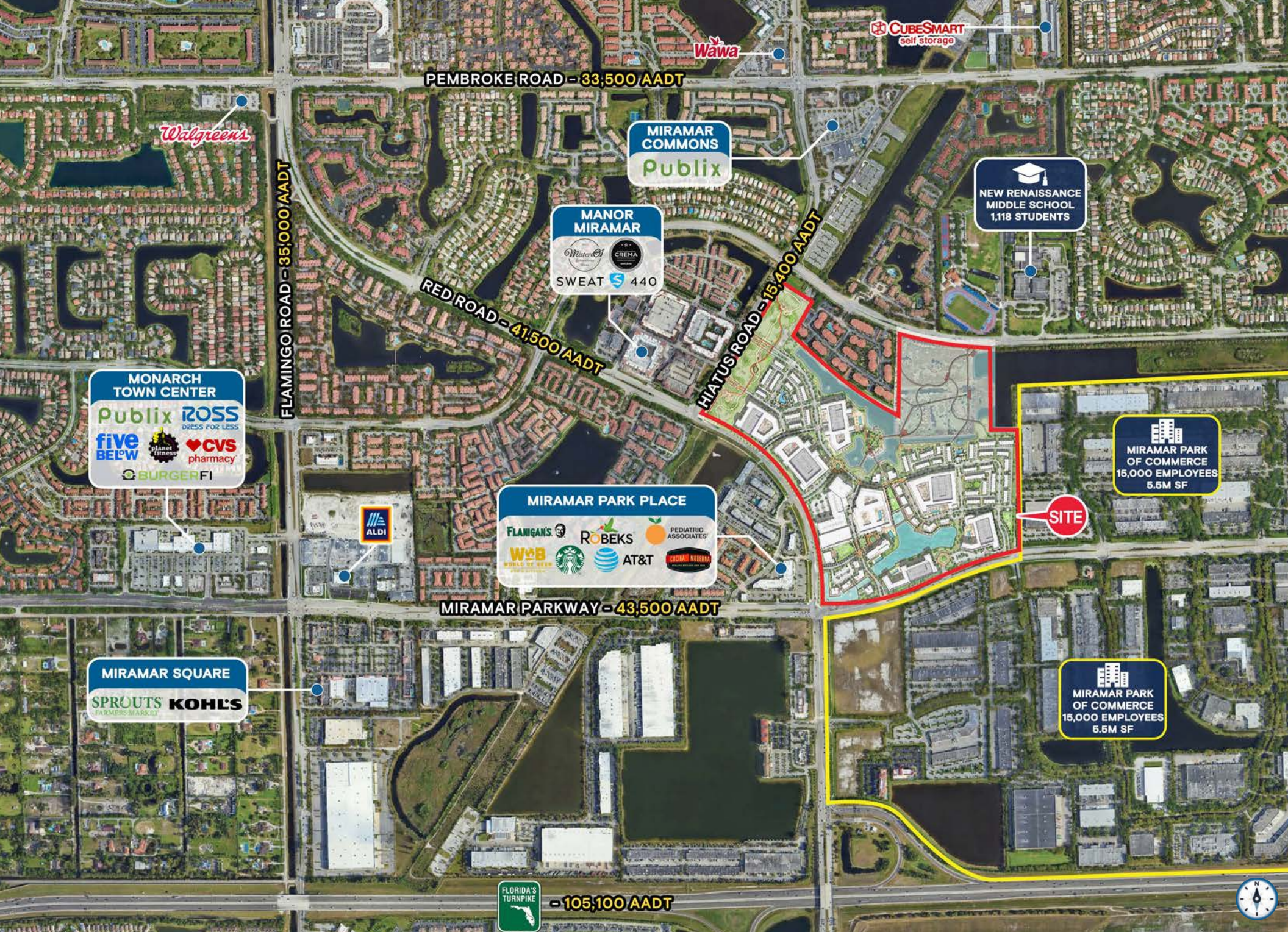
LEGEND

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





- 1 - BARRY UNIVERSITY**
- 2 - NUC UNIVERSITY/FLORIDA TECHNICAL COLLEGE**
- 3 - VARGUS UNIVERSITY**
- 4 - GLOBALTELL COLLEGE OF FLORIDA**
- 5 - BROWARD COLLEGE SOUTH**
- 6 - GALEN COLLEGE OF NURSING**
- 7 - KEISER UNIVERSITY**
- 8 - FIU AT I-75/BROWARD COLLEGE MIRAMAR WEST**
- 9 - UNIVERSITY OF PHEONIX**
- 10 - UNIVERSAL TECHEDAL INSTITUTE**
- 11 - FLORIDA ACADEMY OF NURSING**
- 12 - STRAYER UNIVERSITY**
- 13 - DEVRY UNIVERSITY**
- 14 - NOVA SOUTHEASTERN UNIVERSITY/BROWARD COLLEGE**
- 15 - CONCORDE CAREER INSTITUTE**
- 16 - FVI SCHOOL OF NURSING & TECHNOLOGY**
- 17 - CHAMBERLAIN UNIVERSITY COLLEGE OF NURSING**





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