LAND LEASE
Prime Parcel Available

Miramar Parkway & Red Road, Miramar, FL

Red Rd. (58,000 ADT)

FLORIDA'S TURNPIKE

Under Construction
Memorial 24/7 Care Center

SITE

Coming Soon
CAR WASH

Miramar Pkwy. (40,000 ADT)
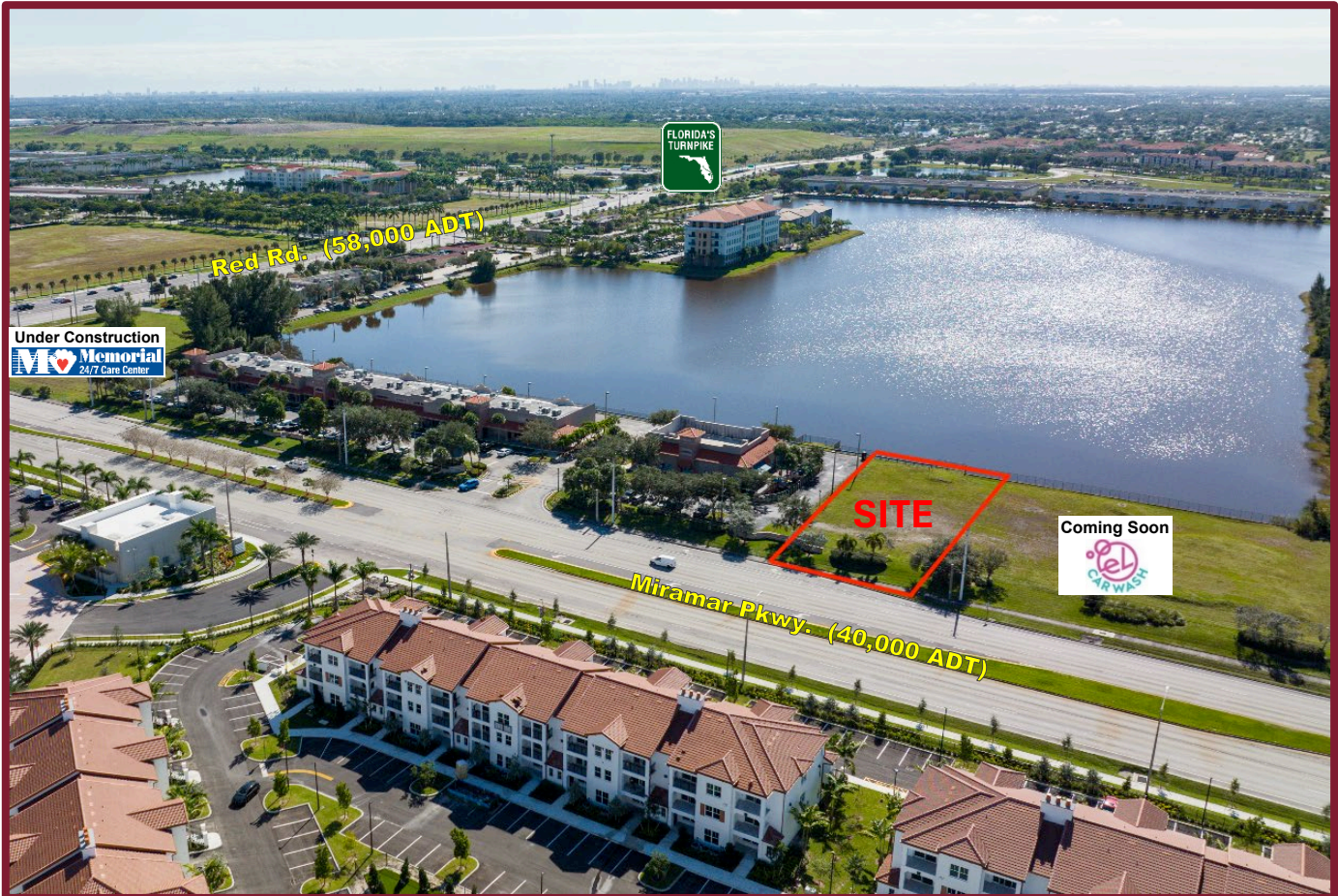
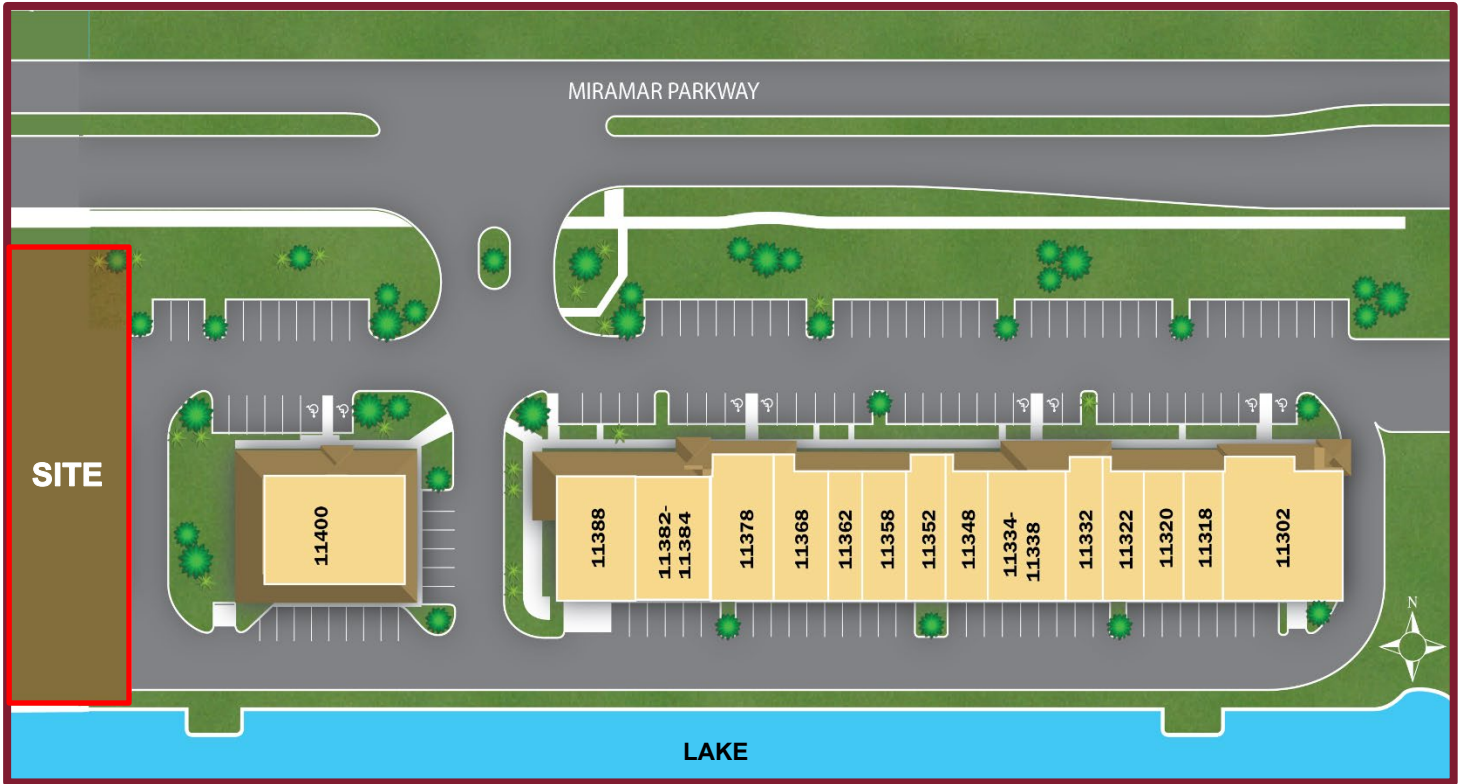**Parcel Size:** 0.48 Acres
(86.75' x 240' = 20,800 SF±)

- **Finished and permit ready**

- **No onsite retention required**

- **Small drive-thru user only (coffee, etc.)**

- **Traffic Count: 98,000 ± ADT**

Population:	1 Mile: 14,194	3 Mile: 187,448	5 Mile: 445,422
Average HH Income:	1 Mile: $111,712	3 Mile: $92,173	5 Mile: $107,389
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

MIRAMAR PARKWAY

SITE

11400

11388 | 11382-11384 | 11378 | 11368 | 11362 | 11358 | 11352 | 11348 | 11334-11338 | 11332 | 11322 | 11320 | 11318 | 11302

N

LAKE

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.

IMA

Retail BROKERS NETWORK