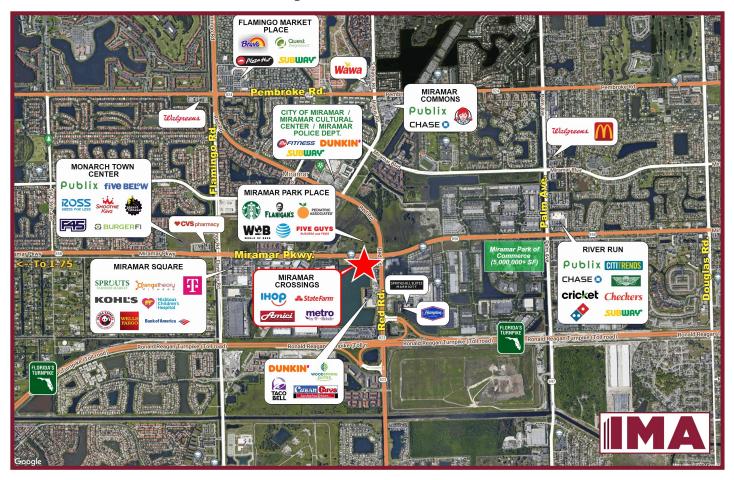
### **MIRAMAR CROSSINGS**



### Miramar Parkway & Red Road, Miramar, FL



## **MIRAMAR CROSSINGS**

	MIRAMAR PARKWAY											
0.48 acre out- parcel available			<b>~</b>	xo ∏ô			8	<b>)</b> 				80
	11388	11382-	11378 6	11368	11358	11352			11320	11318	IHOP	
			611			ø						

 SIZE: 29,884 SF, plus adjacent 0.48 acre outparcel available

 POPULATION: 1 Mile: 14,261
 3 Mile: 185,285
 5 Mile: 445,304

 AVERAGE HOUSEHOLD INCOME: 1 Mile: \$88,152
 3 Mile: \$91,029
 5 Mile: \$107,356

 DAYTIME POPULATION: 1 Mile: 16,224
 3 Mile: 70,540

 TRAFFIC COUNT: 84,000 ± ADT
 • Precious Years Learning Center
 • Maxi Arepa

Tres Monitos

#### **PROPERTY HIGHLIGHTS:**

• Amici's

- 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

• Save-On Cleaners

• Across from Miramar Park of Commerce (over 5,000,000 SF)

• State Farm

- 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

# RETAILBROKERS

#### T: 305.661.0110 | <u>www.ima-re.com</u>

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