

MIRAMAR COVE



KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

COMING 2028


SUNBEAM

MIRAMAR COVE



CLICK TO VIEW
LISTING VIDEO

MIRAMAR PARKWAY & RED ROAD, MIRAMAR, FL

125-ACRE UPSCALE LIFESTYLE PROJECT

400K

SF OF RETAIL
SPACE

35,000

SF GROCER BOX

125K

SF OF CLASS A
OFFICE SPACE

2,874

CONTEMPORARY
STYLE HOMES

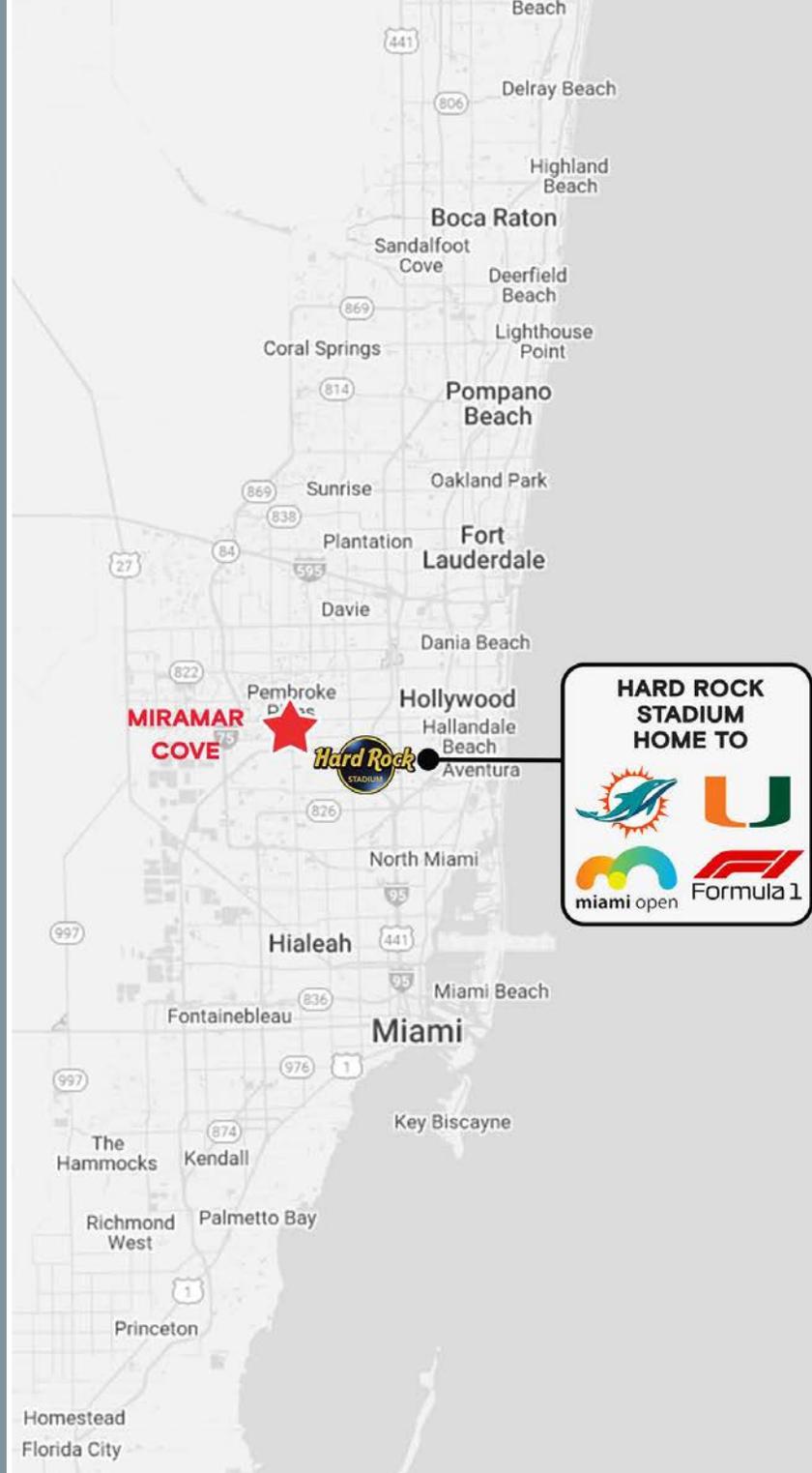
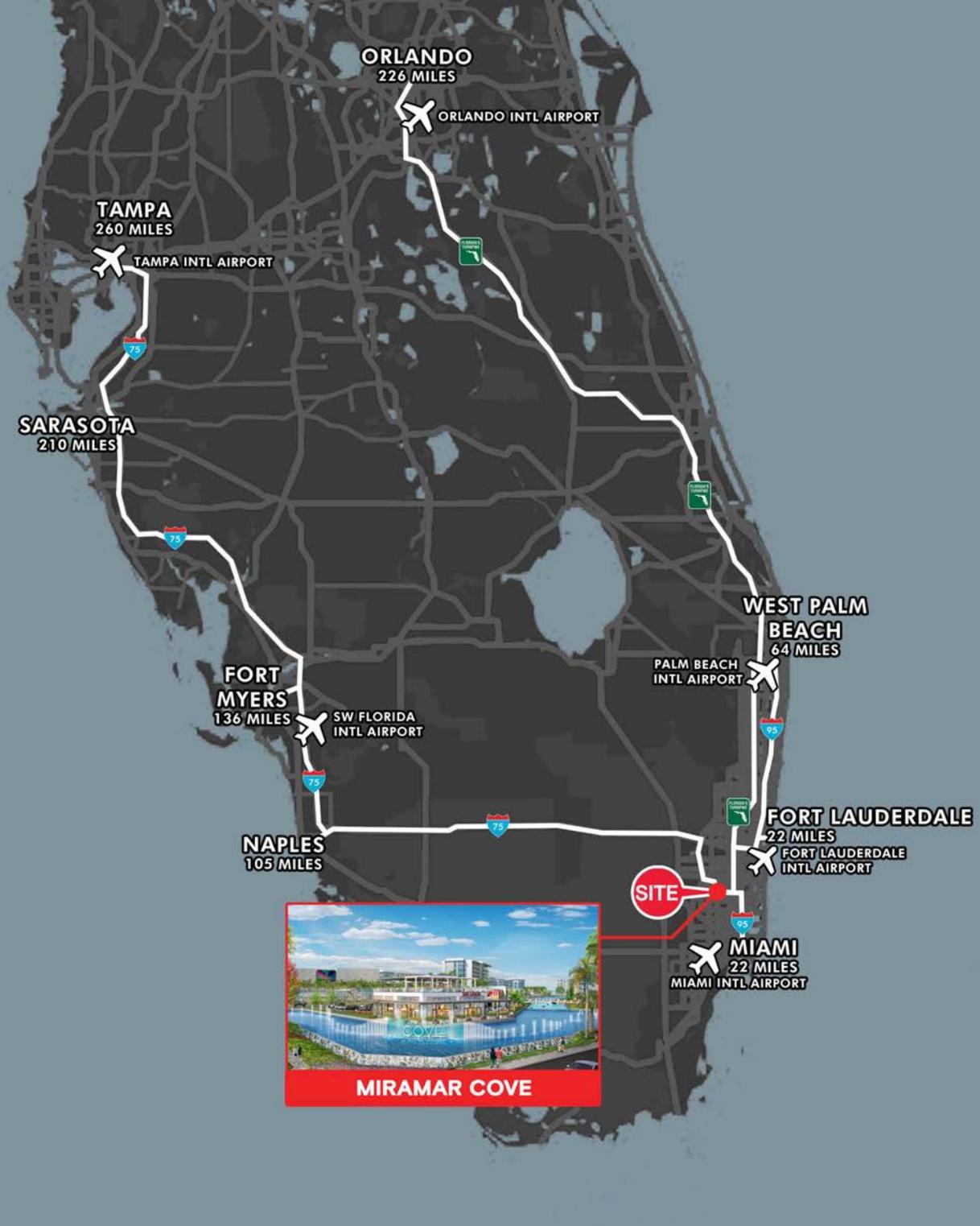
185

KEY HOTEL

2028

GRAND OPENING
Q4 2028







PEMBROKE ROAD - 33,500 AADT

FLAMINGO ROAD - 35,000 AADT

HIATUS ROAD - 15,400 AADT

RED ROAD - 41,500 AADT

MIRAMAR PARKWAY - 43,500 AADT

FLORIDA'S TURNPIKE - 105,100 AADT

Walgreens

Wawa

CUBESMART self storage

MIRAMAR COMMONS
Publix

NEW RENAISSANCE MIDDLE SCHOOL
1,118 STUDENTS

THE POINT AT MIRAMAR
MasterCard CREMA
SWEAT \$ 440

MONARCH TOWN CENTER
Publix ROSS
DRESS FOR LESS
five BELOW Planet Fitness CVS pharmacy BURGER FI

THE GROVE AT MIRAMAR
LOUIS COFFEE & BAKERY PAW HAUS
the LEARNING EXPERTS
Academy of Early Education

MIRAMAR PARK OF COMMERCE
15,000 EMPLOYEES
5.5M SF

MIRAMAR PARK PLACE
FLAMIGAN'S ROBEEKS PEDIATRIC ASSOCIATES
W&B STARBUCKS AT&T CUCINA MIRELLA

SITE

ALDI

MIRAMAR PARK OF COMMERCE
15,000 EMPLOYEES
5.5M SF

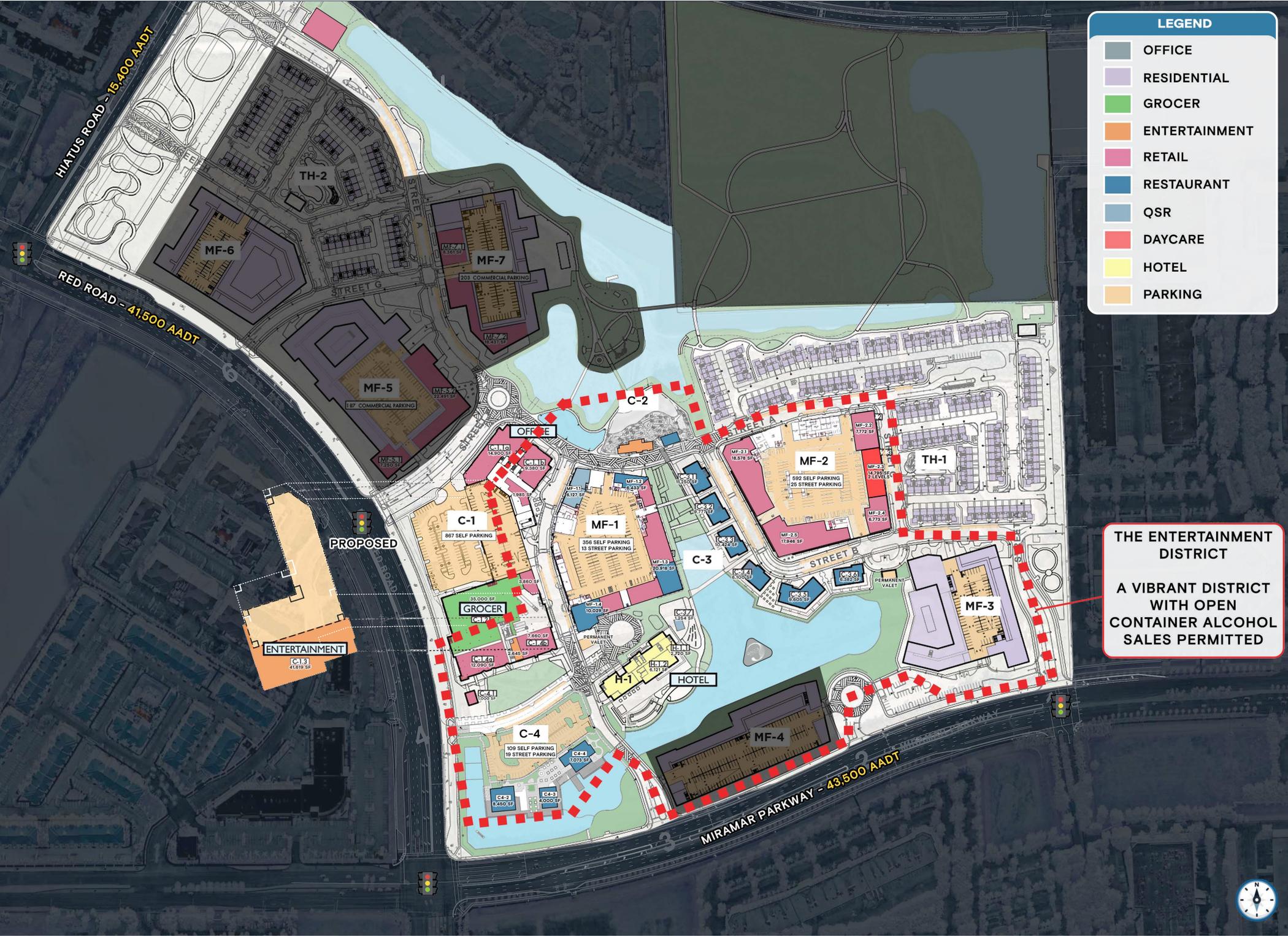
MIRAMAR SQUARE
SPROUTS FARMERS MARKET KOHL'S

CROSTOWN SHOPPES
TALKIN' TACOS CUBAN GAYS

TACO BELL

DUNKIN'





LEGEND	
	OFFICE
	RESIDENTIAL
	GROCCER
	ENTERTAINMENT
	RETAIL
	RESTAURANT
	QSR
	DAYCARE
	HOTEL
	PARKING

THE ENTERTAINMENT DISTRICT
 A VIBRANT DISTRICT WITH OPEN CONTAINER ALCOHOL SALES PERMITTED





WITHIN 5 MILES OF MIRAMAR COVE



476,762
population



41.4
average age



\$109,000+
average household
income



137,000+
employees



15,000
employees





TARGET RESIDENTS

8,000

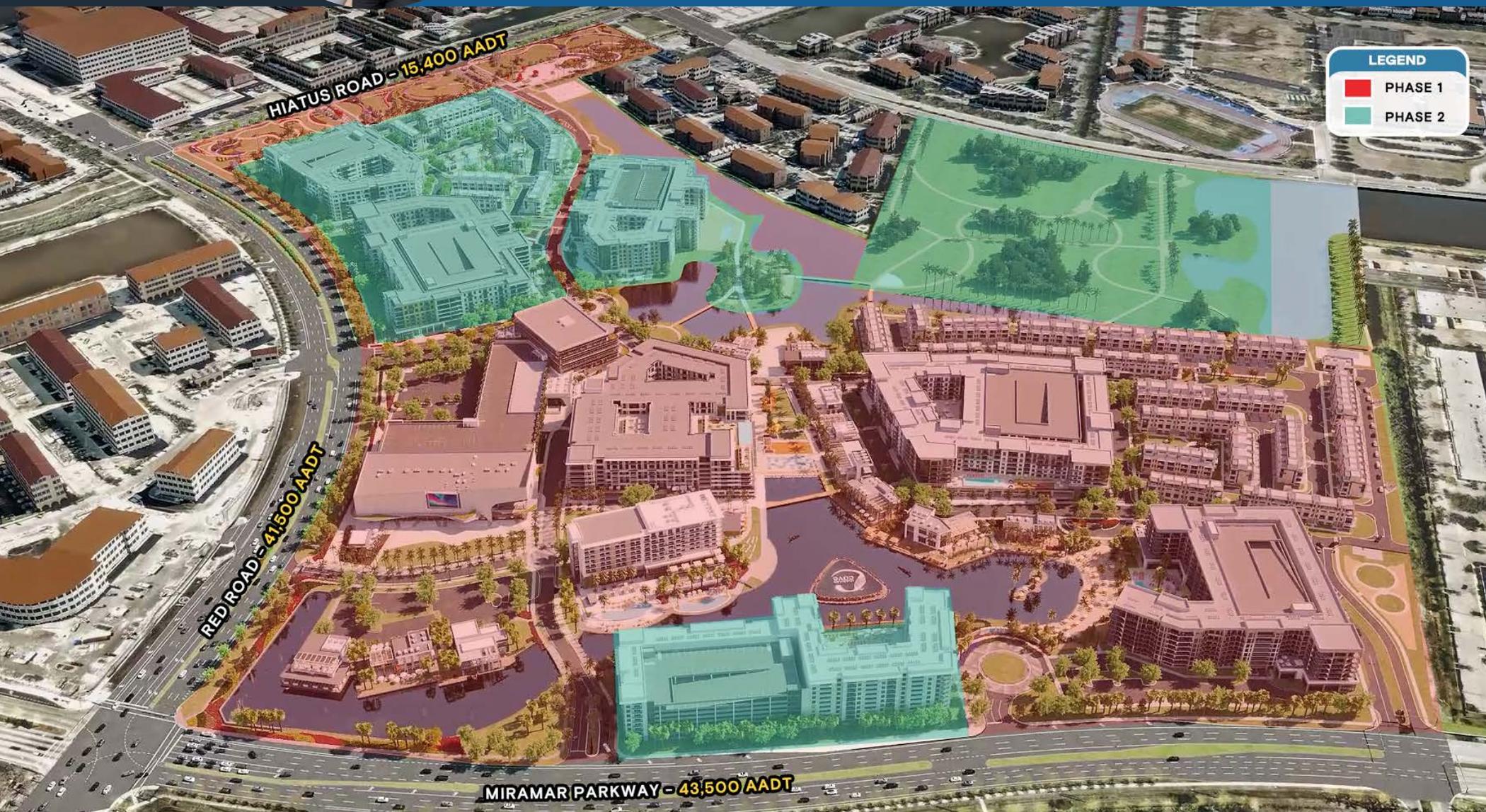
RESIDENTS LIVING IN
PHASE 1 & PHASE 2

\$150,000

AVERAGE HOUSEHOLD
INCOME AT OPENING

25-45

AGE RANGE



One block from the Florida Turnpike exit providing access to all major highways connecting South Florida

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

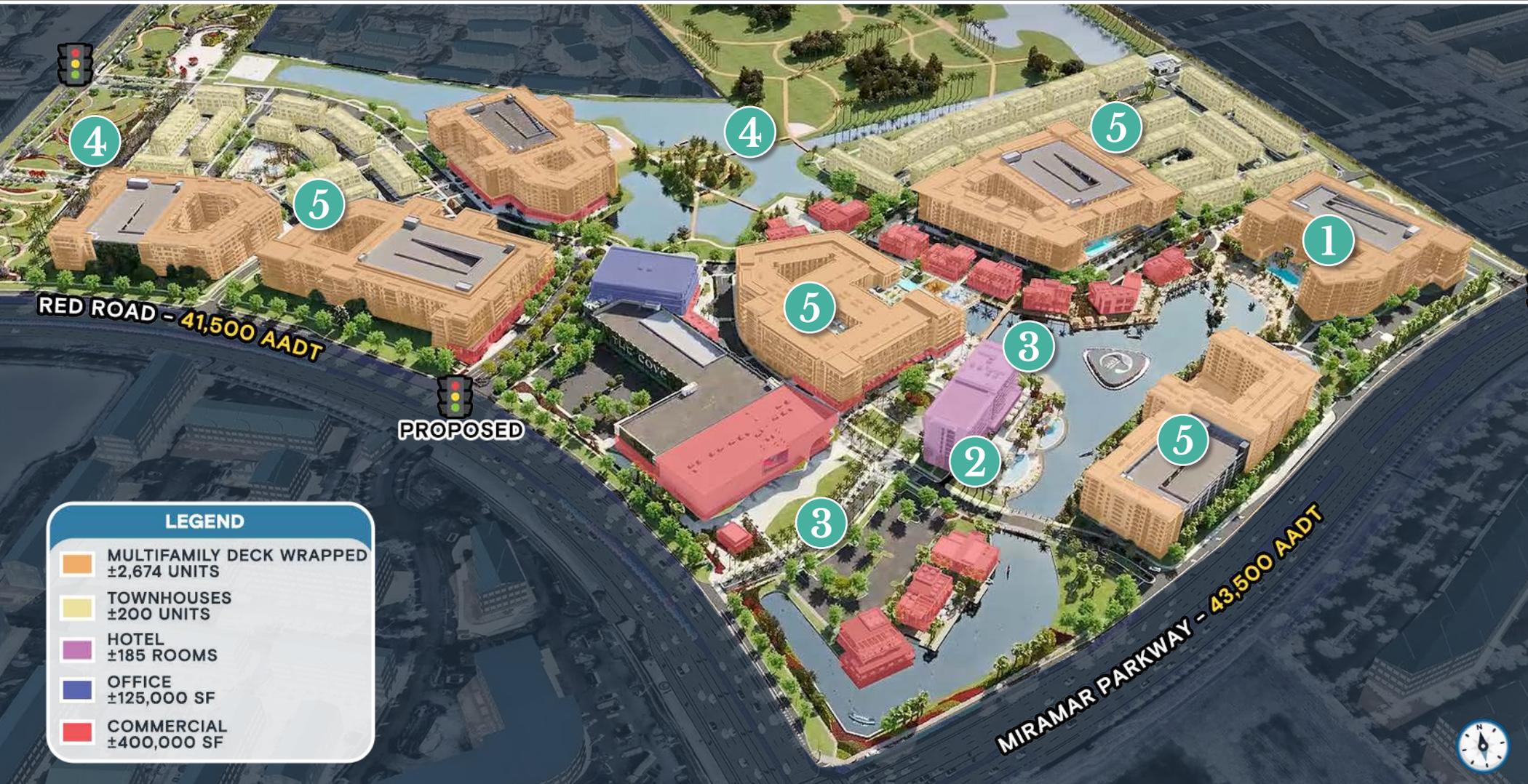
THE PARKS

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.



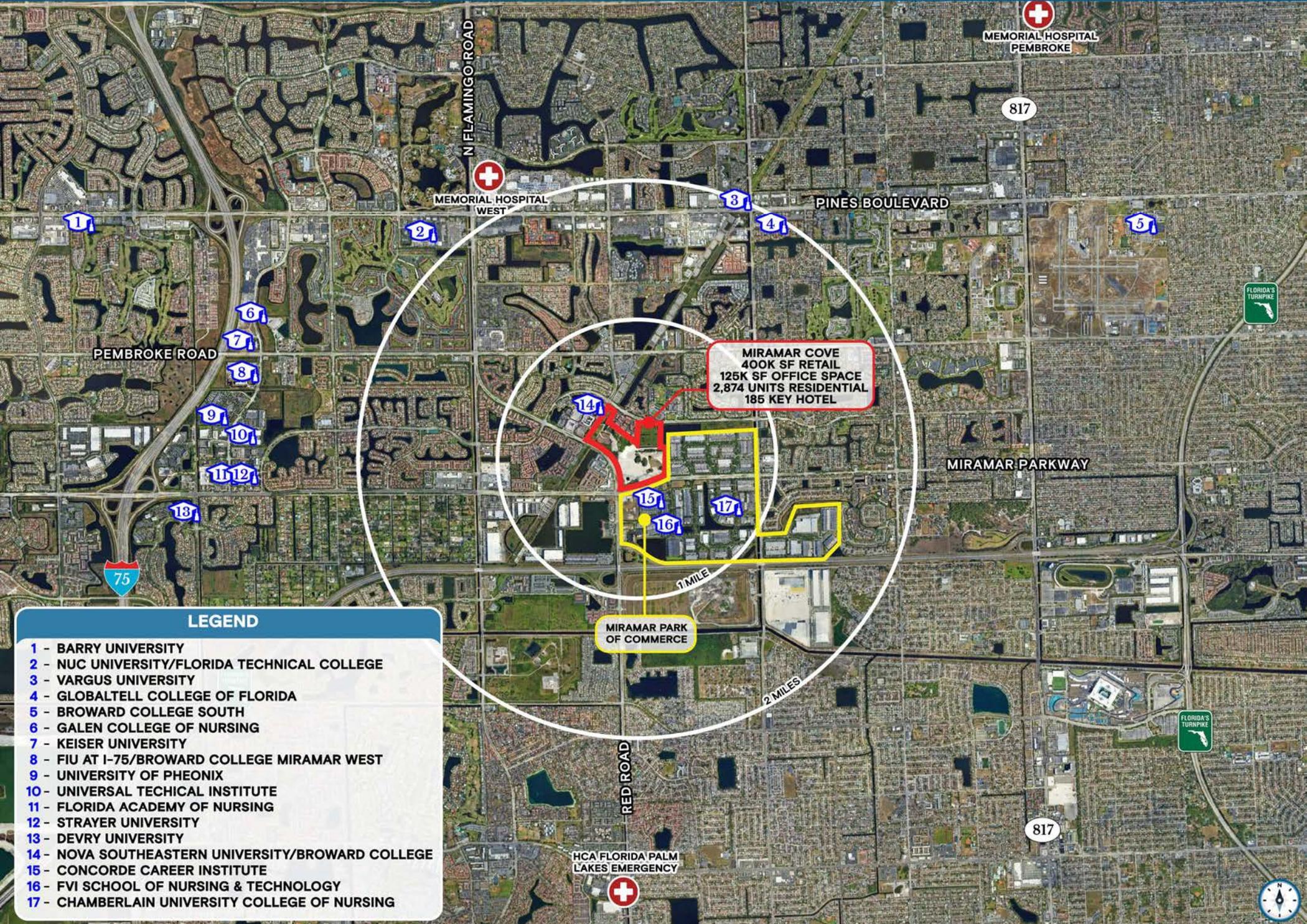
RED ROAD - 41,500 AADT

PROPOSED

MIRAMAR PARKWAY - 43,500 AADT

LEGEND

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





Edmée Morin
DIRECTOR OF RETAIL LEASING
emorin@wsvn.com
(859) 550-0977

Contact Brokers

Jennifer Houston
SENIOR DIRECTOR
jenniferhouston@katzretail.com
(561) 400-4675

Jon Cashion
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 03.09.26