

PRIME BANK SPACE AVAILABLE FOR LEASE

±4,500 SF AVAILABLE

7950 Miramar Parkway, Miramar, FL 33023



ENDCAP SPACE WITH 89,000 AADT AT INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

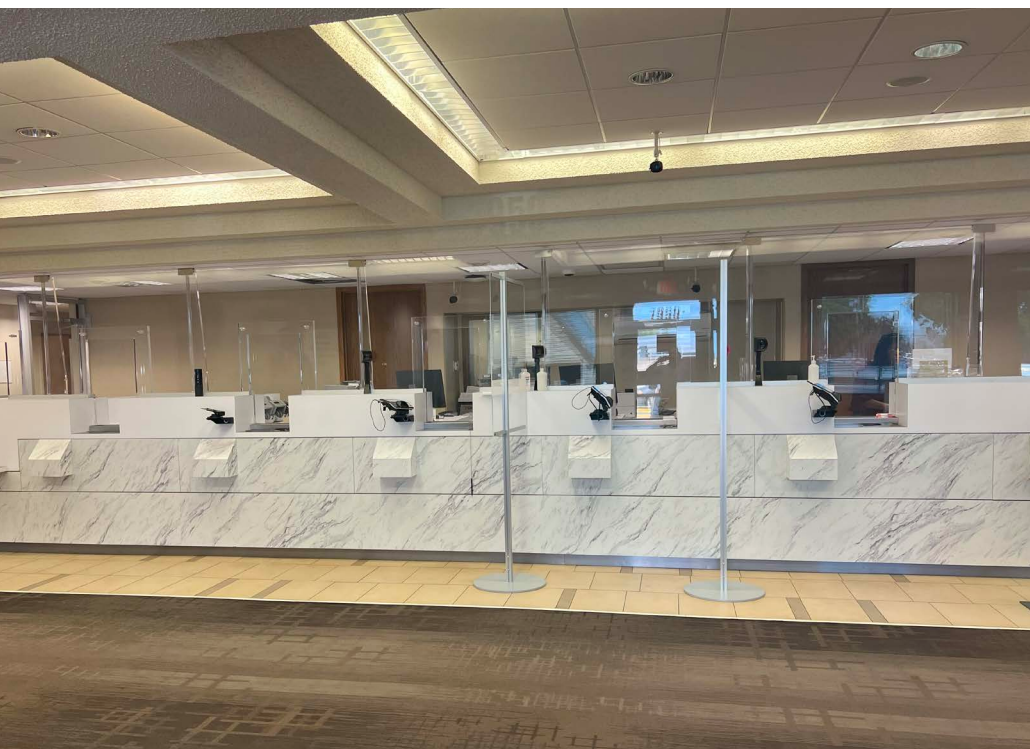
- ±4,500 SF endcap with drive-through lanes available
- Prime Visibility: Exceptional visibility on a high traffic road
- Location: Situated at the intersection of Miramar Parkway and S University Drive, with daily traffic count of 89,000 vehicles
- Access: Convenient access with a right-in entrance 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

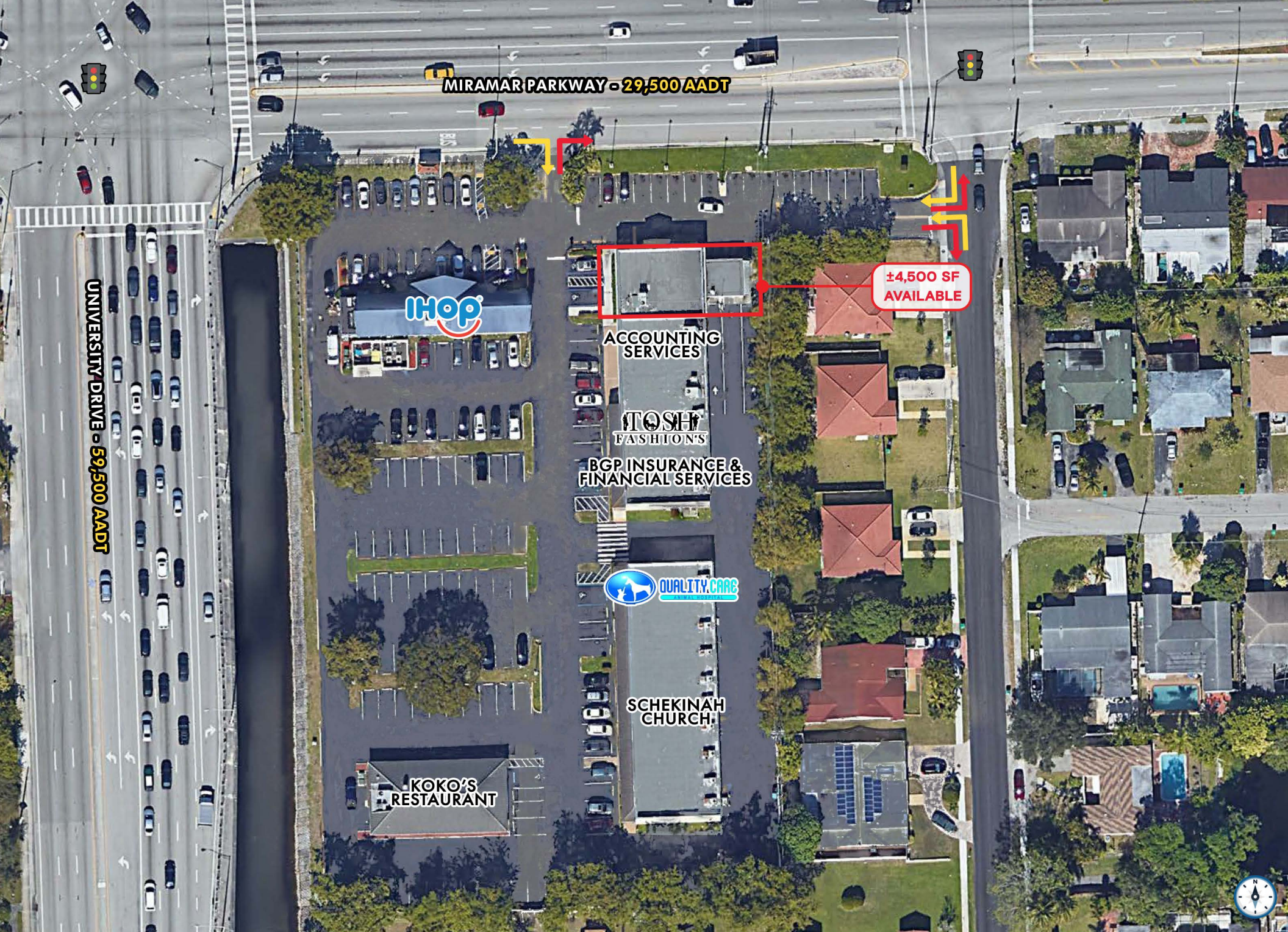
DEMOGRAPHICS

	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

±4,500 SF
AVAILABLE

UNIVERSITY DRIVE - 59,500 AADT

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ACCOUNTING
SERVICES

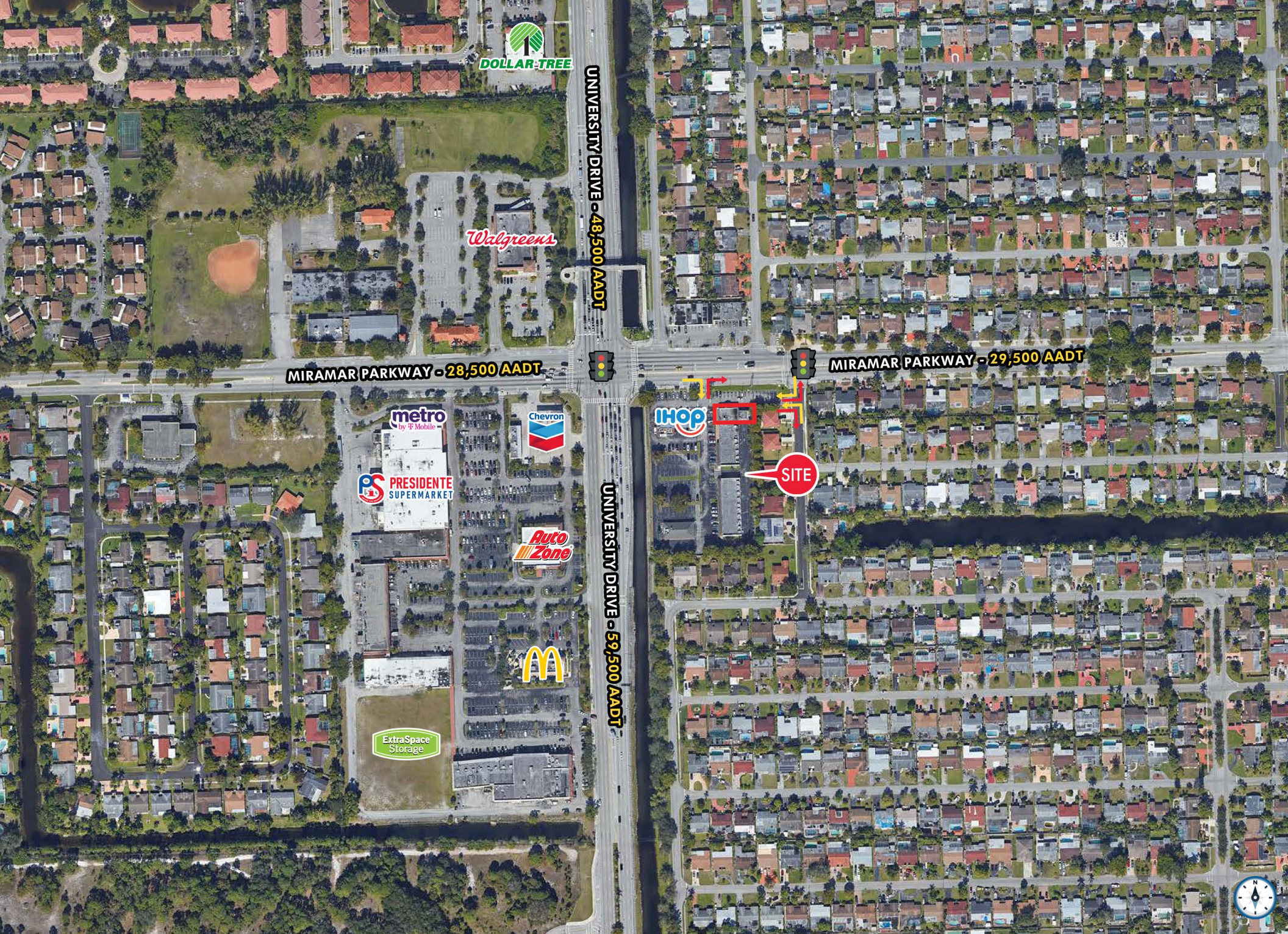
TOSHI
FASHION'S

BGP INSURANCE &
FINANCIAL SERVICES

QUALITY CARE
NAIL SALON & SPA

SHEKINAH
CHURCH

KOKO'S
RESTAURANT



Walgreens

MIRAMAR PARKWAY - 28,500 AADT

MIRAMAR PARKWAY - 29,500 AADT

UNIVERSITY DRIVE - 48,500 AADT

UNIVERSITY DRIVE - 59,500 AADT





Contact Brokers

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