

# MIRAMAR CROSSINGS

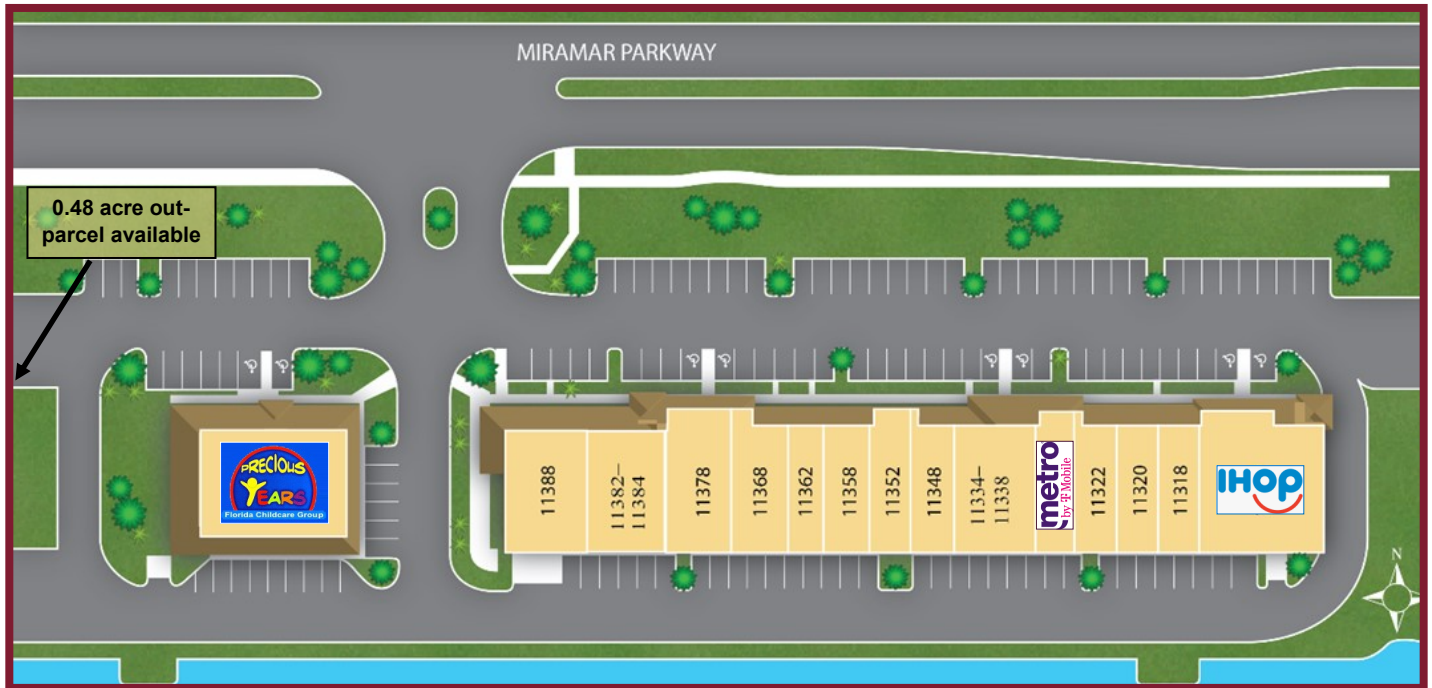


## Miramar Parkway & Red Road, Miramar, FL





# MIRAMAR CROSSINGS



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

**POPULATION:** 1 Mile: 12,512    3 Mile: 179,220    5 Mile: 424,631

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$106,403    3 Mile: \$89,394    5 Mile: \$105,474

**DAYTIME POPULATION:** 1 Mile: 15,444    3 Mile: 70,315

**TRAFFIC COUNT:** 98,000 ± ADT

**JOIN:**

- IHOP
- Metro by T-Mobile
- Precious Years Learning Center
- Maxi Arepa
- Amici's
- State Farm
- Powerfuel Smoothie Shop
- Save-On Cleaners

## 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



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