

# MIRAMAR PARK PLACE

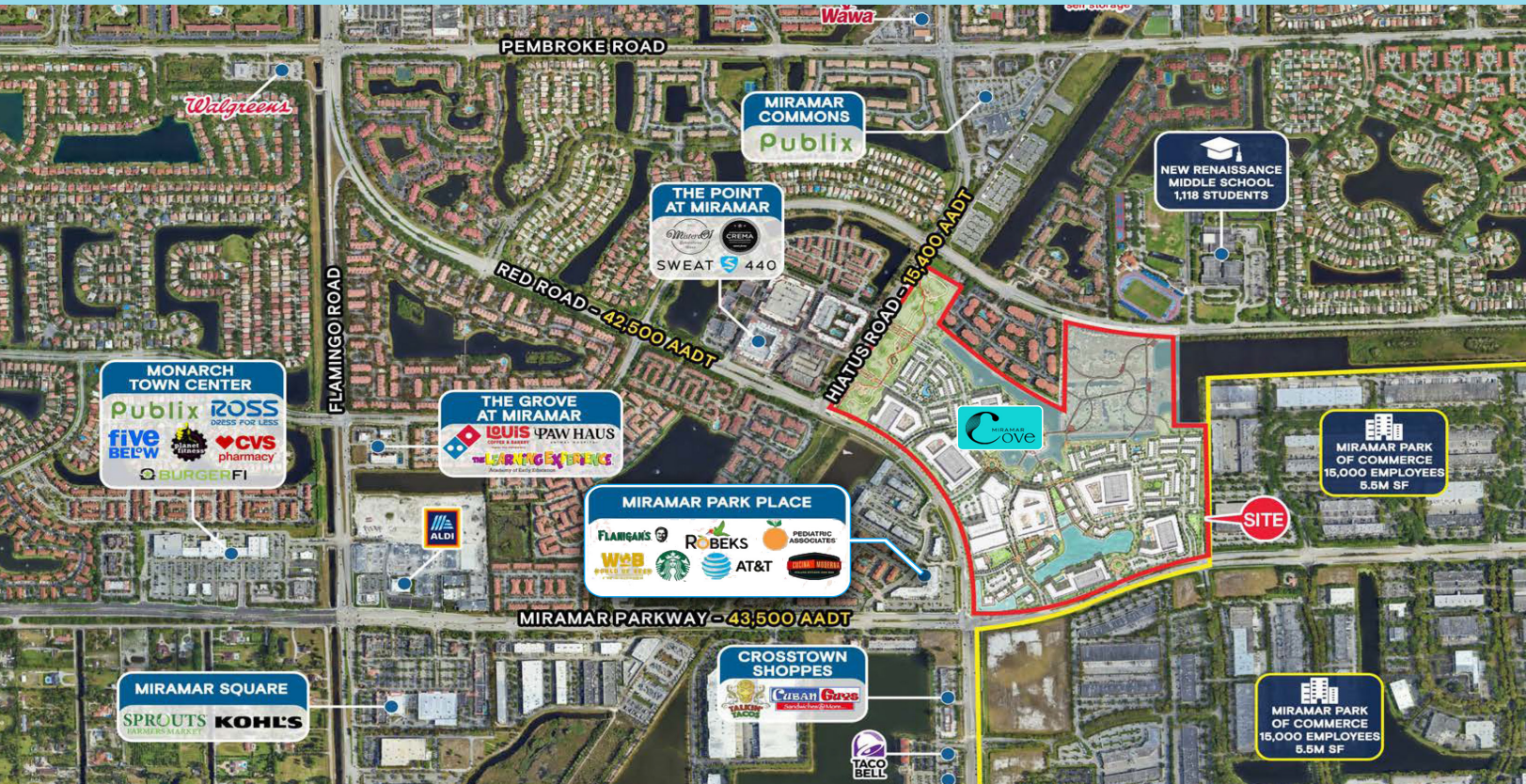


## TENANT LEGEND



BAY	TENANT	SF
<b>11295 MIRAMAR PARKWAY</b>		
	Educational Federal Credit Union	3,850
<b>11225 MIRAMAR PARKWAY</b>		
200	Huey Magoo's Chicken Tenders	2,000
205	Duck Donut	1,283
210	Pediatric Associates	6,004
220	Jersey Mike's Subs	1,200
225	Robeks Fresh Juices & Smoothies	1,200
230	Bubbakoo's Burrito's	1,800
233	Zuru Zuru Ramen	1,235
237	Poke X	1,215
240	The Kebab Shop	2,400
245	Flanigan's Wine & Liquors	2,000
250	Flanigan's Seafood Bar and Grill	6,000
260	Cucina Moderna	5,573
270	Noire The Nail Bar	2,400
275	Dec Dental	1,733
280	Mancave	1,067
285	Smile FX Orthodontics	2,400
295	World of Beer	4,240
<b>2850 RED ROAD</b>		
300	Starbucks	2,500
310	AT&T Authorized Dealer	1,340
320	Freddo Gelato	1,001
<b>330</b>	<b>AVAILABLE</b>	<b>1,545</b>
350	Five Guys Burgers	2,698

# MIRAMAR PARK PLACE



11225 Miramar Parkway  
Miramar, FL 33025

## HIGHLIGHTS

- Excellent visibility with ±300 feet along Miramar Parkway and ±400 feet of along Red Road
- Upscale contemporary design including a community park, water features, and urban art
- Adjacent to the new Miramar Cove 125-acre upscale lifestyle development project to include 400,000 SF of retail, 125,000 SF office and 2,874 contemporary-style homes, opening Q4 2028. (For more info: <https://vimeo.com/1099387014>)
- Just 1/2 mile north of Florida Turnpike Ext. and I-75 interchange is within 3 miles (west on Miramar Road)
- Adjacent to Altra, a 650-unit apartment community
- Trade area includes +12M SF of corporate office and warehouses and Miramar Town Center (City Hall and Cultural Center)

## AVAILABLE SPACE

- 1,545 SF (Suite 330)

## JOIN THESE RETAILERS



## DEMOGRAPHICS\*

	1 MI	3 MI	5 MI
<b>POPULATION</b>	15,738	188,827	445,334
<b>MEDIAN AGE</b>	33	40	39
<b>AHI</b>	\$111,464	\$93,347	\$108,761

\* Estimated 2025. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.

## TRAFFIC COUNTS

- 42,500 on Red Road (north of Miramar Pkwy)
- 43,500 on Miramar Pkwy (west of Red Road)



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