

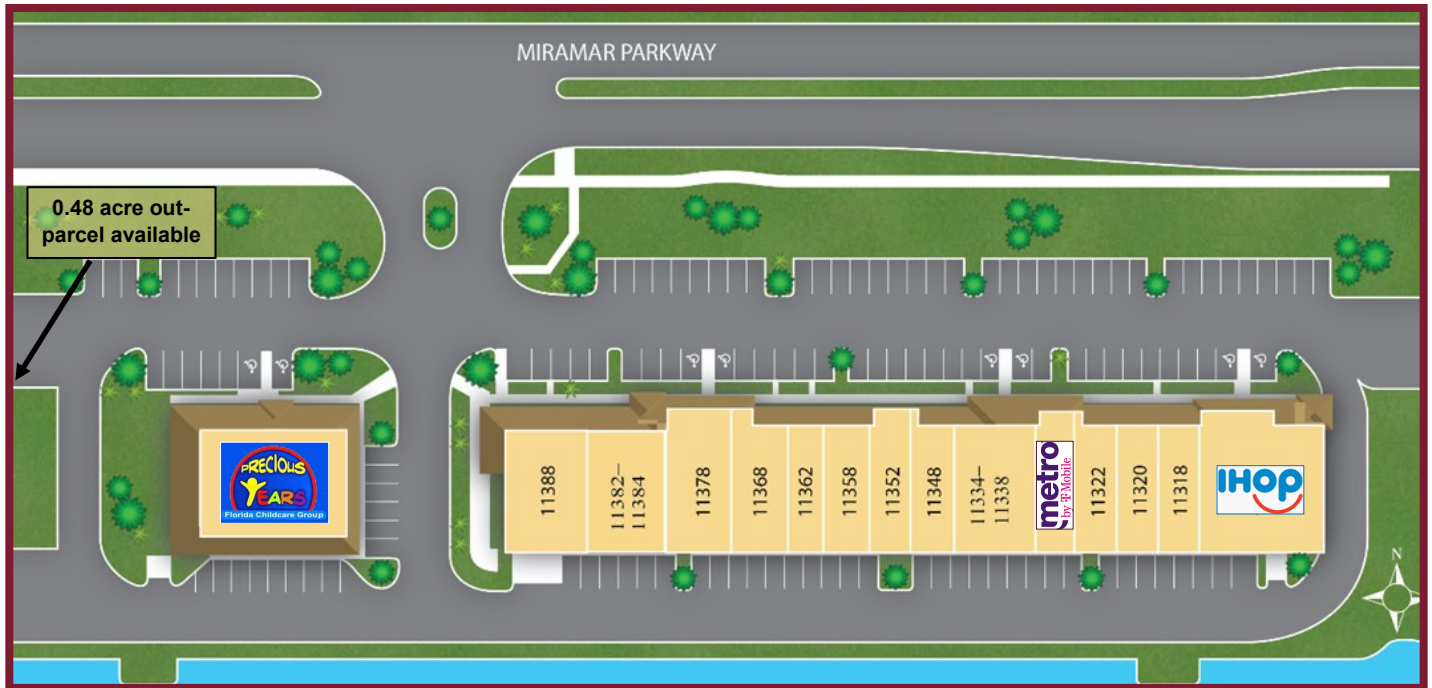
MIRAMAR CROSSINGS



Miramar Parkway & Red Road, Miramar, FL



MIRAMAR CROSSINGS



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

POPULATION: 1 Mile: 12,812 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

JOIN:

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

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



T: 305.661.0110 | www.ima-re.com

Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.