

# COUNTY LINE PLAZA

County Line Road & SW 62<sup>nd</sup> Avenue, Miramar, FL

## FOR LEASE



2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134  
[www.ima-re.com](http://www.ima-re.com) | 305.661.0110

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## Property Highlights:

- New outparcel building: 1,000–9,000 ± SF bays available
- **0.85 Acre land on SEC - Built to suit or ground lease available**
- Centrally located on County Line Road, just one block from State Rd. 7, with close and convenient access to the Florida Turnpike to the west
- Nearby businesses include Ross, DD Discounts, Publix, Subway, Dollar Tree, McDonald's, Wing Stop, KFC, Hyundai, Subaru, Tesla, and many other car dealerships
- Calder Casino and Hard Rock Stadium nearby
- Surrounded by dense established residential communities

Join:  **PRESIDENTE SUPERMARKET**  **DUNKIN'**  **Little Caesars**

## Population

1 Mile: 26,963

3 Miles: 195,731

5 Miles: 547,169

## Avg. HH Income

1 Mile: \$95,584

3 Miles: \$94,093

5 Miles: \$98,375

## Total Employees

1 Mile: 8,132

3 Miles: 70,733

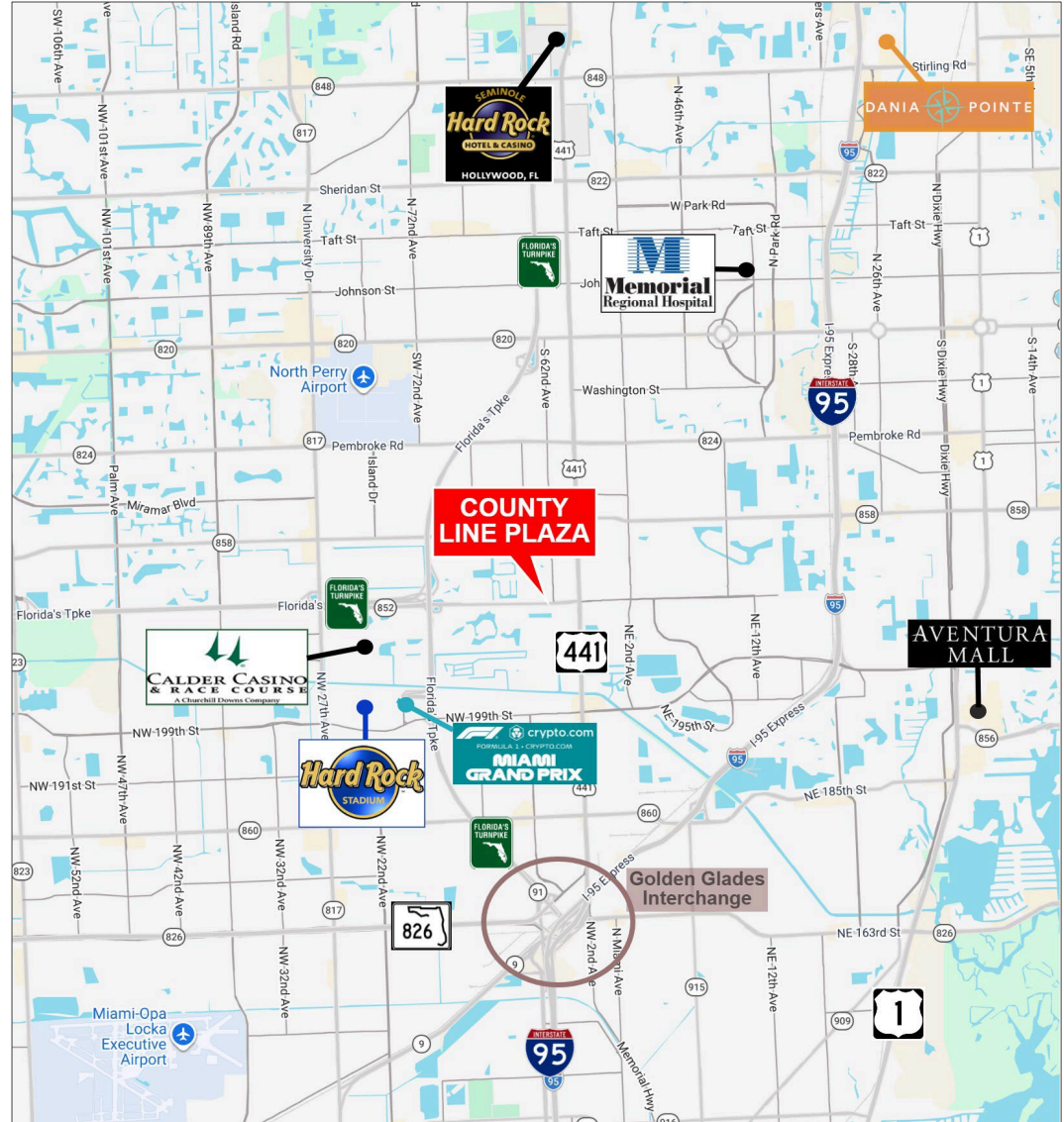
5 Miles: 256,061

## Traffic Counts

County Line Rd. & SW 62nd Ave. 38,500 VPD ±

State Road-7 (441) 52,000 VPD ±

FL Turnpike (west) 82,500 VPD ±



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| BAY #1  | BAY #2                                                                                                | BAY #3                                                                              | BAY #4                                                                                                              | BAY #5 | BAY #6 | BAY #7<br>1954 SF |
|---------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------|--------|-------------------|
| DUNKIN' | <br>Little Caesars |  | <br>ISHINE EVENTS<br>BY MIMI T |        |        |                   |