

OUTPARCEL SPACE CAN  
BE SUBDIVIDED, INLINE  
SPACE AVAILABLE

STELLAR LOCATION  
ON MIRAMAR PARKWAY  
AND FLAMINGO ROAD

# MONARCH TOWN CENTER

NWC FLAMINGO RD & MIRAMAR PARKWAY MIRAMAR, FL



Dan Coyle  
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Building Better Retail Experiences



NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

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## PROPERTY HIGHLIGHTS

# MONARCH TOWN CENTER

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- Join Publix, Ross, Planet Fitness, Chipotle, and BurgerFi
- Outparcel availability
- 3,100 SF retail endcap space available with monument signage
- 1,892 SF available near entrance to Publix
- AADT Miramar Parkway 53,500 cars per day/25,000 Flamingo Road
- Located in Miramar boasting highest average residential rents in Florida
- Signalized NWC of Miramar Parkway and Flamingo Road
- Excellent access and visibility

### DEMOGRAPHICS

2024	1 Mile	3 Mile	5 Mile
Est. Population	20,789	179,159	433,332
Average HH Income	\$96,987	\$74,965	\$84,712
Labor Force	4,892	52,295	126,333

*\*Source: SitesUSA, 2024*

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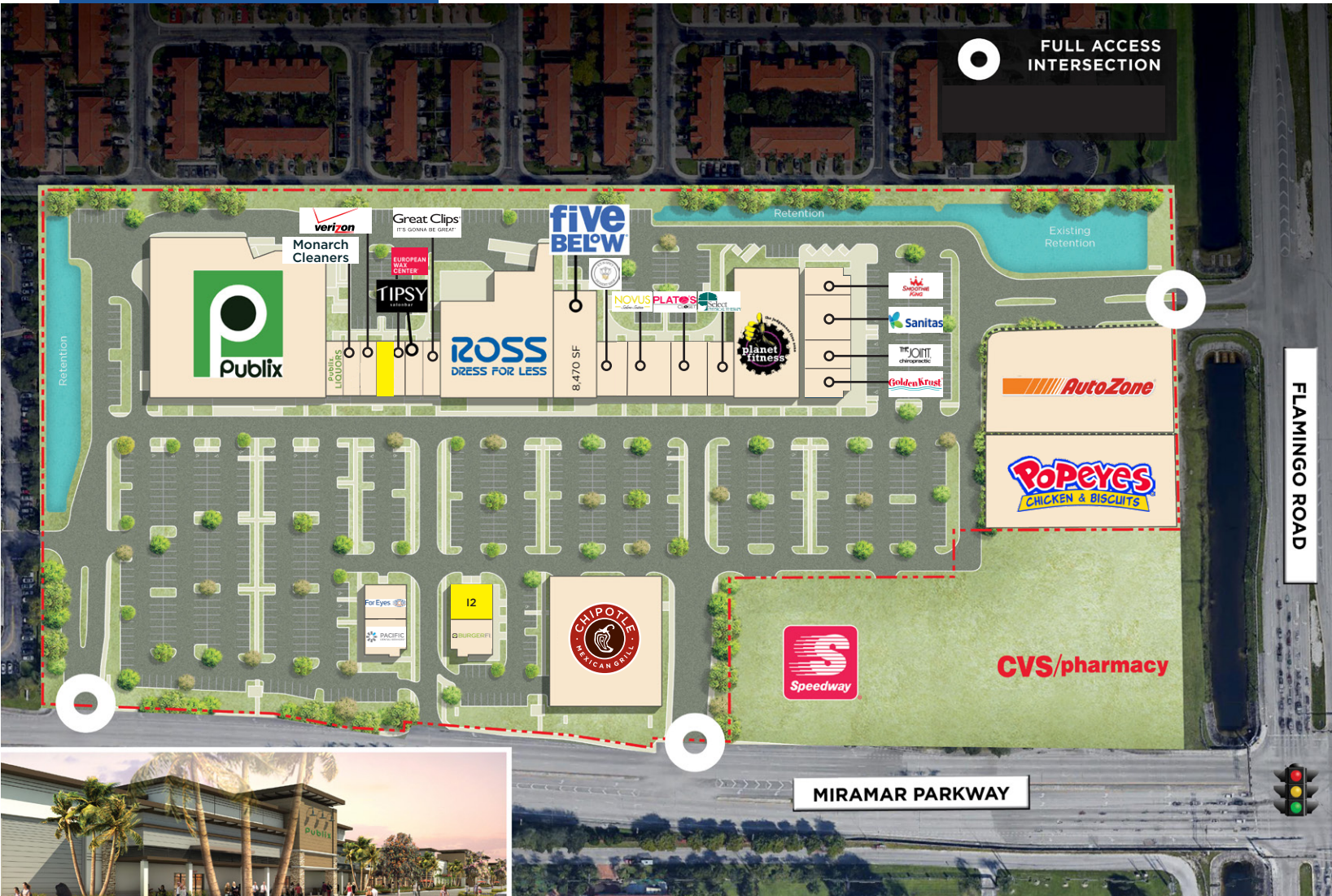
# SITE PLAN

# MONARCH TOWN CENTER

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## TENANT LEGEND

A	Publix - 48,387 SF
B1	Publix Liquor - 1,415 SF
B2	Monarch Cleaners - 1,250 SF
B3	Verizon - 1,275 SF
<b>B4</b>	<b>Available - 1,892 SF</b>
B5	European Wax Center - 1,407 SF
B6	Tipsy Salon - 3,120 SF
B7	Great Clips - 1,050 SF
C	Ross - 25,000 SF
D	Five Below - 8,470 SF
E1	Icy N Spicy - 4,103 SF
E2	Novus Salon Suites - 5,137 SF
E3	Plato's Closet - 3,000 SF
E4	Select Physical Therapy - 1,800 SF
F	Planet Fitness - 16,000 SF
G1	Golden Krust - 2,400 SF
G2	The Joint - 1,560 SF
G3	Sanitas - 5,227 SF
G4	Smoothie King - 1,200 SF
H1	Pacific Dental - 3,500 SF
H2	For Eyes - 2,000 SF
I1	Burger Fi - 2,400 SF
<b>I2</b>	<b>Available - 3,100 SF</b>
OP1	Chipotle
OP2	Autozone
OP3	Popeyes



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# RETAIL AERIAL

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