

# LAND LEASE

## Prime Parcel Available

### Miramar Parkway & Red Road, Miramar, FL



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

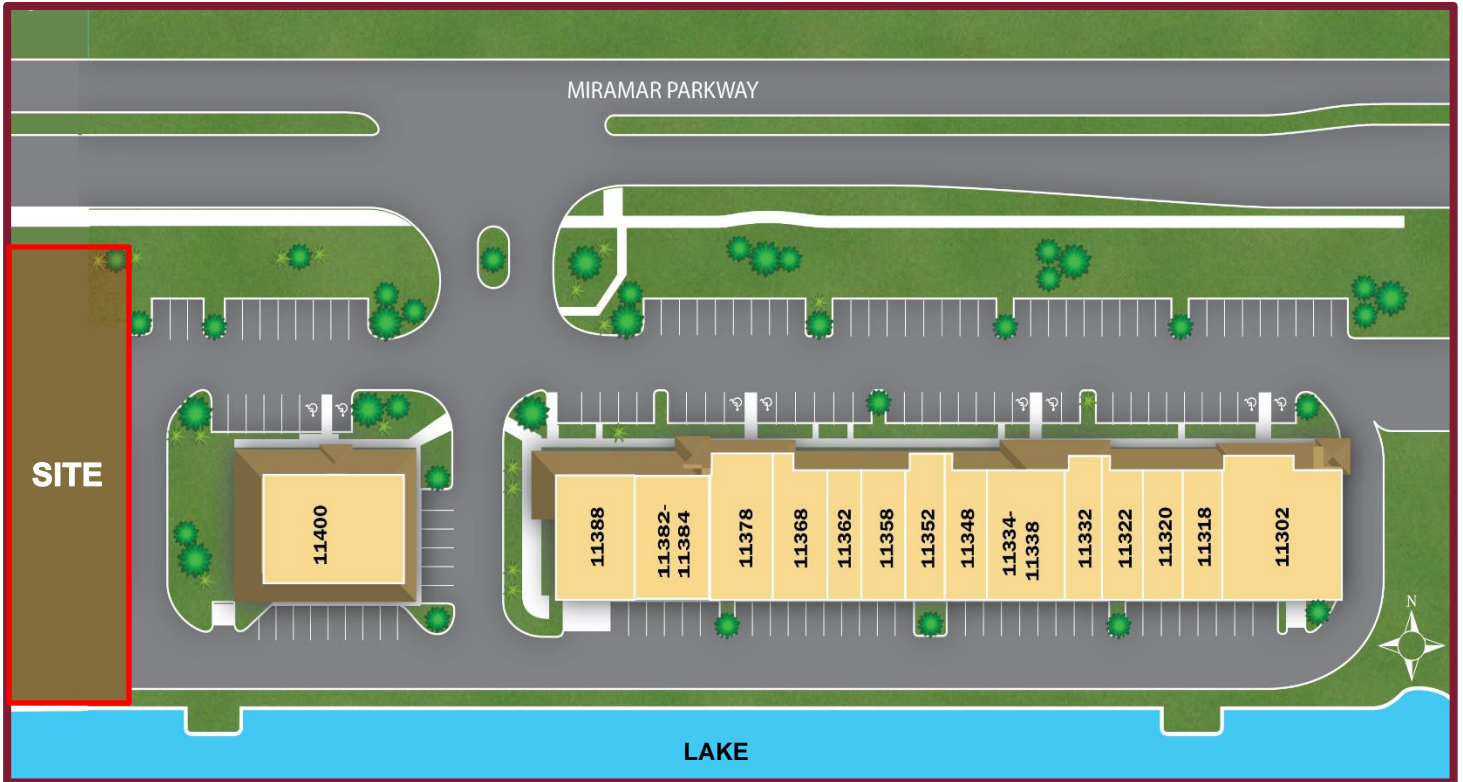
- Finished and permit ready
- No onsite retention required
- Small drive-thru user only (coffee, etc.)
- 86,000 ± ADT



<b>Population:</b>	<b>1 Mile:</b> 12,624	<b>3 Mile:</b> 183,997	<b>5 Mile:</b> 447,856
<b>Average HH Income:</b>	<b>1 Mile:</b> \$74,077	<b>3 Mile:</b> \$69,551	<b>5 Mile:</b> \$80,425
<b>Daytime Demos:</b>	<b>1 Mile:</b> 17,404	<b>3 Mile:</b> 76,930	<b>5 Mile:</b> 192,939

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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, I-75, I-95 and 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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