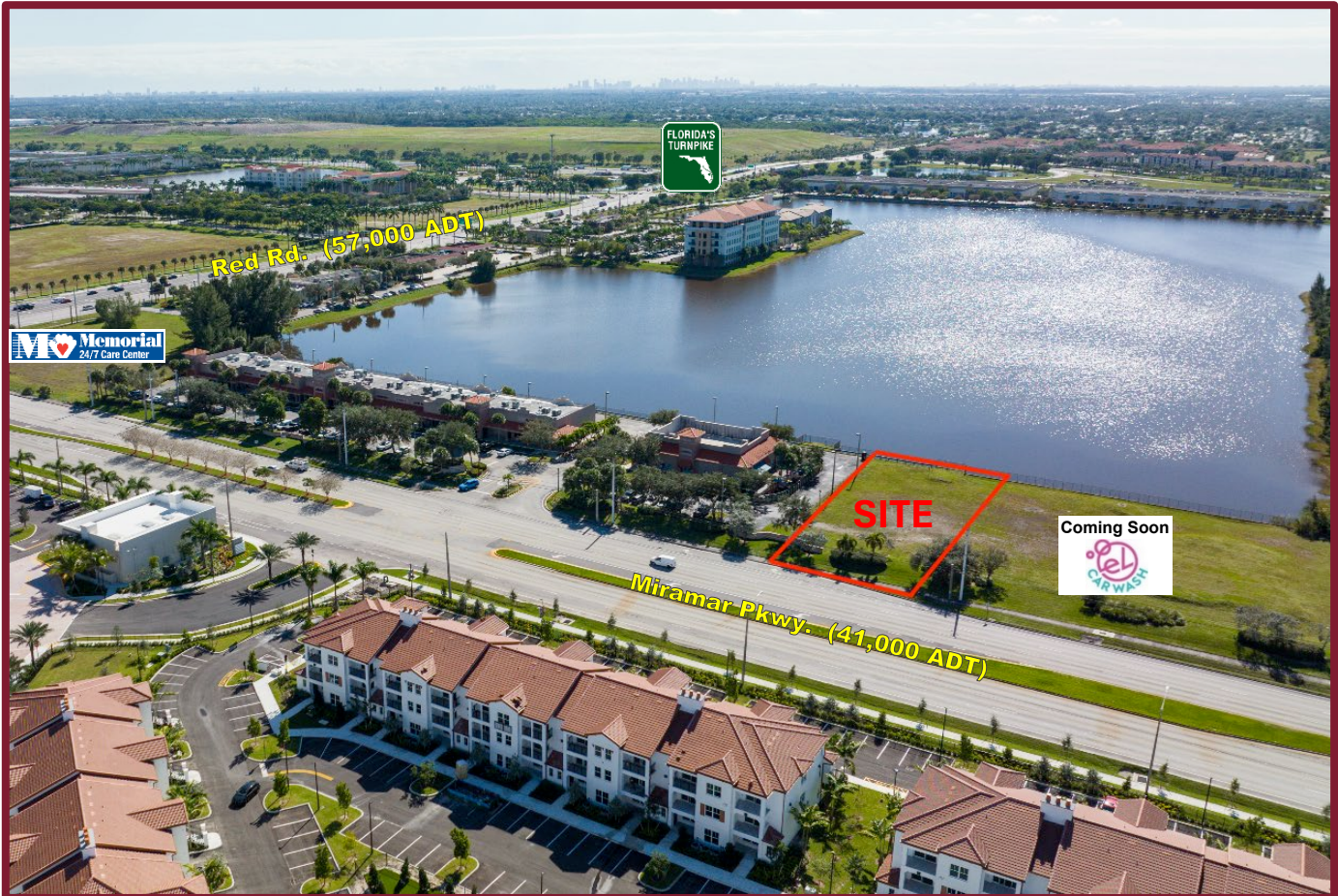


LAND LEASE

Prime Parcel Available

Miramar Parkway & Red Road, Miramar, FL



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

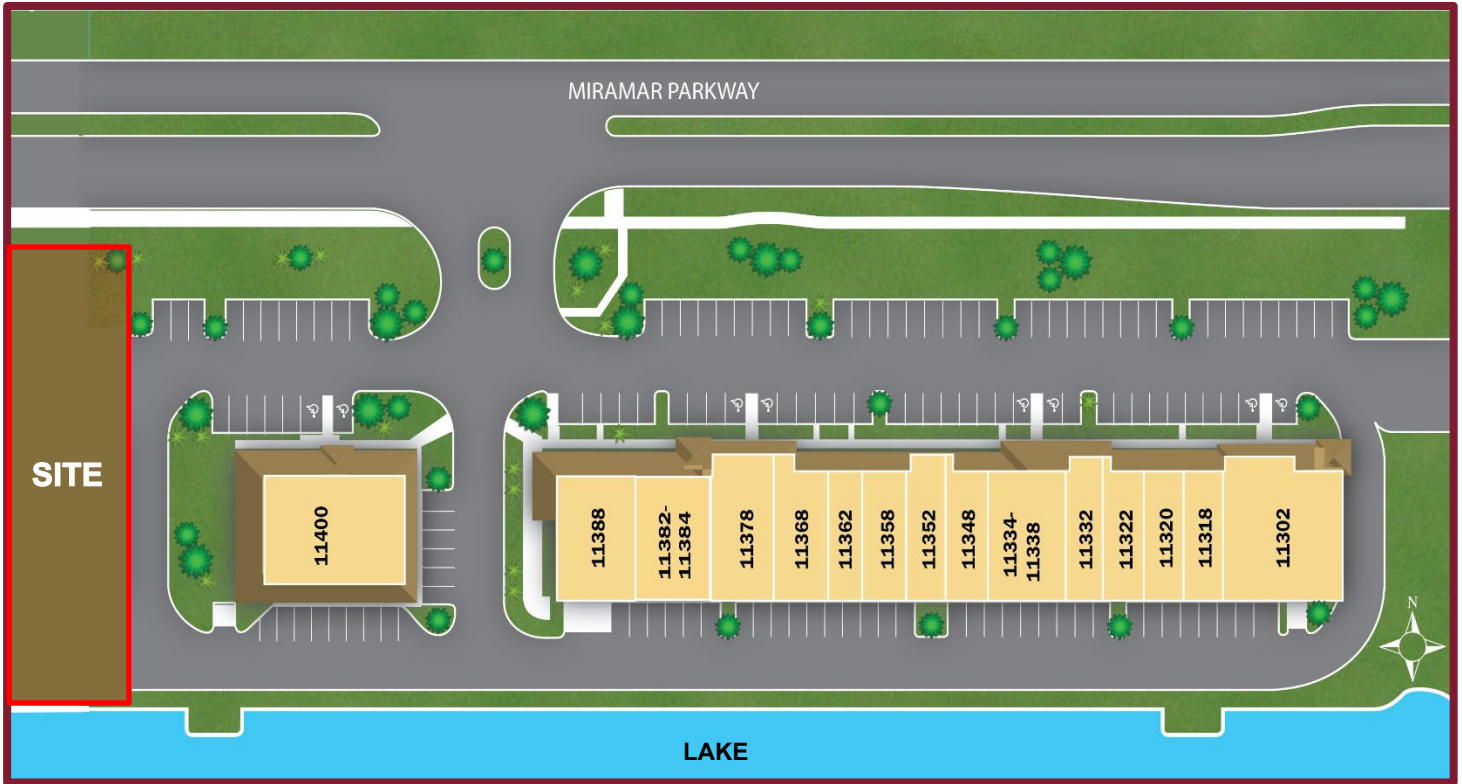
- Finished and permit ready
- No onsite retention required
- Small drive-thru user only (coffee, etc.)
- Traffic Count: 98,000 ± ADT



Population:	1 Mile: 15,166	3 Mile: 188,250	5 Mile: 447,189
Average HH Income:	1 Mile: \$112,384	3 Mile: \$92,931	5 Mile: \$108,492
Daytime Demos:	1 Mile: 15,758	3 Mile: 71,269	5 Mile: 182,401

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.
- Next door to new Memorial Healthcare Systems Emergency Care
- Around the corner from new WSVN Channel 7 & ABC Miami Channel 18 headquarters (opening early 2027)
- 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 development community with 325,000 SF of retail; 110,000 SF Class-A Office; 2,825 contemporary style homes and a 180 key boutique hotel to be completed in 2026.



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