

PRIME PARCEL AVAILABLE

Miramar Parkway & Red Road, Miramar, FL

FOR LEASE



Josh Baumgard | 786-580-4493 | jbaumgard@ima-re.com

2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
www.ima-re.com | 305.661.0110



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Property Highlights:

- **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.)**
- High visibility at major intersection, with close and convenient access to Florida Turnpike and I-75
- Next door to new Memorial Healthcare Systems Emergency Care
- Around the corner from new WSVN Channel 7 & ABC Miami Channel 18 headquarters (opening early 2027)
- 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

Population

1 Mile: 15,166

3 Miles: 188,250

5 Miles: 447,189

Avg. HH Income

1 Mile: \$112,384

3 Miles: \$92,931

5 Miles: \$108,492

Daytime Population

1 Mile: 15,758

3 Miles: 71,269

5 Miles: 182,401

Traffic Counts

Miramar Parkway

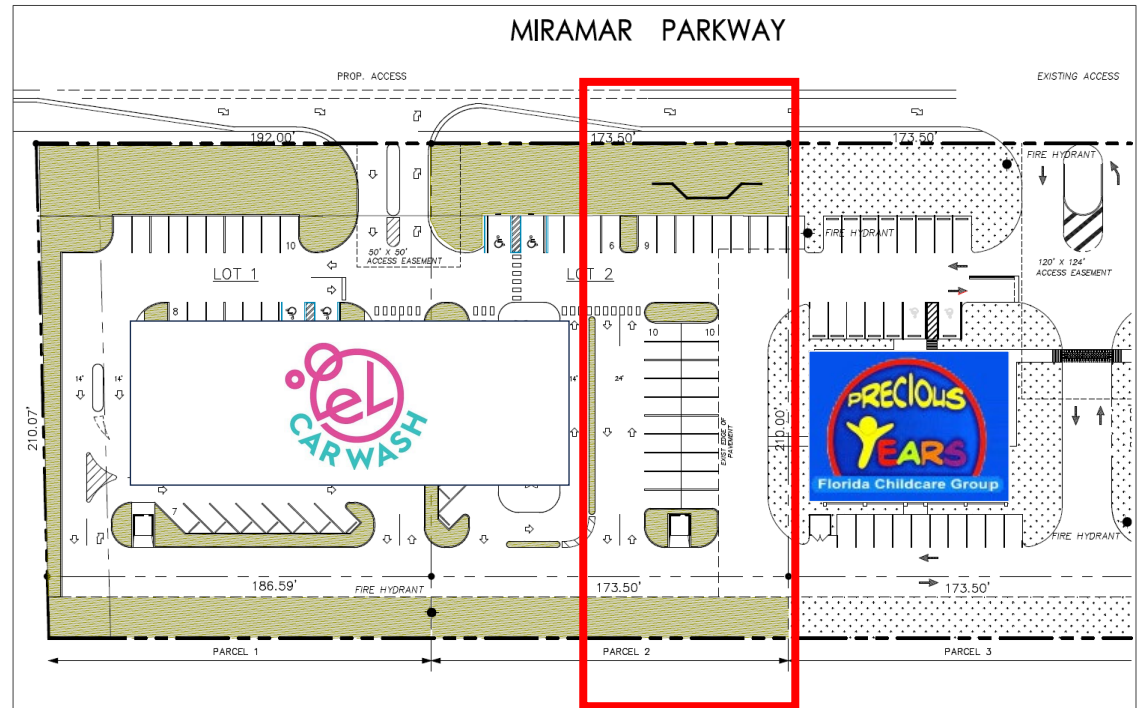
41,000 VPD ±

Red Road

57,000 VPD ±

FL Turnpike

108,500 VPD ±



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