RETAIL REAL ESTATE ADVISORS

RETAIL SPACE FOR LEASE MIRAMAR COVE

NEC OF MIRAMAR PARKWAY & RED ROAD, MIRAMAR, FL 33025 125 ACRE UPSCALE MIXED-USE COMMUNITY



PROPERTY OWNER



COMING 2028

MIRAMAR COVE

AN UPSCALE MIXED-USE COMMUNITY

400K 39,500

125K

2,874

185

2028

SF OF RETAIL **SPACE**

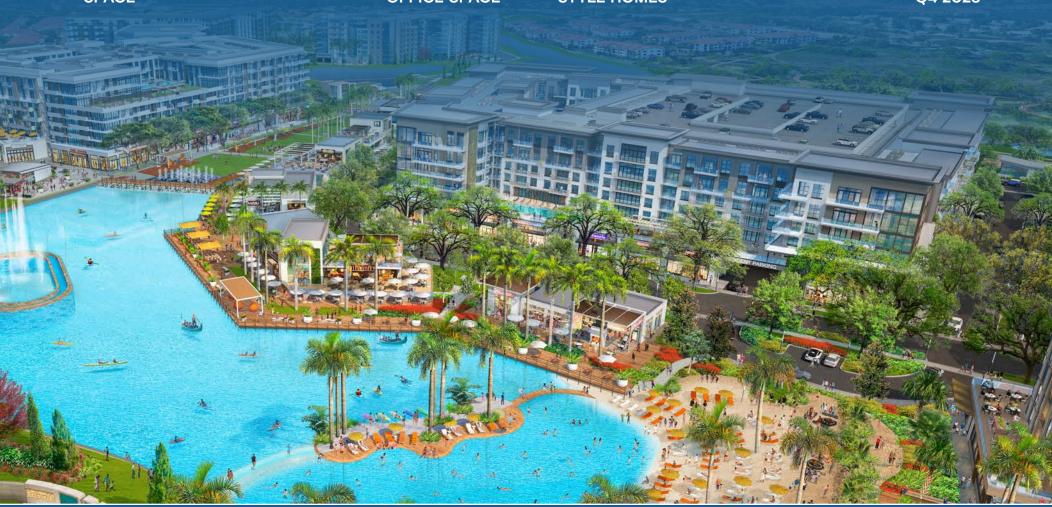
SF GROCER BOX

SF OF CLASS A **OFFICE SPACE**

CONTEMPORARY STYLE HOMES

KEY HOTEL

GRAND OPENING Q4 2028







15 MINUTE DRIVE TIME



600,376 population



\$100,561 average household income



 $493,\!031$ employees



15,000 employees





MIRAMAR COVE KATZ & ASSOCIATES

8,000

RESIDENTS LIVING IN PHASE 1 & PHASE 2

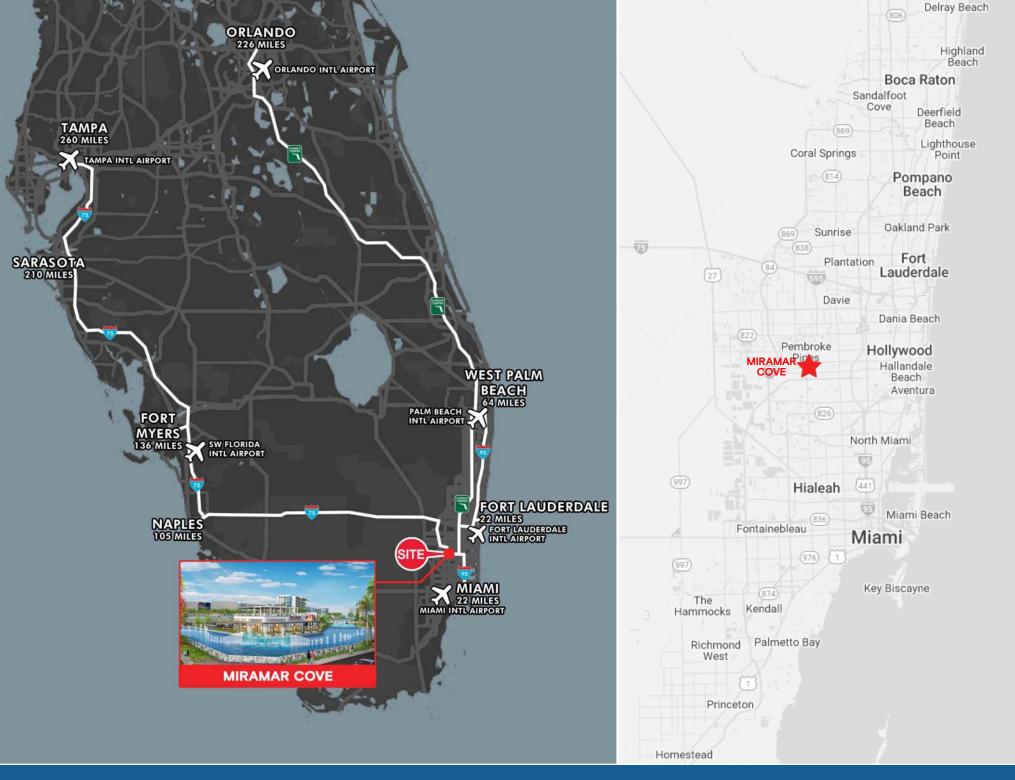
\$150,000

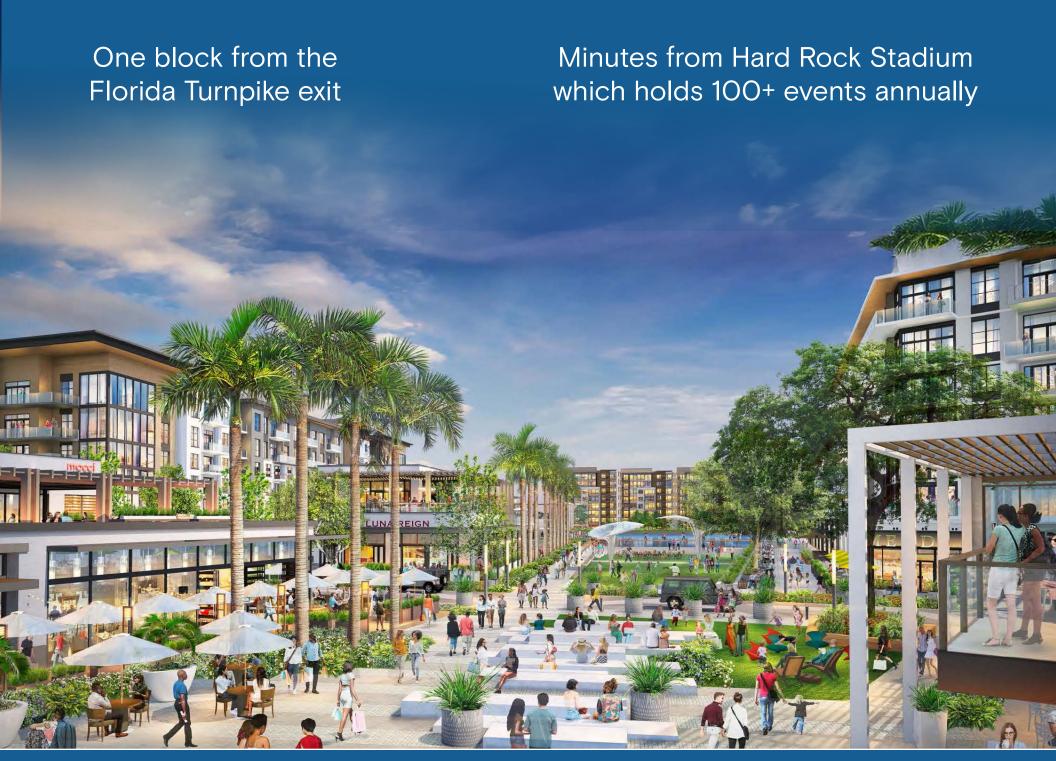
AVERAGE HOUSEHOLD INCOME AT OPENING

25-45

AGE RANGE







MIRAMAR COVE KATZ & ASSOCIATES

Seeking grocer, entertainment, high end retail and all types of restaurant concepts.





KATZ & ASSOCIATES







2







SUNSET SHORE

The Sunset Shore is the place where friends, food, and fun come together. Spend time at the beach club with music, drinks, tacos, dancing, volleyball, and puppies!

LAS BAHIAS

Las Bahias is a premium hospitality and lifestyle experience. Here, luxury is an experience that focuses on chill, over thrill.

THE LIME

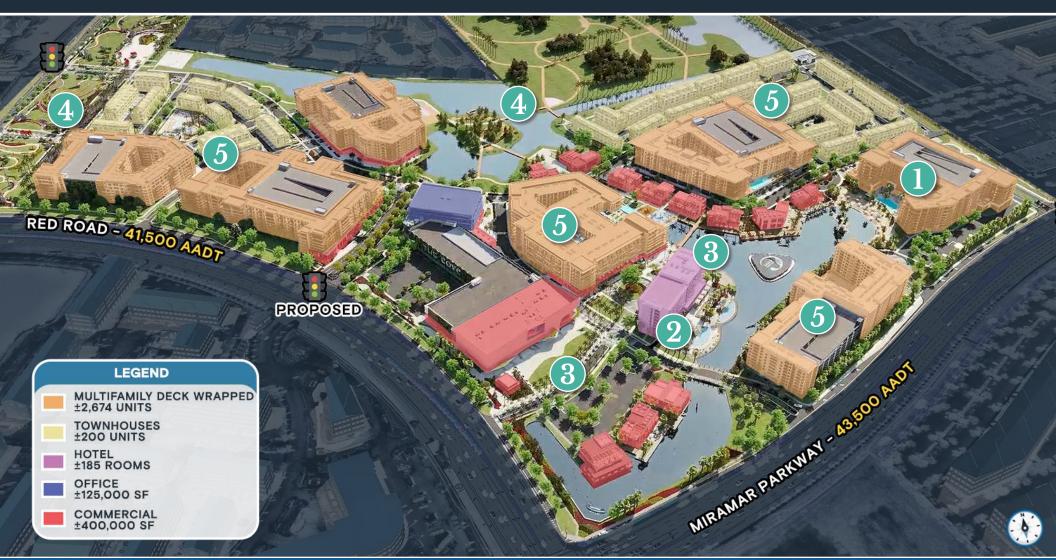
The Lime will become a neighborhood hub, filled with a variety of amenities and all day activities for all ages.

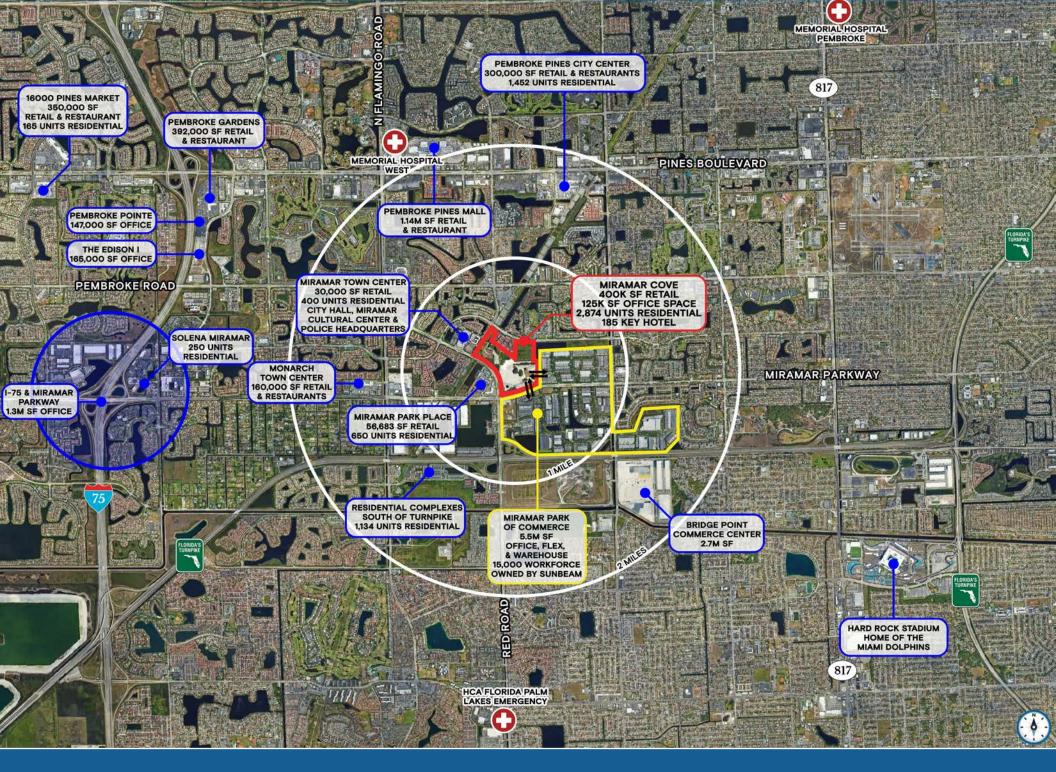
THE PARKS

Visitors will enjoy Founders Park, a 9.5 acre of high-energy space, connected to a regional greenway. Additionally, the Estuary is a 24.4 acre space with nature trails and a 2.1 mile perimeter park/trail loop.

PARKS LIVING

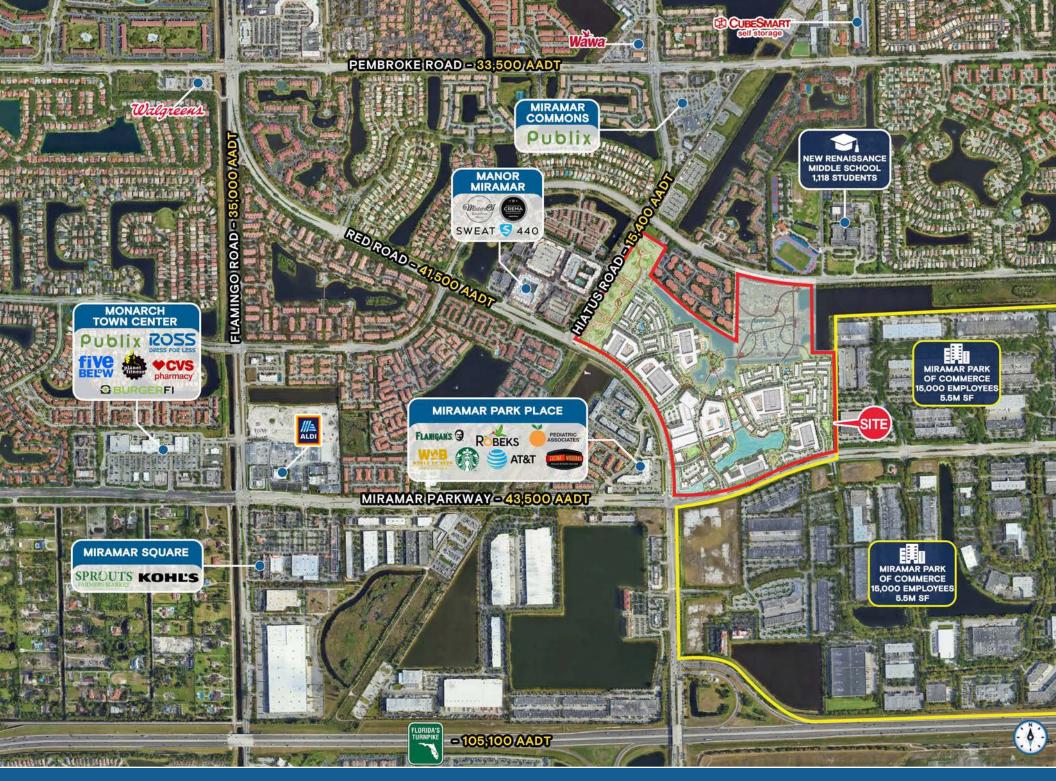
With 2,674 homes, the neighborhood of the Park will be bustling with daily life. The community will have a range of cultures and ages, and be anything but homogeneous.













C V C

SUNBEAM

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