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



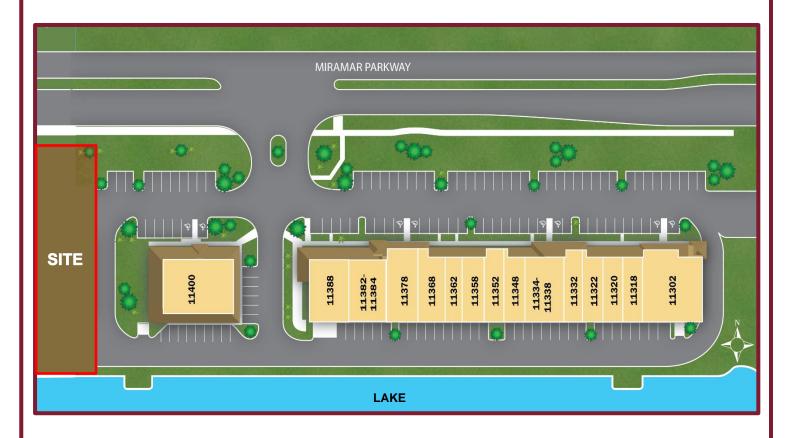
 Population:
 1 Mile: 12,812
 3 Mile: 181,500
 5 Mile: 435,864

 Average HH Income:
 1 Mile: \$96,584
 3 Mile: \$96,082
 5 Mile: \$112,961

 Daytime Demos:
 1 Mile: 16,300
 3 Mile: 70,983
 5 Mile: 179,537

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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; 110,000 SF Class-A Office; 2,825 contemporary style homes and a 180 key boutique hotel to be completed in 2026.

FOR LEASING INFORMATION



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