

PRIME RETAIL SPACE FOR LEASE AT

# Miramar Commons

11000 PEMBROKE RD | MIRAMAR, FL 33025

Publix



ENTRANCE



# Property OVERVIEW

- 83,740 SF GLA neighborhood center
- Benefits from a strong daytime population and large residential population.
- Located on the SW corner of Pembroke Road and Hiatus Road in Miramar.
- Anchored by a high-volume Publix Supermarket.
- Home to other tenants including a South Broward Community Health Center, Chase Bank, and Pacesetter Academy Learning Center.

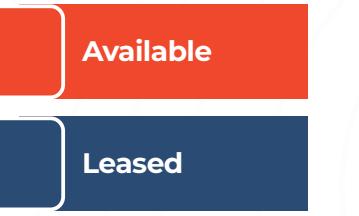


## KEY TENANTS

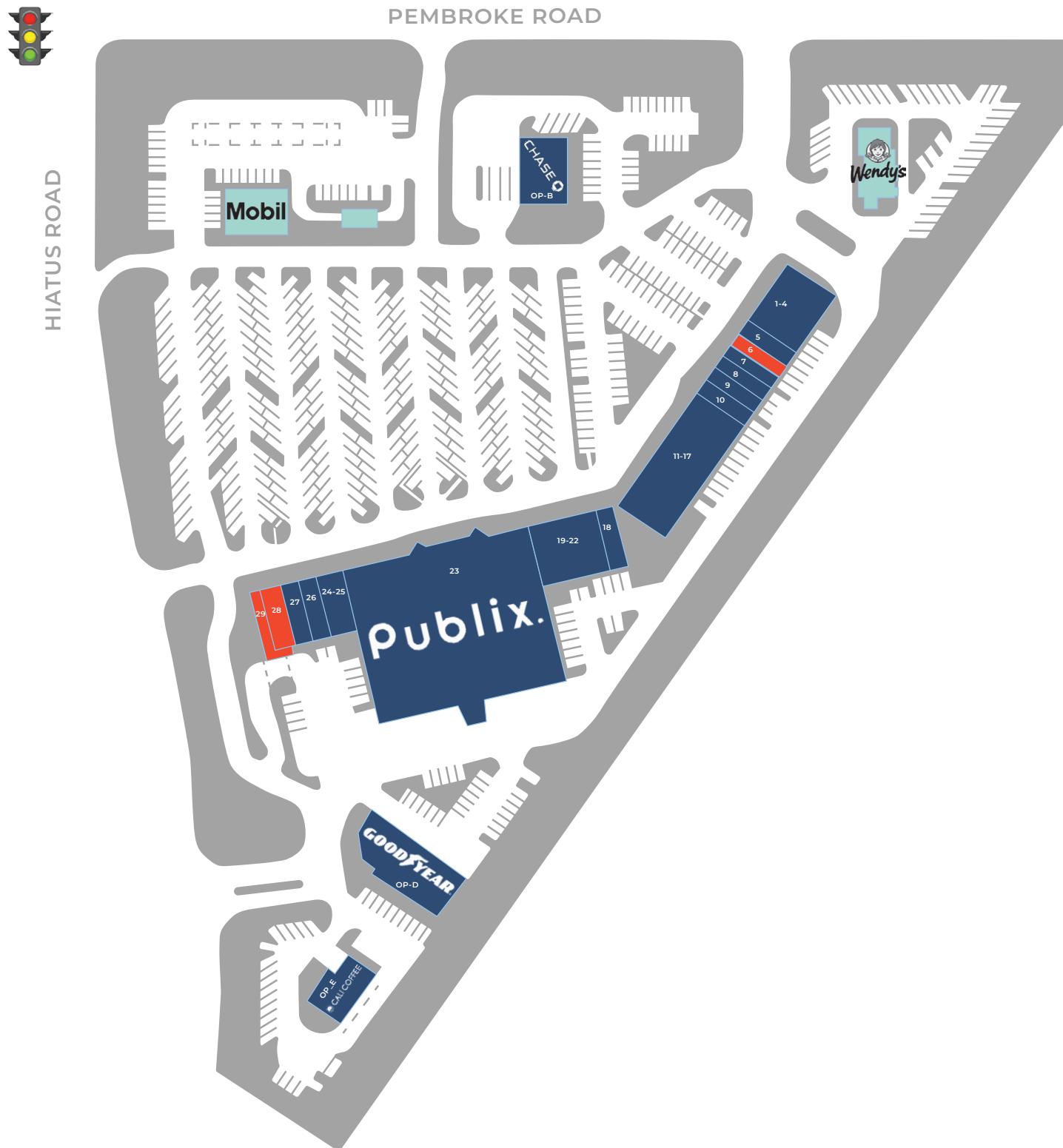




# Site PLAN



TENANTS	UNIT	SIZE
South Broward Community Health	1-4	5,085 SF
Beautiful Nails, Too	5	1,185 SF
Tutoring Center	6	975 SF
Available	7	975 SF
HD Vision Center	8	1,105 SF
China House	9	1,040 SF
Goodwill	10	1,170 SF
Pacesetter Academy	11-17	10,010 SF
Margaret M Michael DMD, PA	18	1,657 SF
Elegant Beauty	19-22	5,064 SF
Publix Super Markets	23	37,887 SF
HotWorx	24-25	2,050 SF
Barbican Square	26	1,400 SF
Shawarma Shack	27	1,400 SF
Available	28	1,330 SF
Available	29	1,350 SF
JPMorgan Chase	OP-B	3,707 SF
Goodyear	OP-D	6,300 SF
Cali Coffee	OP-E	1,200 SF



# Three-Mile DEMOGRAPHICS

**176,216**

POPULATION

**66,694**

EST. HOUSEHOLDS

**\$92,682**

AVERAGE HHI

**136,916**

DAYTIME POPULATION

**5,837**

BUSINESSES



# Miramar

## Beauty and Progress

**Miramar, Florida**, located in southern Broward County, serves as a significant suburb within the Miami metropolitan area. Incorporated on May 26, 1955, its name, meaning “look at the sea” in Spanish, hints at its coastal region proximity. The city was initially developed as a residential community for nearby Miami and Fort Lauderdale. With a population exceeding 134,000, Miramar stands as Broward County’s fourth-largest city. Its “Beauty and Progress” motto reflects a history of systematic planning and controlled growth that continues to shape its landscape. Miramar features a diverse residential makeup, including substantial Caribbean and Latin American communities. The local economy benefits from corporations such as Spirit Airlines, JL Audio, and the FBI Miami field office. Key public amenities include the Miramar Town Center, a central hub for civic and cultural activities, Miramar Regional Park, Ansin Sports Complex, and a robust system of over 35 parks. The city’s geography combines residential zones, commercial districts, and green areas, situated strategically between two major South Florida cities.

## WHO LIVES IN THE 3-MILE RADIUS?



### Modern Minds

*Urban, educated, affluent households with commutes*

**Median Age:**

**Median HH Income:**

**LifeMode Group:**

**Socioeconomic Traits:** Modern Minds is comprised of individuals located just outside of their downtown. They tend to order online from clubs and department stores and spend money on clothing and travel, opting for active vacations shared on social media.



### Generational Ties

*Large, multigenerational families mainly in Florida and New York*

**Median Age:**

**Median HH Income:**

**LifeMode Group:**

**Socioeconomic Traits:** Generational Ties represents the largest family size segment at over 35 people. They tend to buy groceries, clothing and household supplies at warehouse/discount stores, and use social media to stay in touch with friends and family abroad.



### Diverse Horizons

*Commonly located along coastal areas, family-oriented*

**Median Age:**

**Median HH Income:**

**LifeMode Group:**

**Socioeconomic Traits:** Diverse Horizons has many foreign-born individuals who are thriving within metro areas on the coast. They often shop online for electronics, while in-person purchases are centered around clothing, food and children’s supplies.



### Dreambelt

*Predominantly located in principal cities, majority are married couples*

**Median Age:**

**Median HH Income:**

**LifeMode Group:**

**Socioeconomic Traits:** The Dreambelt have a high concentration of workers in administration, retail trade and health care. They are family-oriented individuals who favor American-made products and a labor participation higher than the U.S. average.

# Miramar Commons

## POINTS OF INTEREST

- Subject
- Residential and multifamily
- Shopping centers
- University



**The Avant at Pembroke**  
Apartments  
1,520 Units



FOR MORE INFORMATION, PLEASE CONTACT:



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in and  
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