

RETAIL SPACE FOR LEASE

# THE PARK MIRAMAR

NEC of Miramar Parkway & Red Road, Miramar, FL 33025



COMING 2026



## 125 ACRE UPSCALE MIXED-USE COMMUNITY

EXCLUSIVE RETAIL LEASING

### KATZ & ASSOCIATES

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325K

SF OF RETAIL  
SPACE

39,500

SF GROCER BOX

110K

SF OF OFFICE  
SPACE

2,825

CONTEMPORARY  
STYLE HOMES

180

KEY HOTEL

2026

EXPECTED  
DELIVERY DATE



# Property Overview

## HIGHLIGHTS

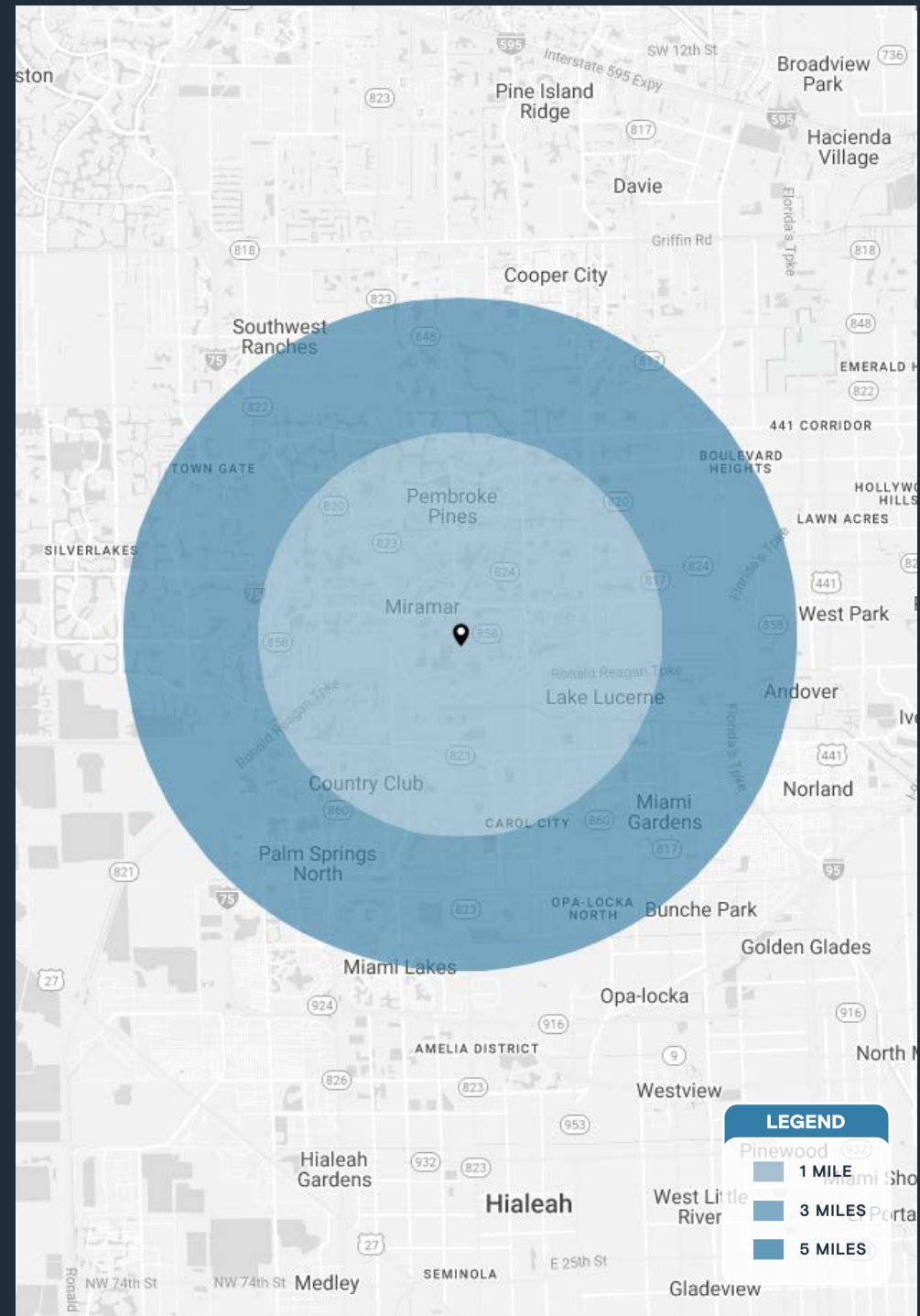
- An Upscale Mixed-Use Community with 325,000 SF of retail, 2,825 contemporary resort style homes, 100,000 SF of Class A office and 185 key boutique hotel
- Visitors will enjoy over 40 acres of open space including an active village green and Founder's Park, 9.5 acres of high-energy space, connected to a regional greenway and a 2.1 mile perimeter park/trail loop
- 461,542 people within 5 miles and 362,073 daytime population
- One block from the Florida Turnpike exit
- Minutes from Hard Rock Stadium
- Surrounded by beautiful open water with water activities for all ages throughout the property
- Looking for grocery store, entertainment, high end retail and all types of restaurant concepts

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	13,592	189,338	461,542
HOUSEHOLDS	5,076	69,459	157,516
EMPLOYEES	16,952	141,998	362,073
AVERAGE HH INCOME	\$97,561	\$84,787	\$99,230

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	40,028	222,654	606,679
HOUSEHOLDS	14,429	79,799	205,825
EMPLOYEES	32,252	181,687	506,400
AVERAGE HH INCOME	\$96,358	\$86,832	\$102,100



**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES





1

## Sunset Shore Las Bahias

The Sunset Shore is the place where friends, food, and fun come together. Life is better with music, drinks, tacos, dancing, volleyball, and puppies!

2

## The Lime

The Lime will become a neighborhood hub, filled with a variety of amenities and all day activities for all ages.

3

## 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.

4

5

## Parks Living

With 2,825 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.

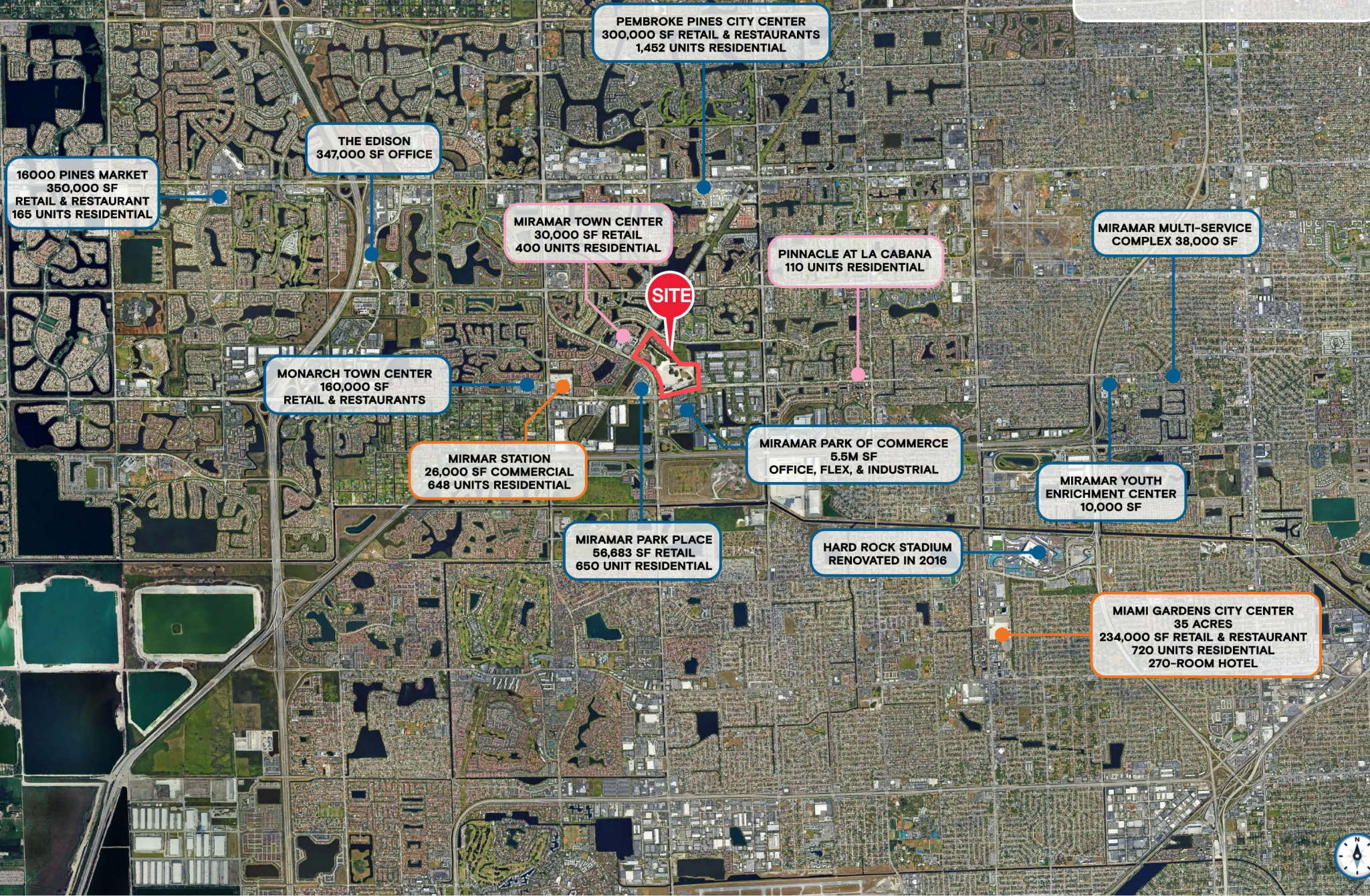


### LEGEND

- MULTIFAMILY DECK WRAPPED  
±2,625 UNITS
- TOWNHOUSES  
±200 UNITS
- HOTEL  
±190 ROOMS
- OFFICE  
±110,000 SF
- COMMERCIAL  
±318,000 SF

# LEGEND

- NEW DEVELOPMENT
- UNDER CONSTRUCTION
- UPCOMING
- THE PARK MIRAMAR





**FLAMINGO MARKET PLACE**  
Bravo  
Pizza Hut  
MIDAS

**CUBESMART**  
self storage

Wawa

PEMBROKE ROAD - 33,000 AADT

Walgreens

**MIRAMAR COMMONS**  
Publix  
GOOD YEAR  
CHASE  
Wendy's  
CALI COFFEE

**NEW RENAISSANCE MIDDLE SCHOOL**  
1,118 STUDENTS

FLAMINGO ROAD - 35,000 AADT

RED ROAD - 40,500 AADT

**THE ENTERTAINMENT DISTRICT**  
OPEN UNTIL 3 AM  
W/ OPEN CONTAINER SALES PERMITTED

DUNKIN'

**MONARCH TOWN CENTER**  
Publix ROSS  
DRESS FOR LESS  
five BELOW  
planet fitness  
CVS pharmacy  
Auto Zone  
SMOOTHIE KING  
BURGERFI

**MIRAMAR PARK OF COMMERCE**  
13,000 EMPLOYEES  
5.5M SF

**MIRAMAR PARK PLACE**  
magoo's  
huey  
FLANAGAN'S  
PEDIATRIC ASSOCIATES'  
DUCK DONUTS  
Jason Mize SUBS  
ROBEKS  
CUCHMA MODERNA  
WEB WORLD OF BEER  
Starbucks  
AT&T  
FIVE GUYS

Chick-fil-A

ALDI

MIRAMAR PARKWAY - 40,000 AADT

HOP

**MIRAMAR PARK OF COMMERCE**  
13,000 EMPLOYEES  
5.5M SF

**MIRAMAR SQUARE**  
SPROUTS FARMERS MARKET  
KOHLS  
ME  
Nicklaus Children's Hospital  
FIFTH THIRD BANK  
T-Mobile  
PET SUPPLIES PLUS  
WELLS FARGO  
THE GODDARD SCHOOL  
BANK OF AMERICA  
Lucky

Shell  
TACO BELL  
DUNKIN'

Hampton



**THE PARK MIRAMAR  
BY**



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