# LAND LEASE Prime Parcel Available

## Miramar Parkway & Red Road, Miramar, FL



Parcel Size: 0.48 Acres (86.75' x 240' = 20,800 SF±)

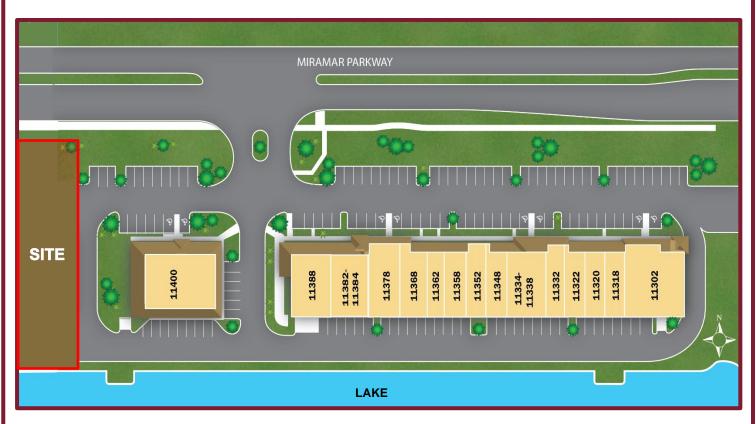
- Finished and permit ready
- No onsite retention required
- Small drive-thru user only (coffee, etc.)
- 86,000 ± ADT



| Population:        | 1 Mile: 14,261          | <b>3 Mile:</b> 185,285 | 5 Mile: 445,304   |
|--------------------|-------------------------|------------------------|-------------------|
| Average HH Income: | <b>1 Mile:</b> \$88,152 | 3 Mile: \$91,029       | 5 Mile: \$107,356 |
| Daytime Demos:     | 1 Mile: 16,224          | 3 Mile: 70,540         | 5 Mile: 178,083   |

## **Prime Parcel Available**

SW Corner of Miramar Parkway & Red Road Miramar, Florida 33025



## **PROPERTY HIGHLIGHTS:**

- High visibility at major intersection, with close and convenient access to Florida Turnpike and I-75.
- Regional trade area, centrally located on Miami-Dade/Broward county line. Great for businesses catering to both counties.
- Down the street from the 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.
  - 2,500± multi-family apartments are near completion or under construction with another 2,500 planned.
  - The Park Miramar, a new upscale mix-use delopment community with 325,000 SF of retail; 100,000 SF Class-A Office; 2,825 contemporary resort style homes and a 185 key boutique hotel to be completed in 2026.

### FOR LEASING INFORMATION



INVESTMENT MANAGEMENT ASSOCIATES, INC. 2151 S. Le Jeune Road, Suite 202 Coral Gables, FL 33134

# RETAILBROKERS

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

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.