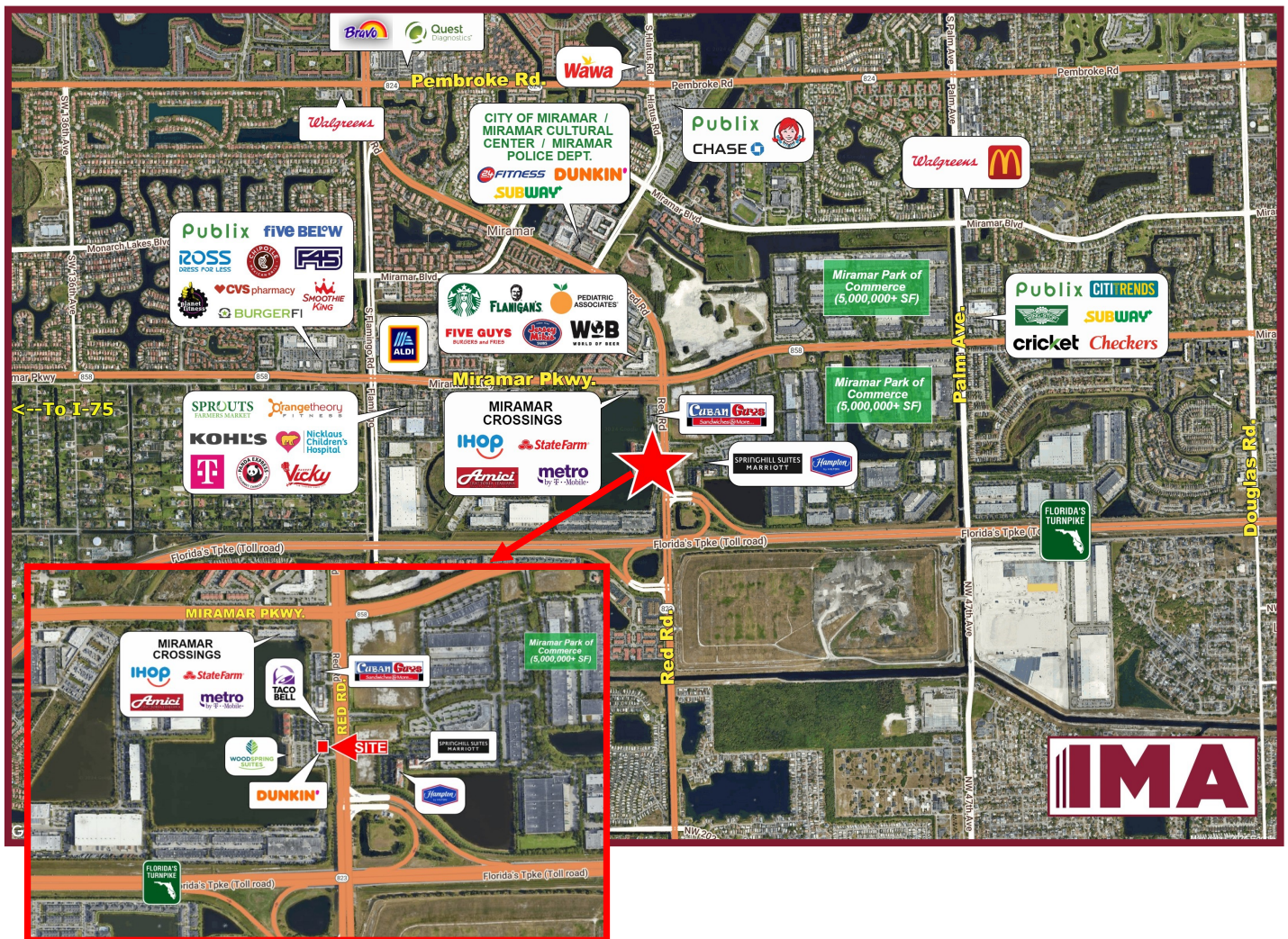


VILA FRANCA PLAZA



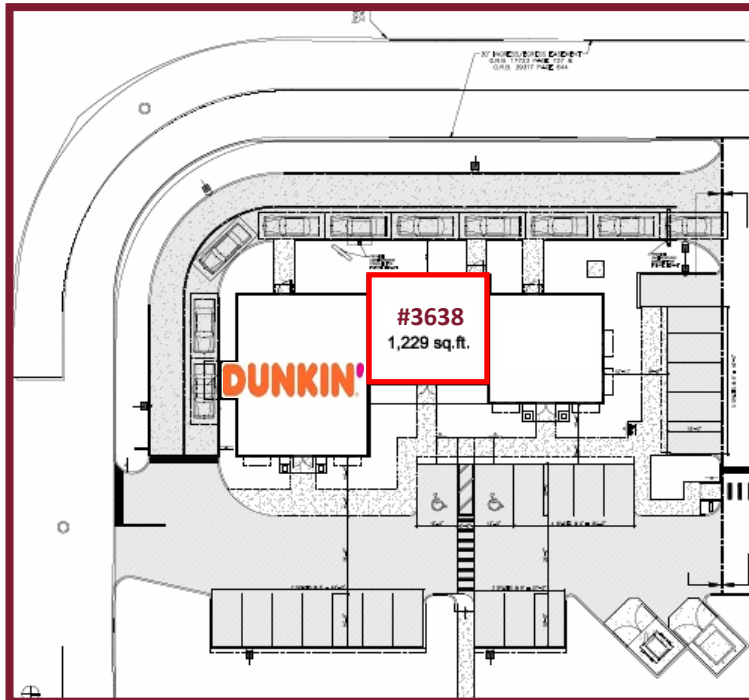
Red Road @ Florida Turnpike, Miramar, FL



FOR LEASE

VILA FRANCA PLAZA

Red Road @ Florida Turnpike



ZONED: B-2

POPULATION: 1 Mile: 9,980 3 Mile: 185,330 5 Mile: 427,593

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$105,296 3 Mile: \$89,508 5 Mile: \$104,072

DAYTIME POPULATION: 1 Mile: 15,251 3 Mile: 70,550

TRAFFIC COUNT: 98,000 ± ADT | **FLORIDA TURNPIKE:** 105,000 ± ADT

PROPERTY HIGHLIGHTS:

- High visibility at major intersection, with close and convenient access to Florida Turnpike, I-75, I-95 & SR 826
- Regional trade area, centrally located on Miami-Dade/Broward county line. Great for businesses catering to both counties
- Across from Miramar Park of Commerce (over 5,000,000 SF)
- Close vicinity to Miramar City Hall & Municipal Complex (500,000 SF)
- Corridor is booming with commercial & residential development. Approximately 2,500 multi-family apartments nearly completed or under construction with another 2,500 planned.

FOR LEASING INFORMATION

INVESTMENT MANAGEMENT ASSOCIATES
2151 S. Le Jeune Road, Suite 202
Coral Gables, FL 33134

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