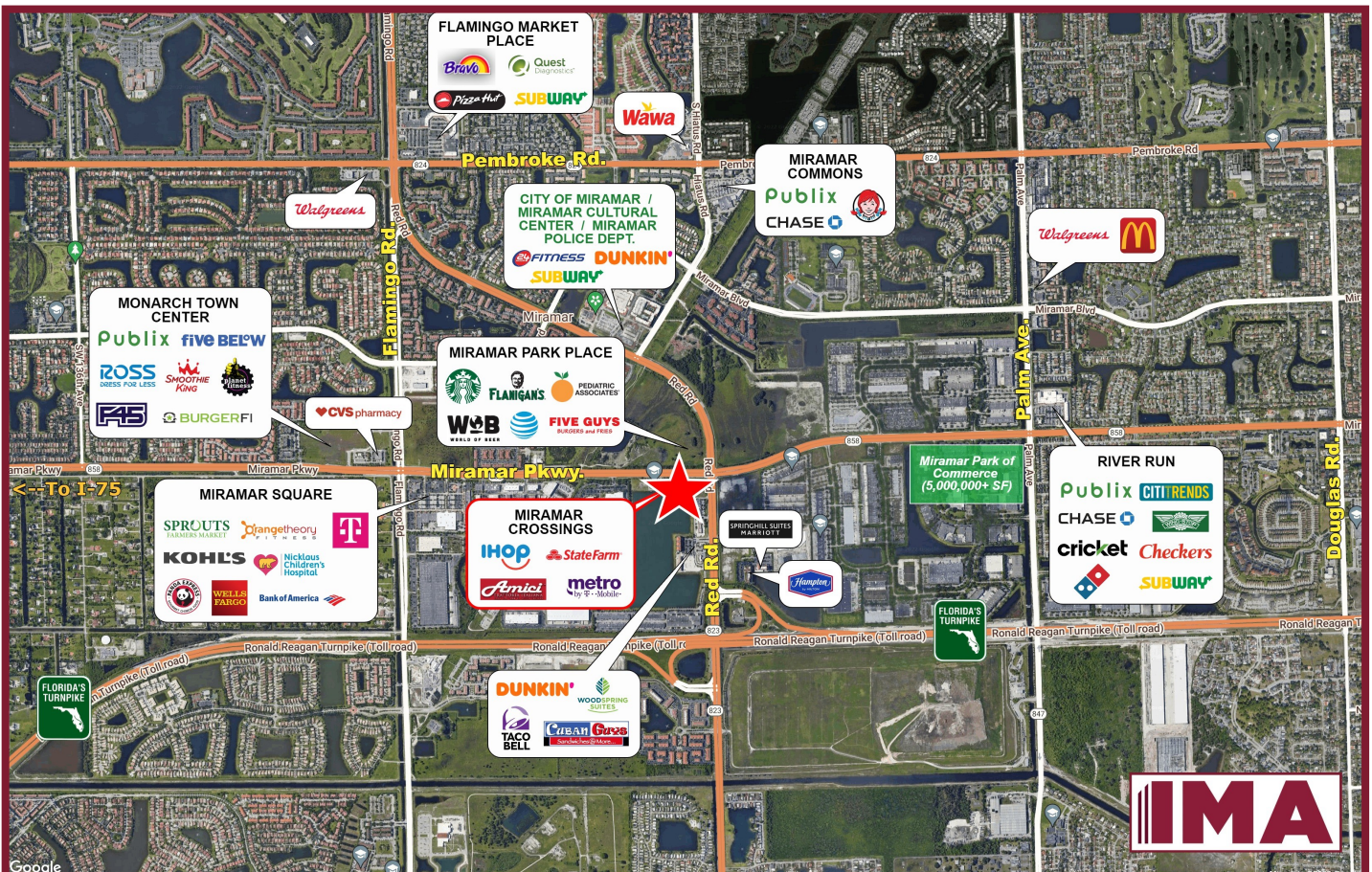


MIRAMAR CROSSINGS



Miramar Parkway & Red Road, Miramar, FL



MIRAMAR CROSSINGS



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

POPULATION: 1 Mile: 12,624 3 Mile: 183,997 5 Mile: 447,856

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$74,077 3 Mile: \$69,551 5 Mile: \$80,425

DAYTIME POPULATION: 1 Mile: 17,404 3 Mile: 76,930

TRAFFIC COUNT: 86,000 ± 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)
- 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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