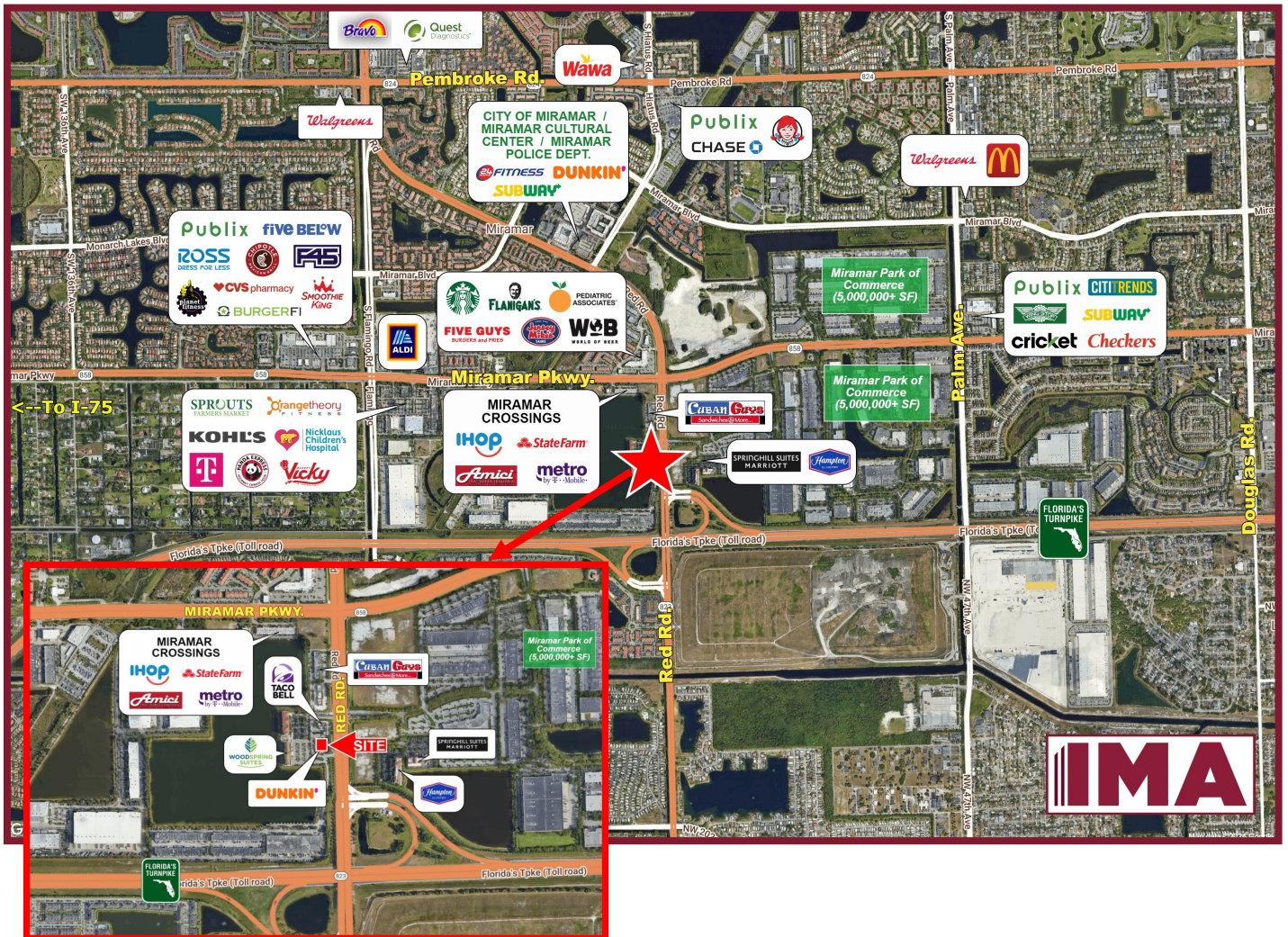


# VILA FRANCA PLAZA



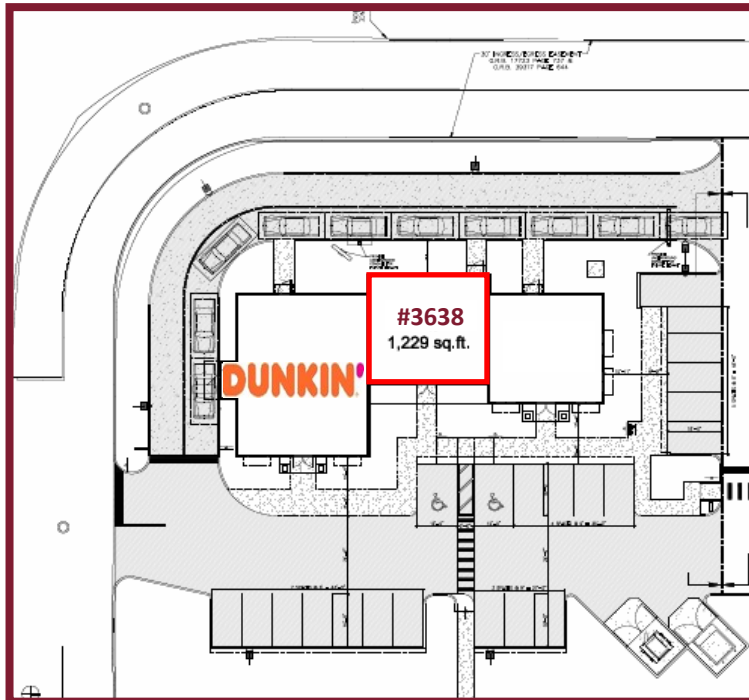
## Red Road @ Florida Turnpike, Miramar, FL



# FOR LEASE

## VILA FRANCA PLAZA

### Red Road @ Florida Turnpike



**ZONED:** B-2

**POPULATION:** 1 Mile: 12,812    3 Mile: 181,500    5 Mile: 435,864

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$96,584    3 Mile: \$96,082    5 Mile: \$112,961

**DAYTIME POPULATION:** 1 Mile: 16,300    3 Mile: 70,983

**TRAFFIC COUNT:** 98,000 ± ADT | **FLORIDA TURNPIKE:** 97,600 ± 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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