

RETAIL  
SPACE  
FOR  
LEASE

# MIRAMAR COVE

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



CLICK TO VIEW  
LISTING VIDEO



MIRAMAR  
COVE

MOJOKO

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

COMING 2028

  
**SUNBEAM**  
PROPERTY OWNER

# MIRAMAR COVE

AN UPGRADE MIXED-USE COMMUNITY

400K

SF OF RETAIL  
SPACE

39,500

SF GROCER BOX

125K

SF OF CLASS A  
OFFICE SPACE

2,874

CONTEMPORARY  
STYLE HOMES

185

KEY HOTEL

2028

GRAND OPENING  
Q4 2028



# DEMOGRAPHICS

## DISTANCE

### 1 MILE

POPULATION	13,973
HOUSEHOLDS	5,163
EMPLOYEES	11,207
AVERAGE HH INCOME	\$106,599

### 3 MILES

POPULATION	187,087
HOUSEHOLDS	67,856
EMPLOYEES	155,178
AVERAGE HH INCOME	\$86,223

### 5 MILES

POPULATION	463,381
HOUSEHOLDS	157,016
EMPLOYEES	380,939
AVERAGE HH INCOME	\$99,107

## DRIVE TIME

### 5 MINUTES

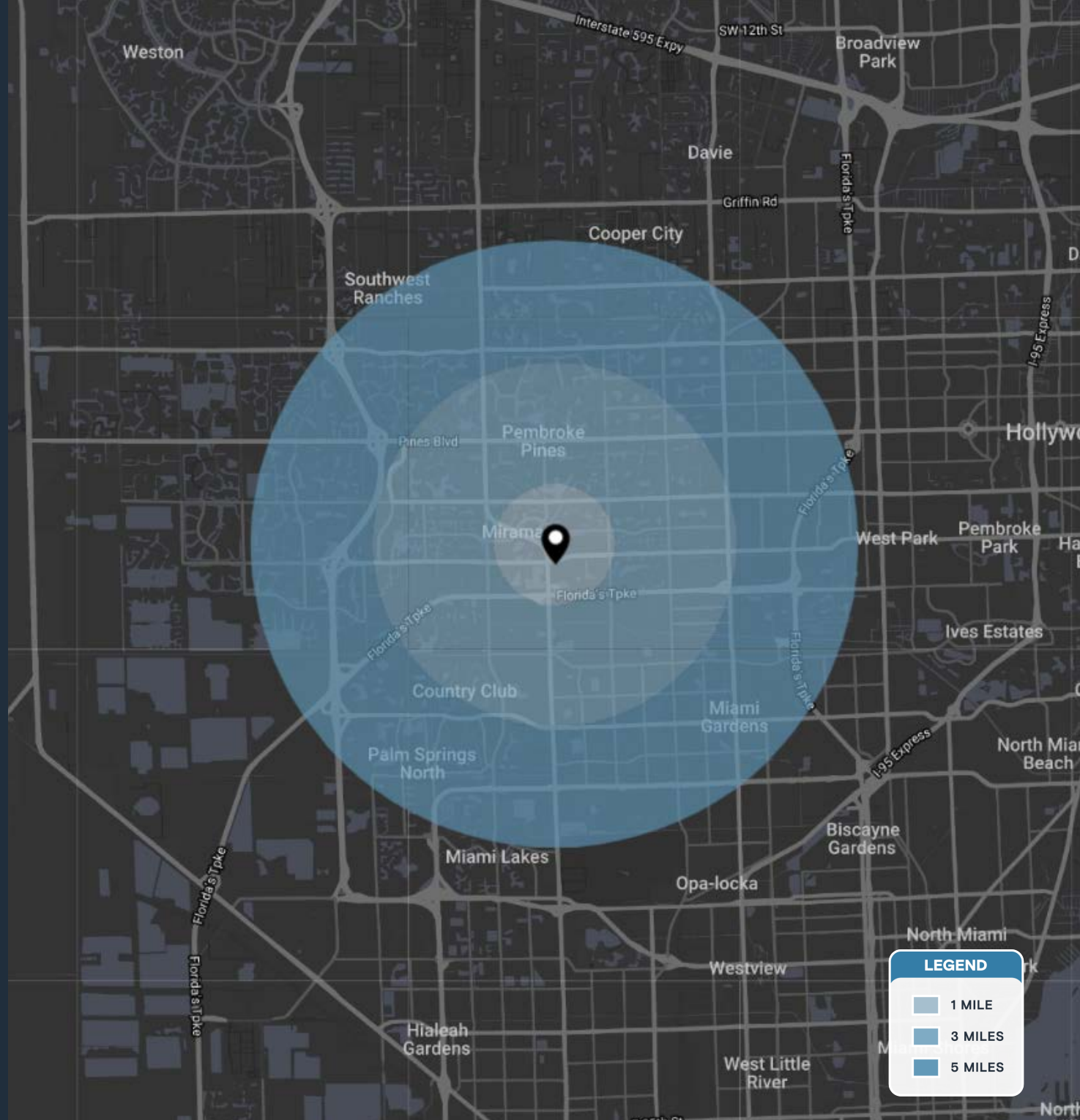
POPULATION	46,571
HOUSEHOLDS	16,883
EMPLOYEES	37,713
AVERAGE HH INCOME	\$95,019

### 10 MINUTES

POPULATION	294,004
HOUSEHOLDS	102,876
EMPLOYEES	242,239
AVERAGE HH INCOME	\$88,745

### 15 MINUTES

POPULATION	600,376
HOUSEHOLDS	202,406
EMPLOYEES	493,031
AVERAGE HH INCOME	\$100,561



**LEGEND**

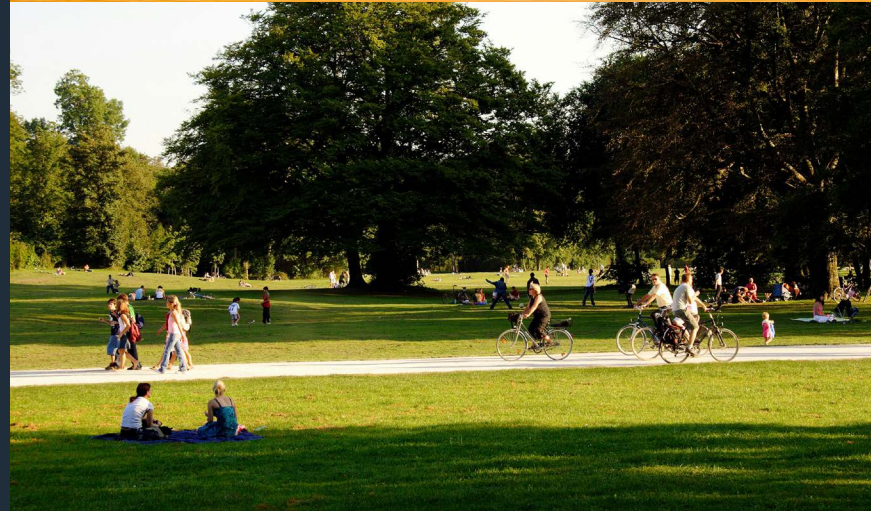
1 MILE

3 MILES

5 MILES

Visitors will enjoy over 40 acres of open space including an active village green and Founder's Park, 9.5 acres of high-energy space, connected to a regional greenway and a 2.1 mile perimeter park/trail loop.







Surrounded by beautiful open water, visitors of all ages can enjoy water activities throughout the property.







461,542  
people within  
5 miles and  
362,073  
daytime  
population



One block  
from the  
Florida  
Turnpike exit



Minutes from  
Hard Rock  
Stadium

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





1

## 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!

2

## LAS BAHIAS

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

3

## THE LIME

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

4

## THE PARKS

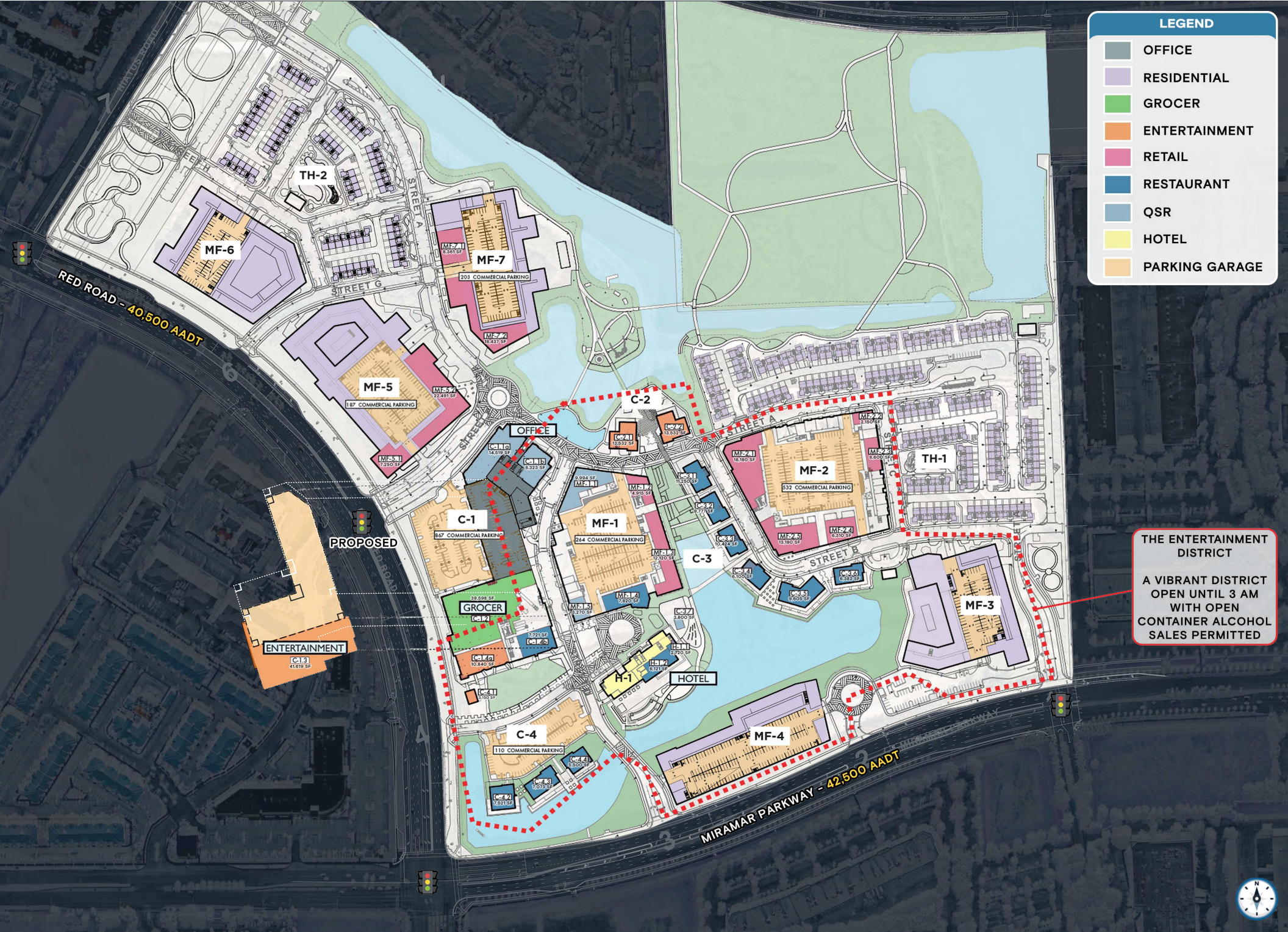
Visitors will enjoy Founders Park, a 9.5 acre of high-energy space, connected to a regional greenway. Additionally, the Estuary is a 24.4 acre space with nature trails and a 2.1 mile perimeter park/trail loop.

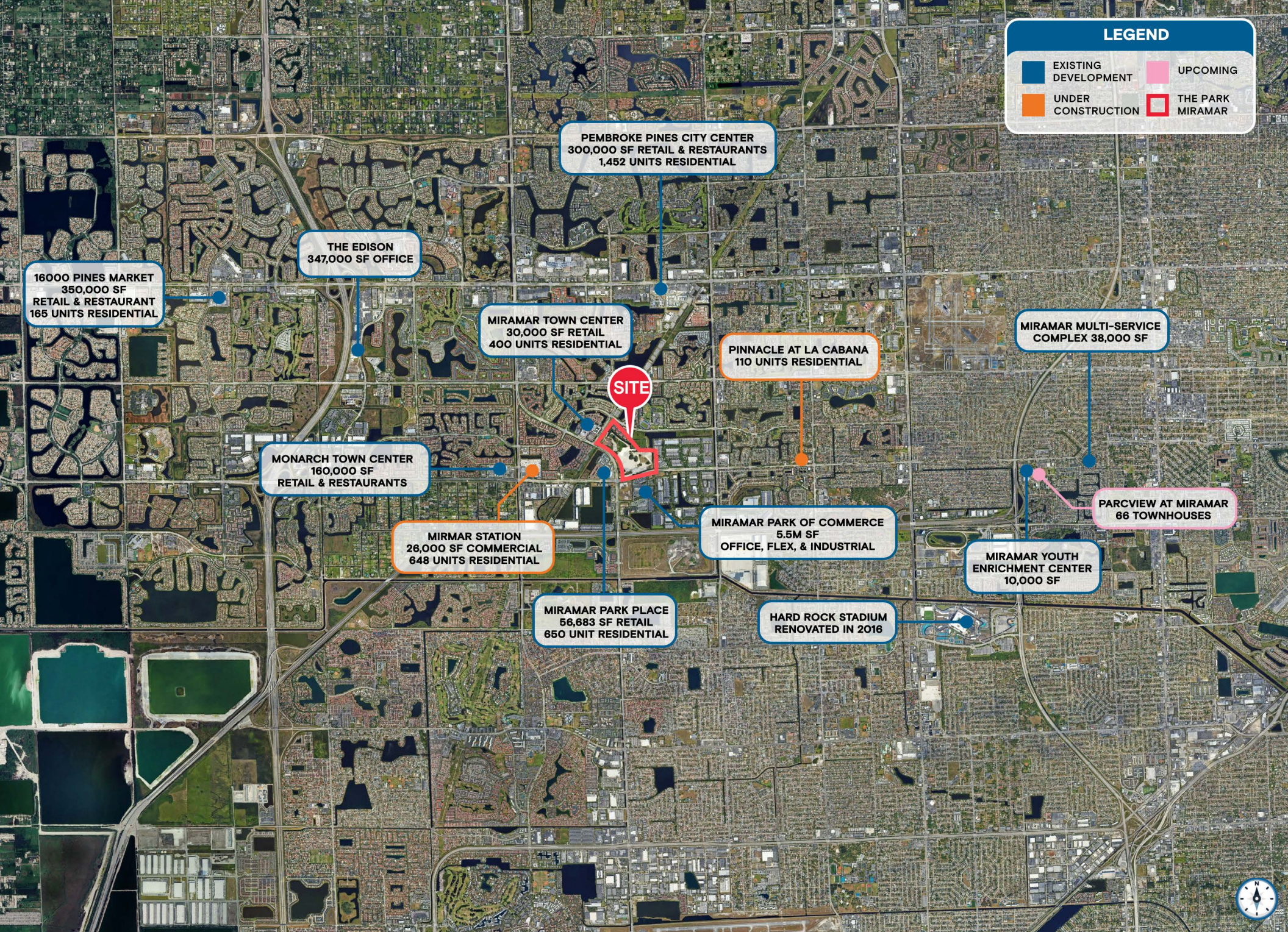
5

## PARKS LIVING

With 2,874 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.









MIRAMAR COVE  
BY



## Contact Brokers

**Jennifer Houston**

SENIOR DIRECTOR

jenniferhouston@katzretail.com

(561) 400-4675

**Jon Cashion**

PRINCIPAL

joncashion@katzretail.com

(561) 302-7071

**Daniel Solomon, CCIM**

PRINCIPAL

danielsolomon@katzretail.com

(954) 401-2181



**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 03.21.25