

PRIME RETAIL SPACE FOR LEASE AT

Miramar Commons

11000 PEMBROKE RD | MIRAMAR, FL 33025



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

Available

Leased



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



HIATUS ROAD

PEMBROKE ROAD



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: 34.6
Median HH Income: \$91,039
LifeMode Group: Tech Trailblazers
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: 36.9
Median HH Income: \$95,282
LifeMode Group: Family Fabric
Socioeconomic Traits: Generational Ties represents the largest family size segment at over 3.5 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: 35.2
Median HH Income: \$65,990
LifeMode Group: Metro Vibes
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: 41.5
Median HH Income: \$94,802
LifeMode Group: Suburban Shine
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

Pembroke Lakes Mall

macy's

AMC THEATRES

H&M

TARGET

P.F. CHANG'S

BUFFALO WILD WINGS

HomeGoods

aerie

DICK'S SPORTING GOODS

Pembroke Crossings

TRADER JOE'S

BARNES & NOBLE

BEST BUY

Office DEPOT

at&t

ALDI

CULTA

RH OUTLET

Pines City Center

Publix

BURGERFI

SMOOTHIE KING

HOBBY LOBBY

COOPER'S HAWK WINERY & RESTAURANTS

West Marine

UFC GYM

T-Mobile

OUTBACK STEAKHOUSE

bealls Outlet Plaza

metro

BANK OF AMERICA

by T-Mobile

LENSCRAFTERS

BankUnited

DOLLAR GENERAL

Bealls

Windmill Lakes Apartments

265 units

Hollybrook Condos

1,902 units

Pembroke Pines Landings Apartment

300 units

The Avant at Pembroke Apartments

1,520 Units

Miramar Lakes

344 units

El-Ad Residential

348 units

Legacy Lake Vista Apartments

480 units

NSU NOVA SOUTHEASTERN UNIVERSITY

JLL

FOR MORE INFORMATION, PLEASE CONTACT:



BRAD DINNEEN

Vice President
brad.dinneen@jll.com
+1 954 233 3430

Miramar Commons |  | 

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.