



Miramar Commons

Retail space for lease
11000 Pembroke Road
Miramar, FL

11NORTH
PARTNERS

AVISON
YOUNG

Welcome to Miramar Commons

Miramar Commons is a dynamic neighborhood retail center situated in the heart of Miramar, Florida.

Anchored by a high-volume Publix Supermarket, the center has become a trusted destination for residents seeking convenience, quality, and everyday essentials. Its thoughtfully curated mix of tenants offers a seamless combination of shopping, services, and community resources, making the center a true hub for the neighborhood.

Designed to serve both a growing residential population and a strong daytime workforce, Miramar Commons thrives on consistent foot traffic and repeat visits. The center's accessible location, prominent frontage on major thoroughfares, and ample parking make it easy for visitors to stop in for errands, appointments, or a quick meal.



Community
appeal meets
practicality
and
accessibility





Key highlights

01. 83,740-square-foot-neighborhood center anchored by a high-volume Publix market.
02. Located at the southwest corner of Pembroke Road and Hiatus Road in Miramar.
03. Serves a dense and growing residential community.
04. Benefits from strong daytime traffic and repeat local visits.
05. Essential, community-driven tenants including healthcare, banking, and education.
06. Thoughtfully curated tenant mix supporting daily needs and services.
07. Easy access, prominent frontage, and convenient parking.
08. A true neighborhood hub woven into the daily life of South Broward.

Retail space for lease

Join a diversified community of retailers



7-ELEVEN®

HOTWORX
24 HOUR INFRARED FITNESS STUDIO

GOOD **YEAR**

PA Pacesetter
Academy



M
Memorial
Healthcare System

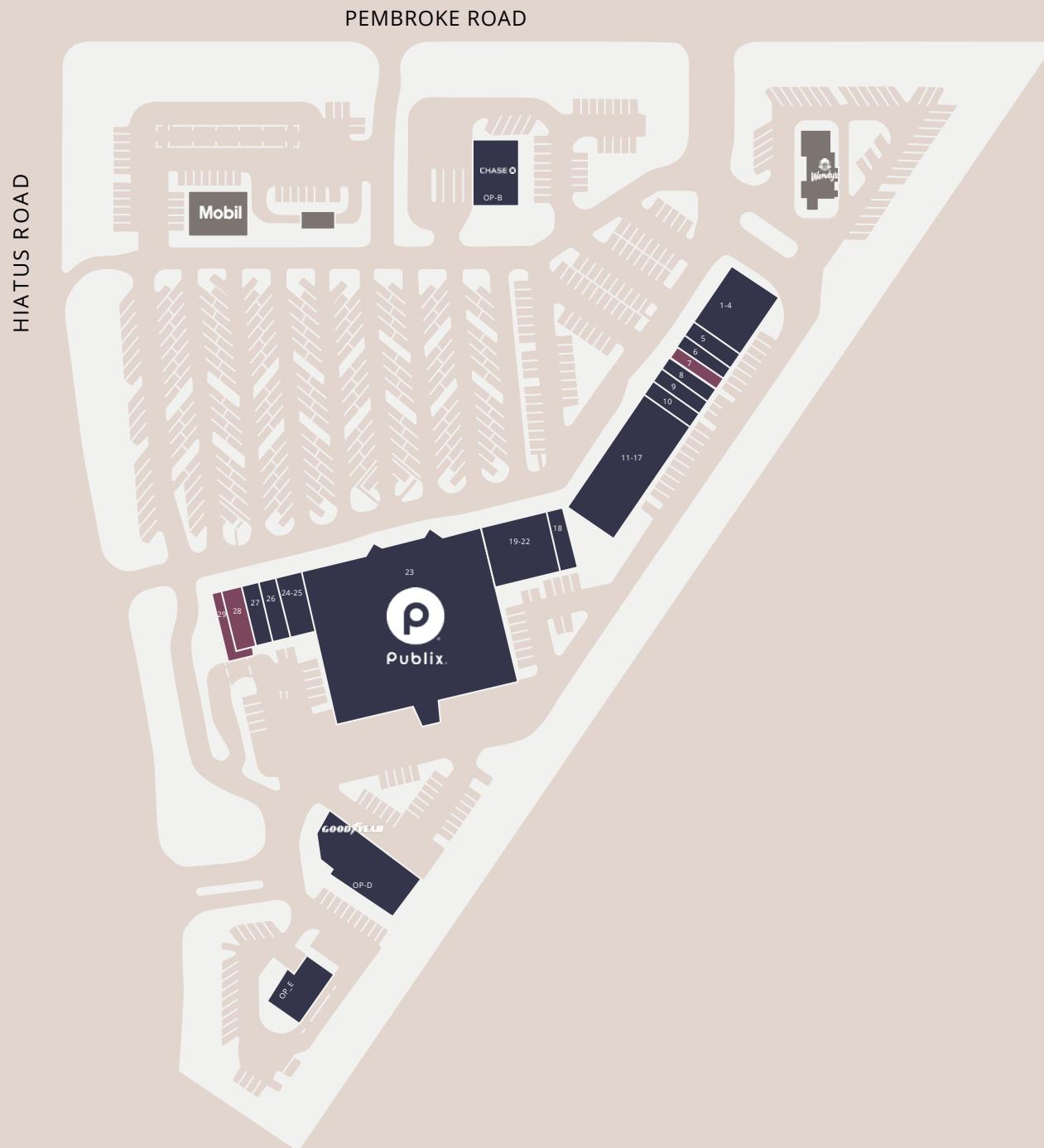
11000 Pembroke Road



Site plan and availabilities

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





Demographics

Three-mile radius

176,216

Population

\$92,682

Average household
income

5,837

Businesses

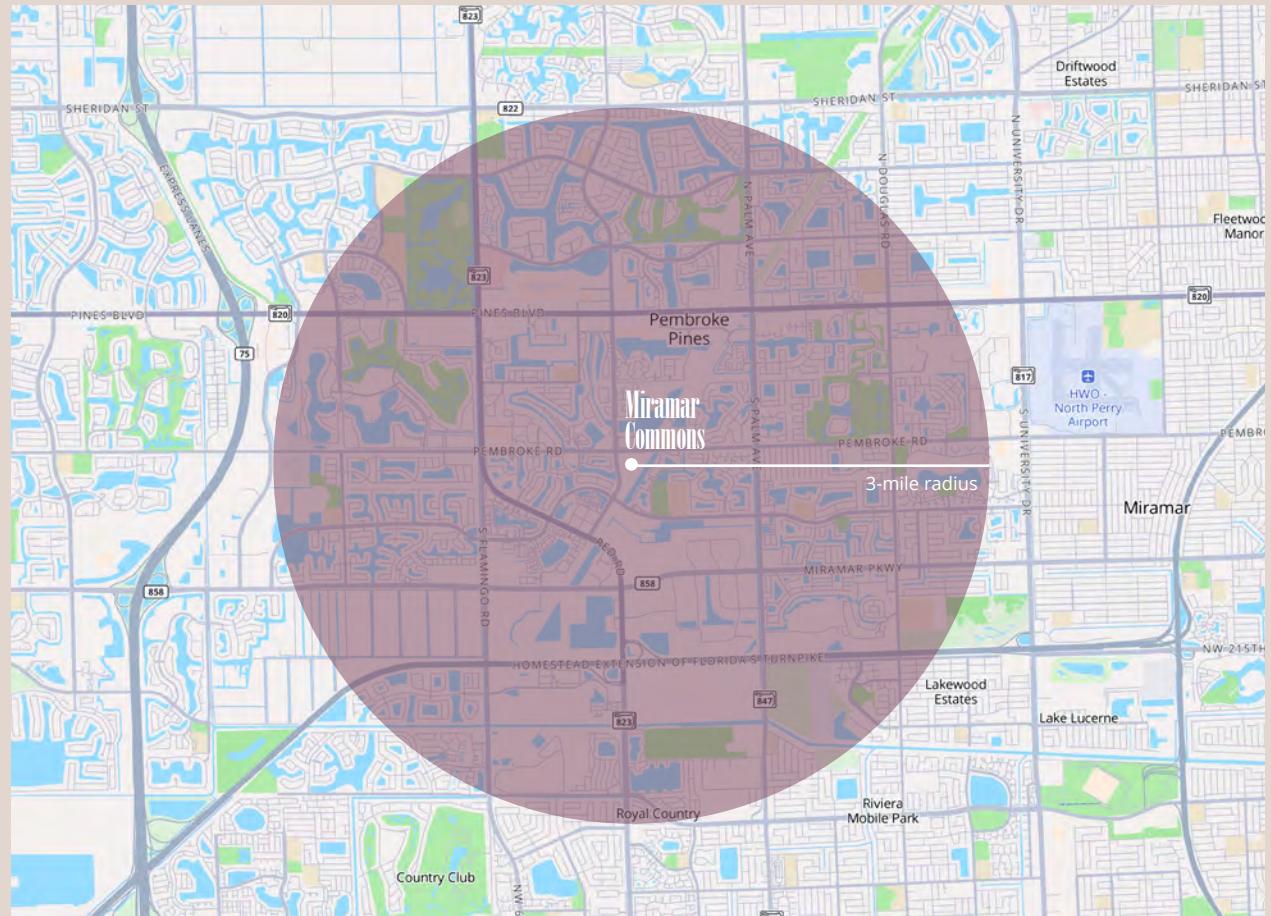
66,694

Estimated households

136,916

Daytime population

Miramar Commons' three-mile radius is full of people, businesses, communities — and retail opportunities



Modern Minds

Urban, educated, affluent households with commutes

Median age: 34.6

Median HH income: \$91,039

LifeMode group: Tech Trailblazers

Modern Minds are 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.

Diverse Horizons

Commonly located along coastal areas, family-oriented

Median age: 35.2

Median HH income: \$65,990

LifeMode group: Metro Vibes

Diverse Horizons have 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.

Generational Ties

Large, multigenerational families mainly in Florida and New York

Median age: 36.9

Median HH income: \$35,282

LifeMode group: Family Fabric

Generational Ties represent 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.

Dreambelt

Predominantly located in principal cities, majority are married couples

Median age: 41.5

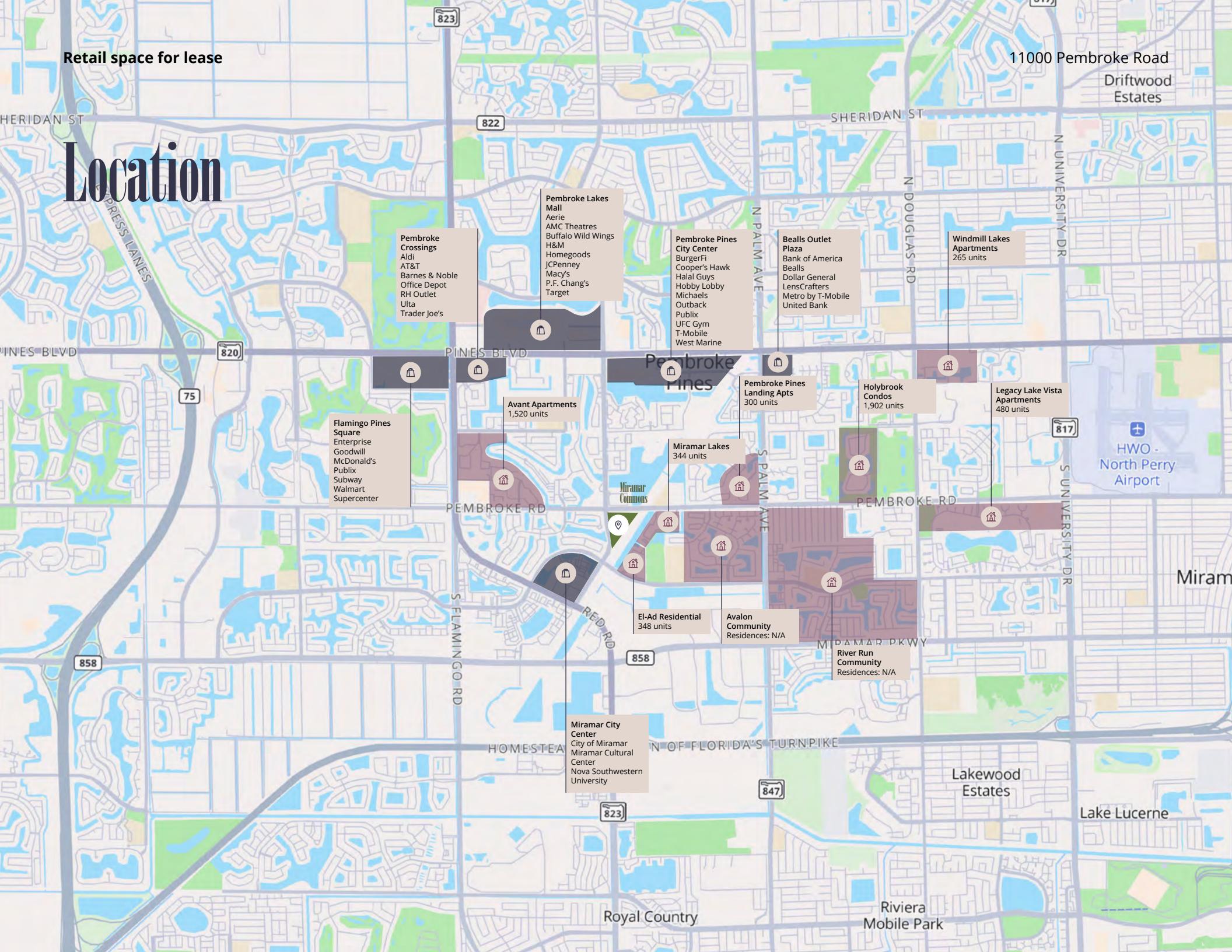
Median HH income: \$94,802

LifeMode group: Suburban Shine

The Dreambelt has a high concentration of workers in administration, retail, trade, and healthcare. They are family-oriented individuals who favor American-made products and a labor participation higher than the U.S. average.

Retail space for lease

Location



Welcome to Miramar: Vibrant, connected, and growing

Located in southern Broward County, Miramar is a thriving suburb within the Miami metropolitan area. Incorporated in 1955, its name – meaning “look at the sea” in Spanish – hints at its coastal proximity, while its history reflects thoughtful planning and steady growth.

Today, Miramar is home to more than 134,000 residents, making it the fourth largest city in Broward County.

The city boasts a diverse and vibrant community, including strong Caribbean and Latin American populations, and a dynamic economy anchored by major employers such as Spirit Airlines, JL Audio, and the FBI Miami field office. Miramar offers a wealth of amenities, from the Miramar Town Center and Ansin Sports Complex to Miramar Regional Park and a network of more than 35 parks, providing residents with abundant recreational and cultural opportunities.

Blending residential neighborhoods, commercial hubs, and green spaces, Miramar is both a convenient base for exploring South Florida and a self-contained city with its own distinctive character.

Its careful balance of growth, accessibility, and community amenities makes it a desirable destination for families, businesses, and visitors alike.



Miramar Commons



To get more information or to book a visit, get in touch.

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