COUNTY LINE PLAZA

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

FOR LEASE



IMA

2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
www.ima-re.com | 305.661.0110

Josh Baumgard
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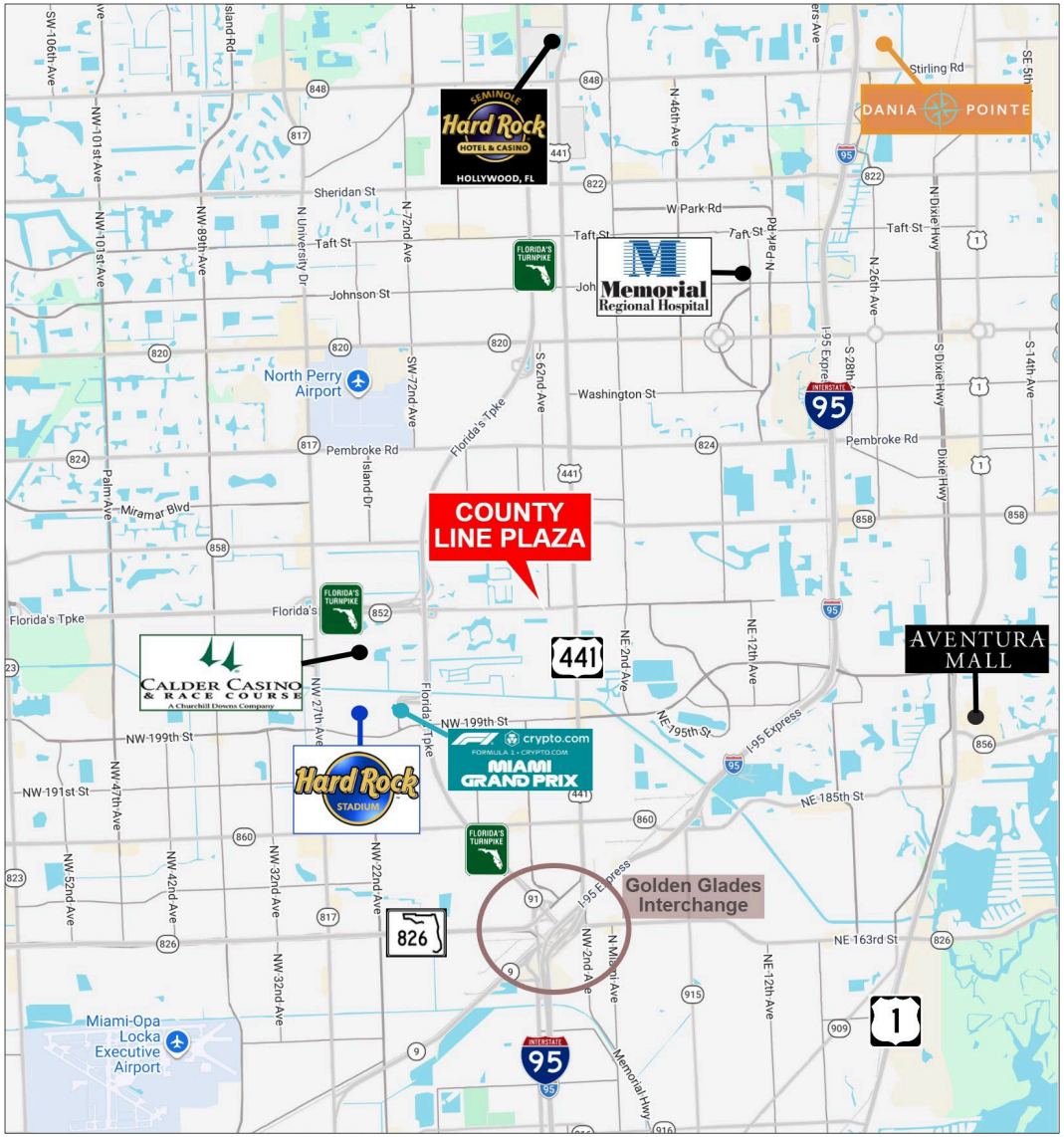
Russell Levene
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Property Highlights:

- New outparcel building: 1,000–9,000 ± SF bays available
- **0.85 Acre land on SEC - Built to suit or ground lease available**
- Centrally located on County Line Road, just one block from State Rd. 7, with close and convenient access to the Florida Turnpike to the west
- Nearby businesses include Ross, DD Discounts, Publix, Subway, Dollar Tree, McDonald's, Wing Stop, KFC, Hyundai, Subaru, Tesla, and many other car dealerships
- Calder Casino and Hard Rock Stadium nearby
- Surrounded by dense established residential communities
- Join: PRESIDENTE SUPERMARKET, DUNKIN', Little Caesars



Population	Avg. HH Income	Total Employees
1 Mile: 26,963	1 Mile: $95,584	1 Mile: 8,132
3 Miles: 195,731	3 Miles: $94,093	3 Miles: 70,733
5 Miles: 547,169	5 Miles: $98,375	5 Miles: 256,061

Traffic Counts

County Line Rd. & SW 62nd Ave.	38,500 VPD ±
State Road-7 (441)	52,000 VPD ±
FL Turnpike (west)	82,500 VPD ±

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BAY #1	BAY #2	BAY #3	BAY #4	BAY #5	BAY #6	BAY #7
		1,100 SF				1,954 SF
DUNKIN'	Little Caesars		ISHINE EVENTS BY MIMI T			

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RETAIL BROKERS NETWORK

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