

RETAIL SPACE FOR LEASE

# KINGS PLAZA

7950 Miramar Parkway, Miramar, FL 33023



ENDCAP SPACE WITH 89,000 AADT AT INTERSECTION

**Robert Nuchereo**  
DIRECTOR  
RN@katzretail.com  
(716) 867-5222

EXCLUSIVE RETAIL LEASING  
**KATZ & ASSOCIATES**  
RETAIL REAL ESTATE ADVISORS

**Daniel Solomon, CCIM**  
PRINCIPAL  
danielsolomon@katzretail.com  
(954) 401-2181



# Property Overview

## HIGHLIGHTS

- ±4,500 SF endcap with drive-through lanes available
- Prime Visibility: Exceptional visibility on a high traffic road
- Location: Situated at the intersection of Miramar Parkway and S University Drive, with daily traffic count of 89,000 vehicles
- Access: Convenient access with a right-in entrance for eastbound traffic and signalized intersection allowing for easy left-in access from westbound traffic
- Drive-Through: The space features a multi-lane drive-through
- Ample interior room for a variety of needs
- Vault removed: Former bank removed vault for flexible interior layouts
- Ideal for professionals: This property is ideally suited for various fields, including law firms, insurance agencies, and credit unions
- Convenient parking

## DEMOGRAPHICS

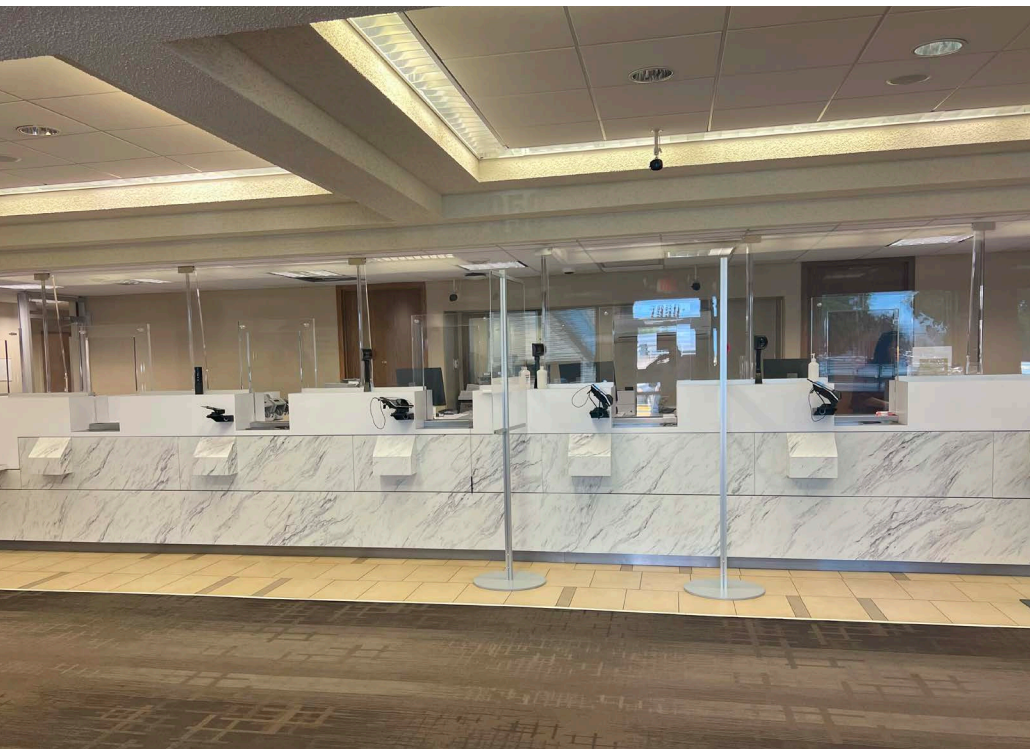
	1 MILE	3 MILES	5 MILES
POPULATION	25,436	186,899	509,451
HOUSEHOLDS	7,959	60,427	174,539
EMPLOYEES	20,349	151,391	415,109
AVERAGE HH INCOME	\$67,436	\$68,668	\$72,771

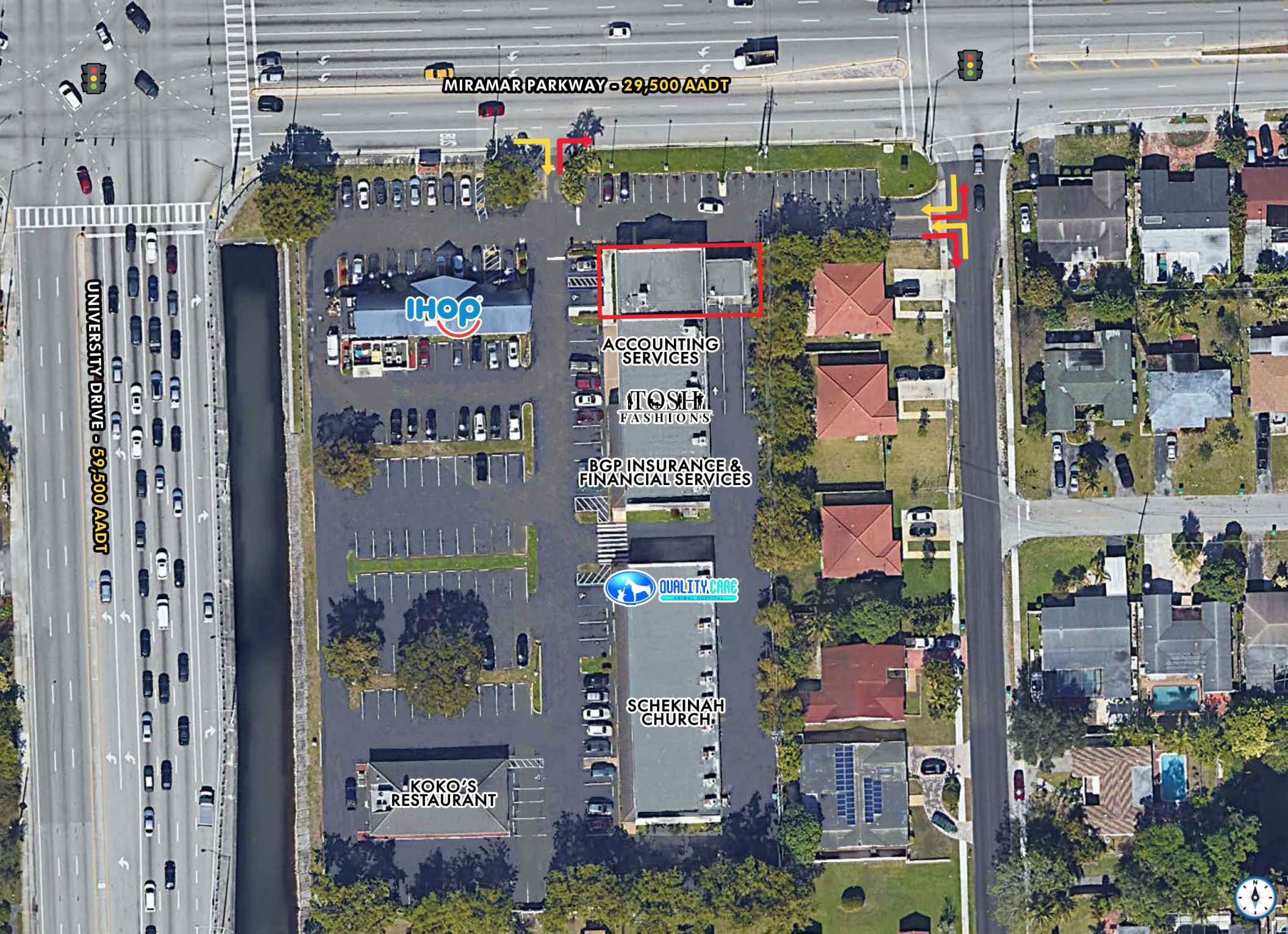
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	84,071	308,609	716,819
HOUSEHOLDS	26,752	102,498	247,823
EMPLOYEES	67,224	250,144	584,580
AVERAGE HH INCOME	\$67,824	\$69,516	\$72,883











MIRAMAR PARKWAY - 29,500 AADT

UNIVERSITY DRIVE - 59,500 AADT

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ACCOUNTING SERVICES

TOSHI FASHIONS

BGP INSURANCE & FINANCIAL SERVICES

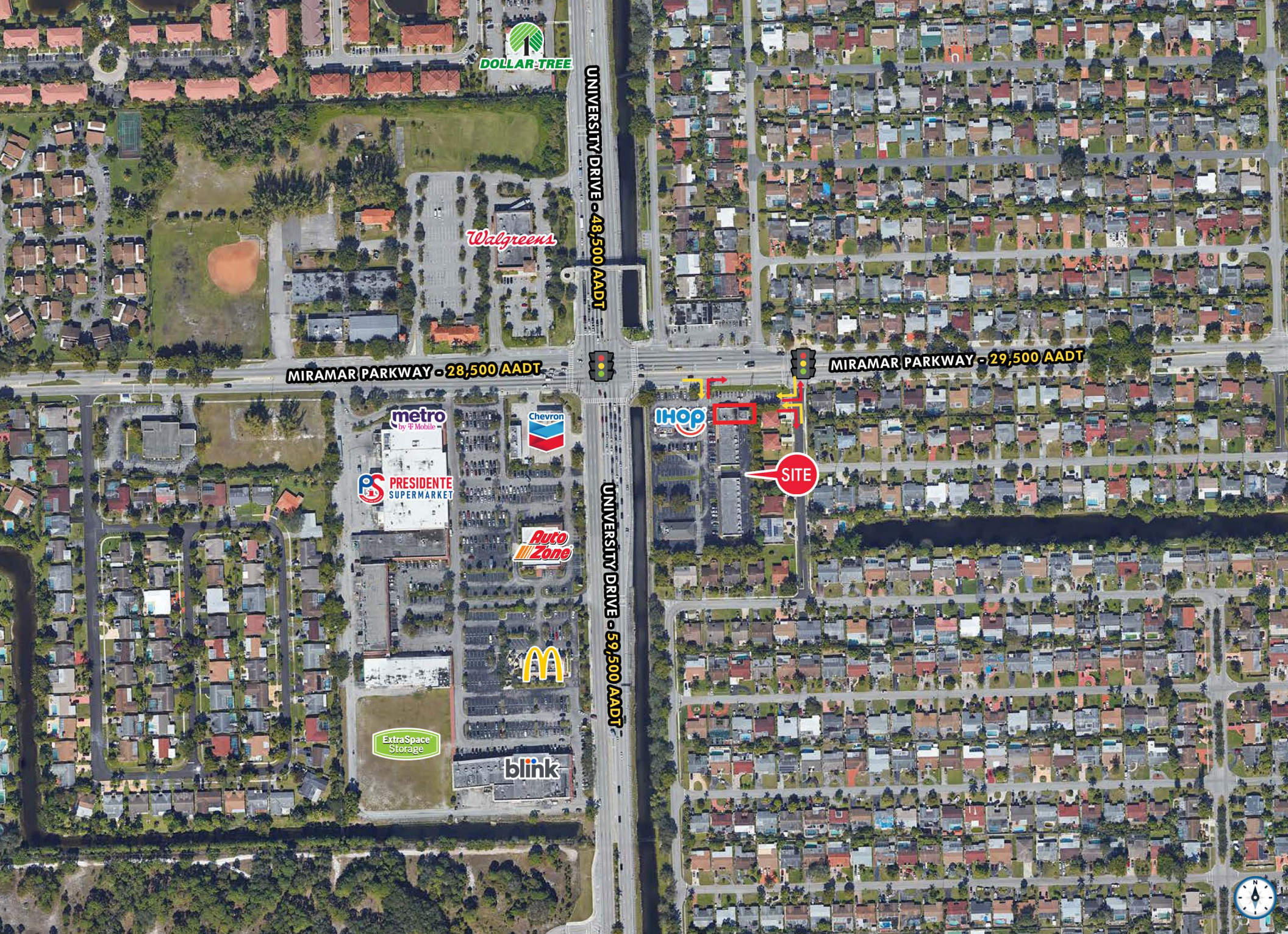


SCHEKINAH CHURCH

KOKO'S RESTAURANT











# Contact Brokers

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