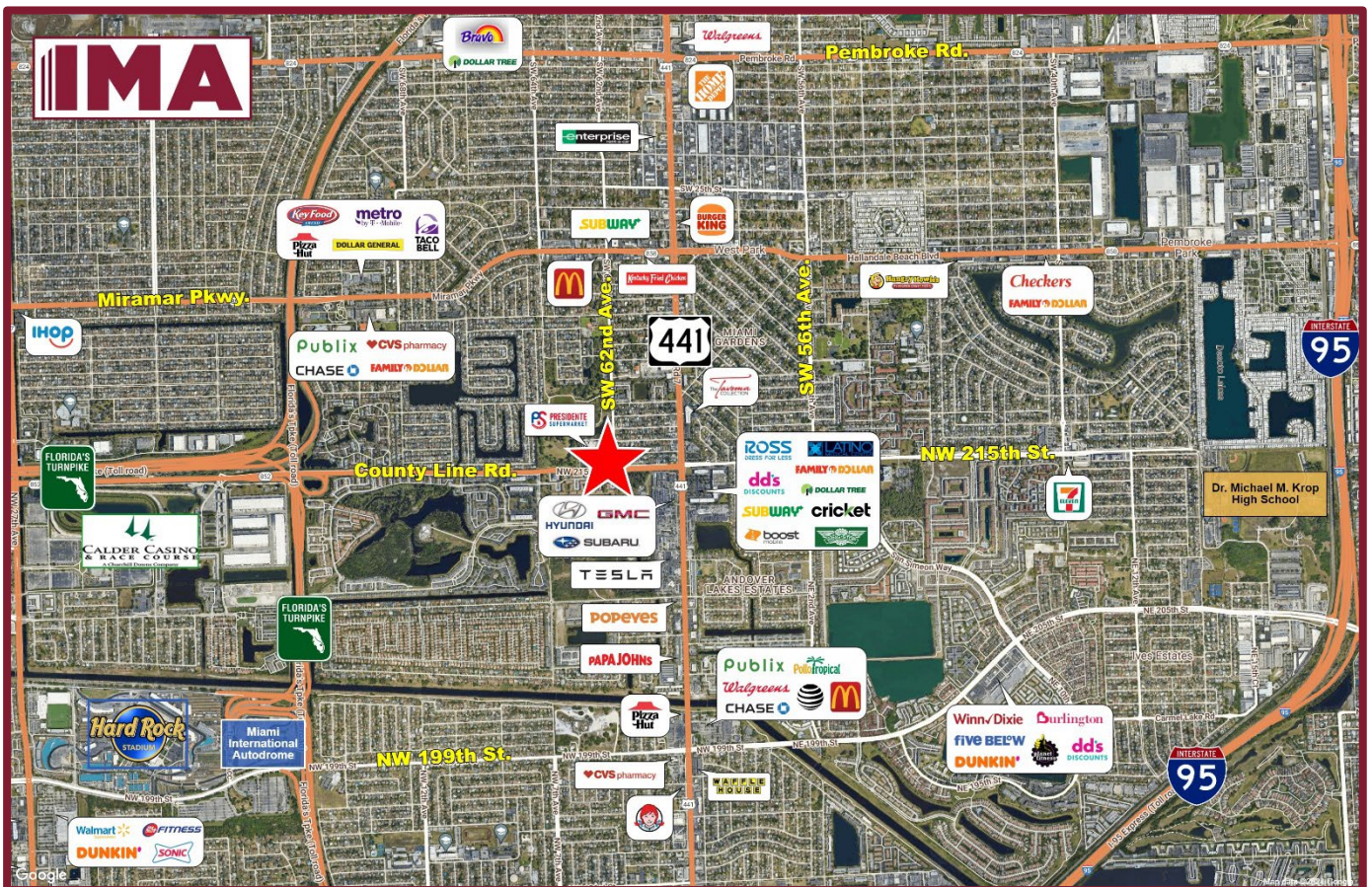


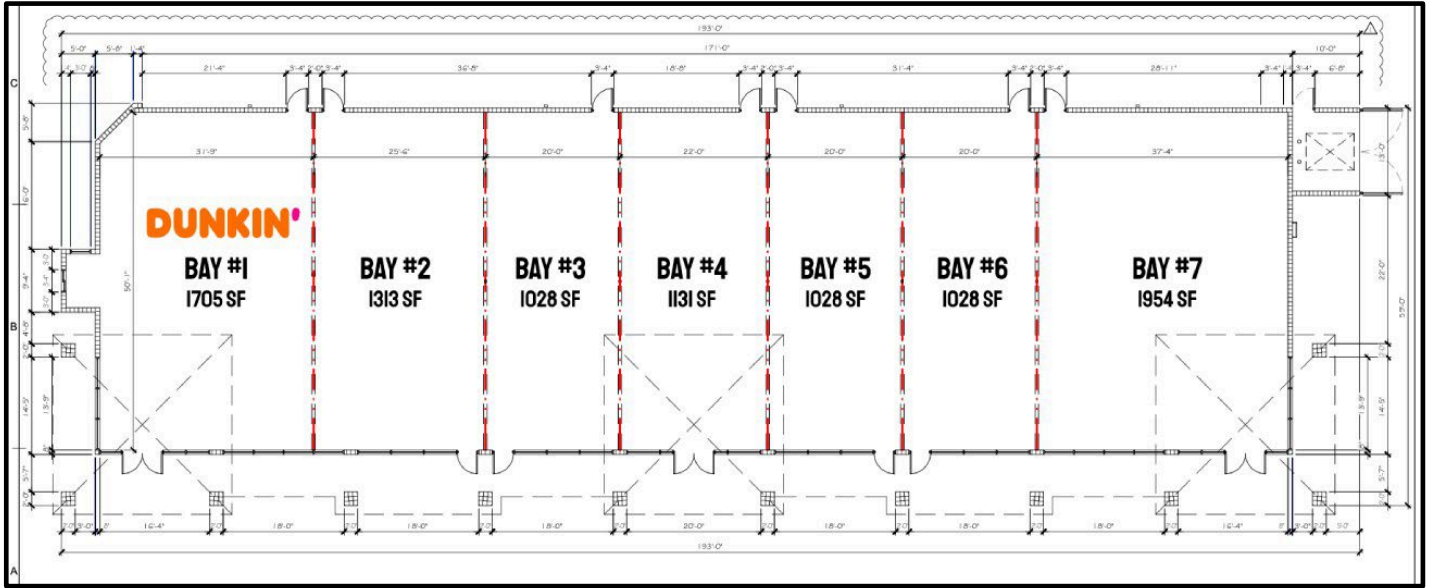
COUNTY LINE PLAZA



County Line Road & SW 62nd Avenue, Miramar, FL



COUNTY LINE PLAZA



OUTPARCEL BUILDING SIZE: 1,000-9,000 ± SF Bays

POPULATION: 1 Mile: 27,005 3 Mile: 195,228 5 Mile: 547,312

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$93,789 3 Mile: \$90,202 5 Mile: \$92,660

TRAFFIC COUNT:

County Line Rd. & SW 62nd Ave.: 39,000± ADT | State Rd. 7 (441): 60,000± ADT

PROPERTY HIGHLIGHTS:

- Centrally located on County Line Road, just one block from State Road 7, with close and convenient access to the Florida Turnpike to the west.
- Join Presidente Supermarket, Amazing Achievers Academy, Dunkin' (coming soon).
- Estimated delivery date: Q4 2025
- Nearby businesses include Ross, DD Discounts, Subway, Dollar Tree, McDonald's, Wing Stop, KFC, Hyundai, Subaru, Tesla, GMC, and many other car dealerships.
- Calder Casino and Hard Rock Stadium nearby.
- Surrounded by dense established residential communities.

FOR LEASING INFORMATION

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