

new development

MIRAMAR PKWY & FLAMINGO RD • MIRAMAR, FL • 33025

PROPERTY HIGHLIGHTS

- New project anchored by proposed ALDI with 650 residential units
- Located on NEC of Miramar Pkwy & Flamingo Rd
- Neighboring tenants include proposed Publix, and Sprouts Farmers Market (*coming soon!*)
- Surrounded by numerous approved residential, office, and mixed-use developments
- Over 2,000 residential units under construction in the immediate area
- Full access from Flamingo Rd and Miramar Pkwy
- Monument signage
- Traffic counts:
25,000 vpd on Flamingo Rd
40,500 vpd on Miramar Pkwy

FOR GROUND LEASE

Hard corner pad site

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	19,900	67,000	181,300
Daytime Pop.	9,000	38,500	103,000
Avg. HH Income	\$88,600	\$69,000	\$71,700



LEASING INFORMATION

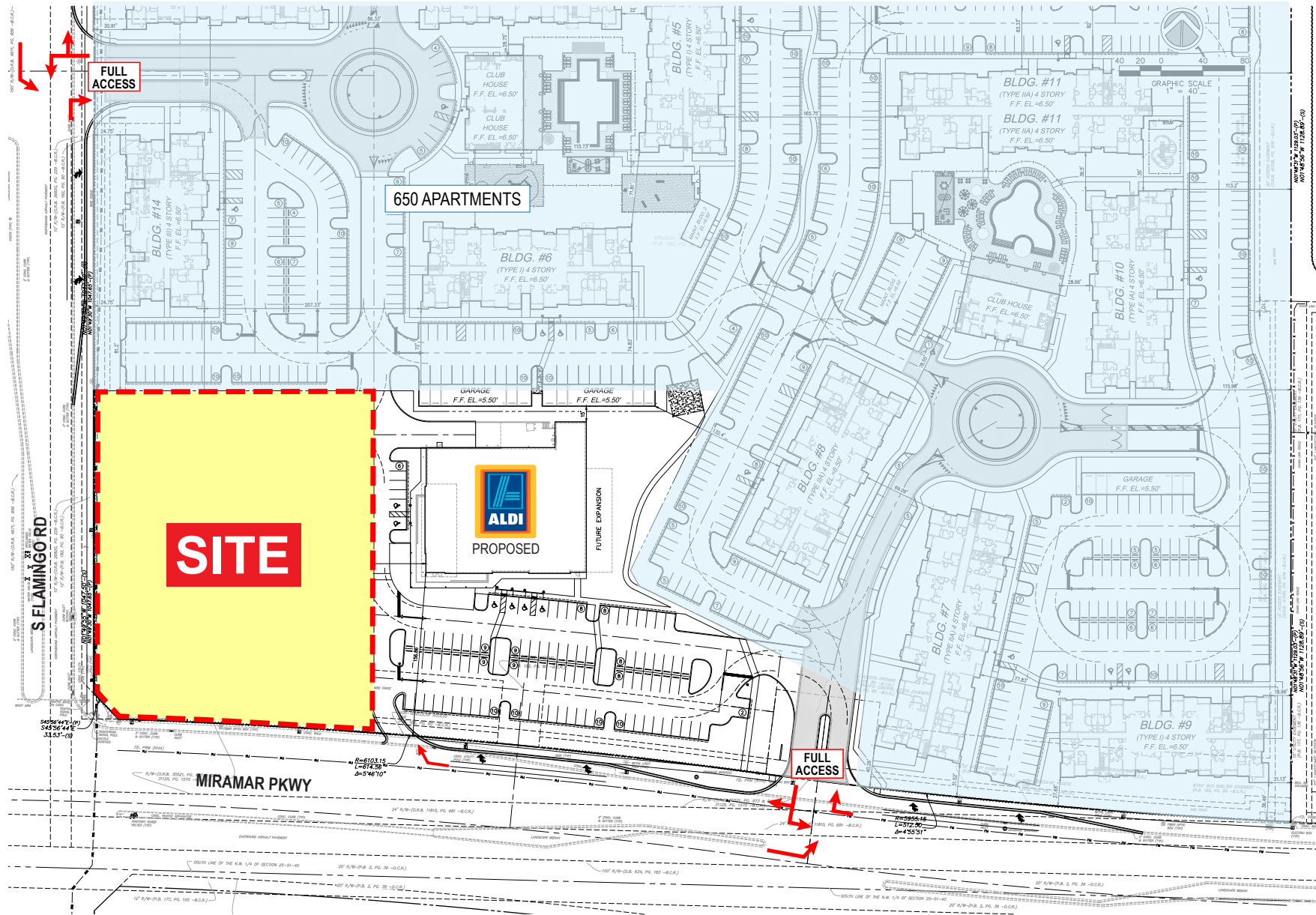
Brian Gelley
305.576.9008 ext. 1
bg@centre-line.com

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CENTRE-LINE

pure retail



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