

the GROVE

at Miramar



The Keyes Company is pleased to exclusively offer for Lease, in the **The Grove at Miramar**, a 35,226 square foot retail property located at 12250 Miramar Boulevard, Miramar, Florida. The newly-built strip center is comprised of a main retail building anchored by The Learning Experience, and three outparcels. Additional traffic is generated by a Surgical Center and a mix of national and local tenants with complimentary service and restaurant uses. The Grove is situated in the heart of Miramar, at the intersection of Flamingo Road and Miramar Boulevard with combined traffic count of over 34,000 vehicles per day. The surrounding area is built-out with a stable population of single and multi-family residential.

Available spaces are:

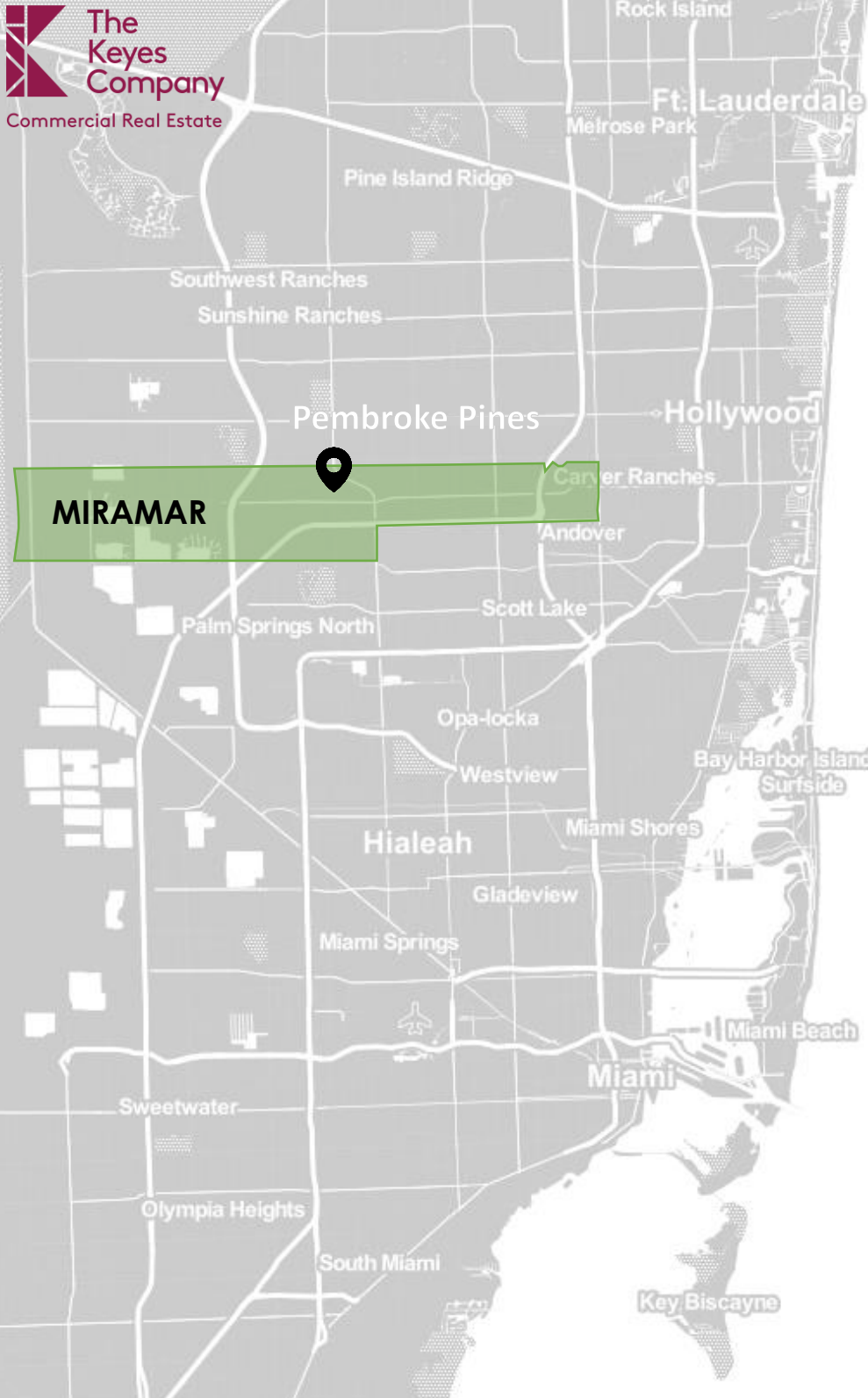
- Vacant outparcel, ground lease or built to suit 5,300 SqFt
- 1600-3,200 bay in Building 2, between Domino's and a coffee shop

- ✓ **New-Built Retail Center in Highly Visible Flamingo Road Location**
- ✓ **Oversized 5.62-Acre Parcel at Hard Corner**
- ✓ **Strong Demographics and Neighborhood Mix with an Average Household Income of \$75,848 within a 5-mile Radius**
- ✓ **Synergistic Mix of Educational, Medical, Service, and Restaurant Uses.**
- ✓ **Value-Add Opportunity to Lease Remaining Vacancy**



PROPERTY

Address	12250 Miramar Boulevard, Miramar FL 33025
Site Area	244,939 5.623 Acres
Building Area	35,226
Ownership	Fee Simple
Year Built	2019
Parking	Asphalt Surface Lot
Parking Spaces (Ratio)	206 (6.28/1,000 SF)
Municipality	City of Miramar (Broward)
Zoning	B2 Community Business
Number of Tax Parcels	1
Tax Parcel Number	5140 25 11 0010



MIRAMAR

THE CITY OF CONVENIENCE

Situated in southwestern Broward County, Miramar has become a preferred locale for major corporations and Fortune 500 companies to call home. It is considered Broward's 3rd largest city in terms of land size, and the 5th largest city in terms of population. Miramar is centrally located between the Miami and Fort Lauderdale metro areas and less than 30 minutes from the two major international Airports and Seaports. The City offers the largest commerce park in the region which includes a foreign trade zone; and has a highly skilled and professional workforce.

 **Population Has Doubled Over The Last 10 Years**

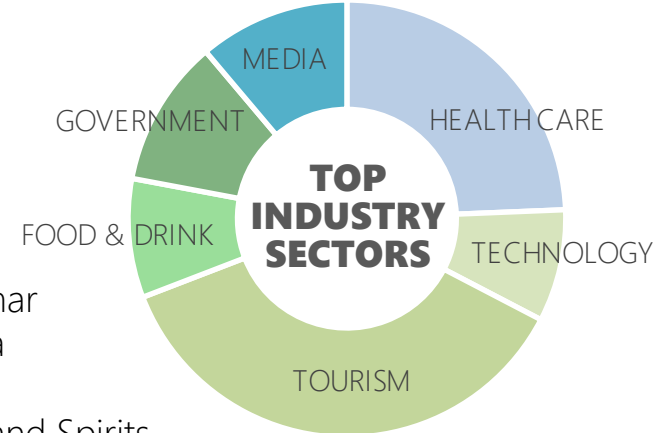
 **State-of-the-Art Business Infrastructure**

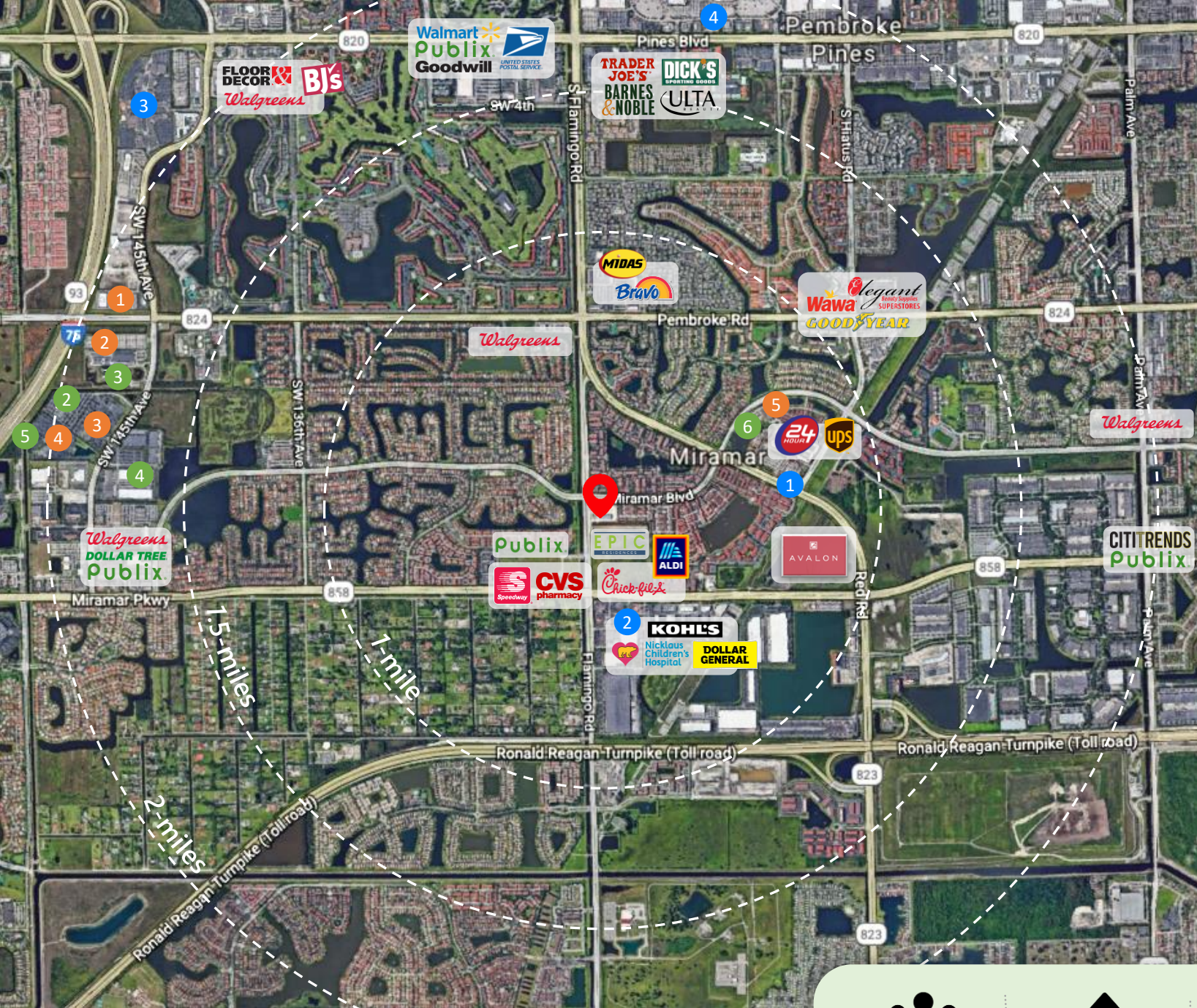
 **World Class Arts, Cultural And Recreational Facilities**

 **Multiple listings on Money Magazine's Top 100 Places to Live**

MIRAMAR'S TOP EMPLOYERS

- Royal Caribbean Cruises
- Memorial Hospital Miramar
- Comcast of South Florida
- City of Miramar
- Southern Glazer's Wine and Spirits
- Carnival Corporation
- Spirit Airlines
- Interactive Response Technologies
- Humana Medical Plan
- Quest Diagnostics





POINTS OF INTEREST

EDUCATION

- 1 Keiser University
- 2 FIU / Broward College
Miramar West Campus
- 3 Ross University School
Of Medicine
- 4 University of Phoenix
- 5 Nova Southeastern
University - Miramar

SHOPPING

- 1 Miramar Town Center
- 2 Miramar Square
- 3 The Shops at
Pembroke Gardens
- 4 Pembroke Lakes Mall

CORPORATE

- 1 Spirit Airlines
- 2 Royal Caribbean
- 3 Federal Bureau of
Investigation (FBI)
- 4 Comcast
- 5 Southern Glazer's Wine
and Spirits
- 6 City of Miramar

the grove
at Miramar

The Keyes Company
Commercial Real Estate

5-MILE DEMOGRAPHICS



POPULATION
432,236
4.7% 5-Yr Growth



HOUSEHOLDS
152,076
4.8% 5-Yr Growth

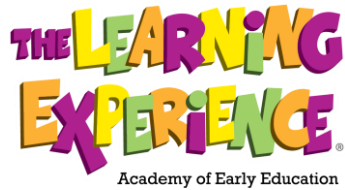


MEDIAN AGE
38 YRS



MEDIAN HOUSEHOLD INCOME
\$76,755

TENANCY



TLE is a Florida-based organization with over 250 childcare centers that offer services for children aged six months to six years-old. The company began franchising in 2003 and has extended its curriculum to include extensive enrichment programming. In 2017, the brand's corporate office netted nearly \$8.5 million in profit on more than \$21.9 million in revenue.



The Dent Lounge is a modern dental office that offers a wide range of dental services to patients of all ages. Their team of experienced and skilled dentists is committed to providing the highest quality of care in a welcoming and comfortable environment. The office utilizes the latest dental technologies and techniques to ensure the best possible outcomes for their patients. Their services include general dentistry, cosmetic dentistry, orthodontics, and more.



NYSE: DPZ; Market Cap: \$12 Billion (S&P: BBB+). Founded in 1960, Domino's Pizza is the largest pizza company in the world based on retail sales, operating more than 16,500 restaurants in more than 85 countries. As of 3Q19, Domino's operates 333 U.S. Company-owned stores and 5,612 U.S. Franchise Stores.



At the Broward Ambulatory Surgical Center, patients can expect a modern outpatient surgical facility staffed by a team of expert surgeons and medical professionals. The center offers a wide range of surgical procedures including orthopedics, pain management, podiatry, and gastroenterology. The facility is equipped with the latest in medical technology and equipment, ensuring that patients receive the highest quality of care.



The Keyes Company is the #1 Brokerage in Florida, with over 90 years of experience in South Florida's commercial and residential real estate market, more than 50 offices, and over 3,000 realtors. Family-owned and in business since 1926, has captured accolades such as being ranked 31st Best Real Estate Company in the Nation.



Flamingo Road Animal Hospital is a full-service veterinary clinic that provides high-quality veterinary care to pets of all sizes and breeds. The clinic offers a wide range of services including preventative care, vaccinations, dental care, surgery, and emergency care. The clinic is equipped with state-of-the-art diagnostic and treatment technologies to ensure the best possible care for pets. It has a fully stocked pharmacy and an online store for pet supplies.



Louis Coffee & Bakery is a family-owned coffee shop originally from Argentina. The shop boasts a cozy and welcoming atmosphere, perfect for enjoying a cup of freshly brewed coffee or indulging in some delicious baked goods. Louis Coffee & Bakery takes pride in using high-quality ingredients in their menu items, ensuring a flavorful and satisfying experience for their customers.



Lash & Nail Spa is your one-stop-shop for all your nail and beauty needs. They offer nail care, lash extensions, and eyebrow grooming, all in one convenient location. They use high-quality products and the latest techniques to ensure you leave with beautiful and long-lasting results. Whether you're in need of a quick touch-up or a full set, they've got you covered.



SITE PLAN

THE GROVE AT MIRAMAR



BUILDING 4



BUILDING 2



1 SURGICAL CENTER

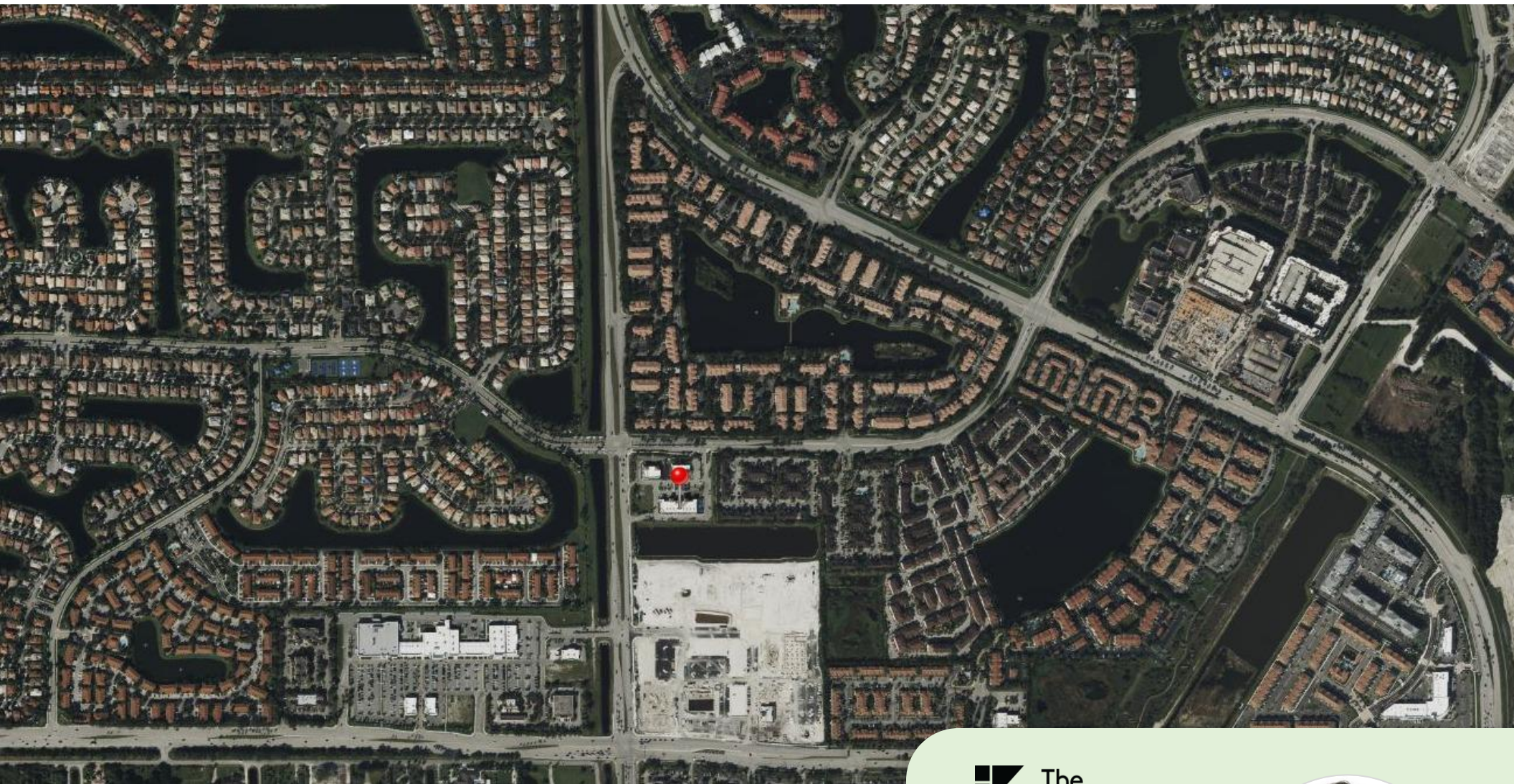
2 OUTPARCEL

- 1 Domino's
- 2 Vacant
- 3 Louis Coffee & Bakery

3 VACANT PAD

4 MAIN BUILDING

- 1 Flamingo Road Animal Hospital
- 2 Dent Lounge
- 3 Lash & Nail Spa
- 4 The Keyes Company
- 5 The Learning Experience



Commercial Real Estate

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