

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

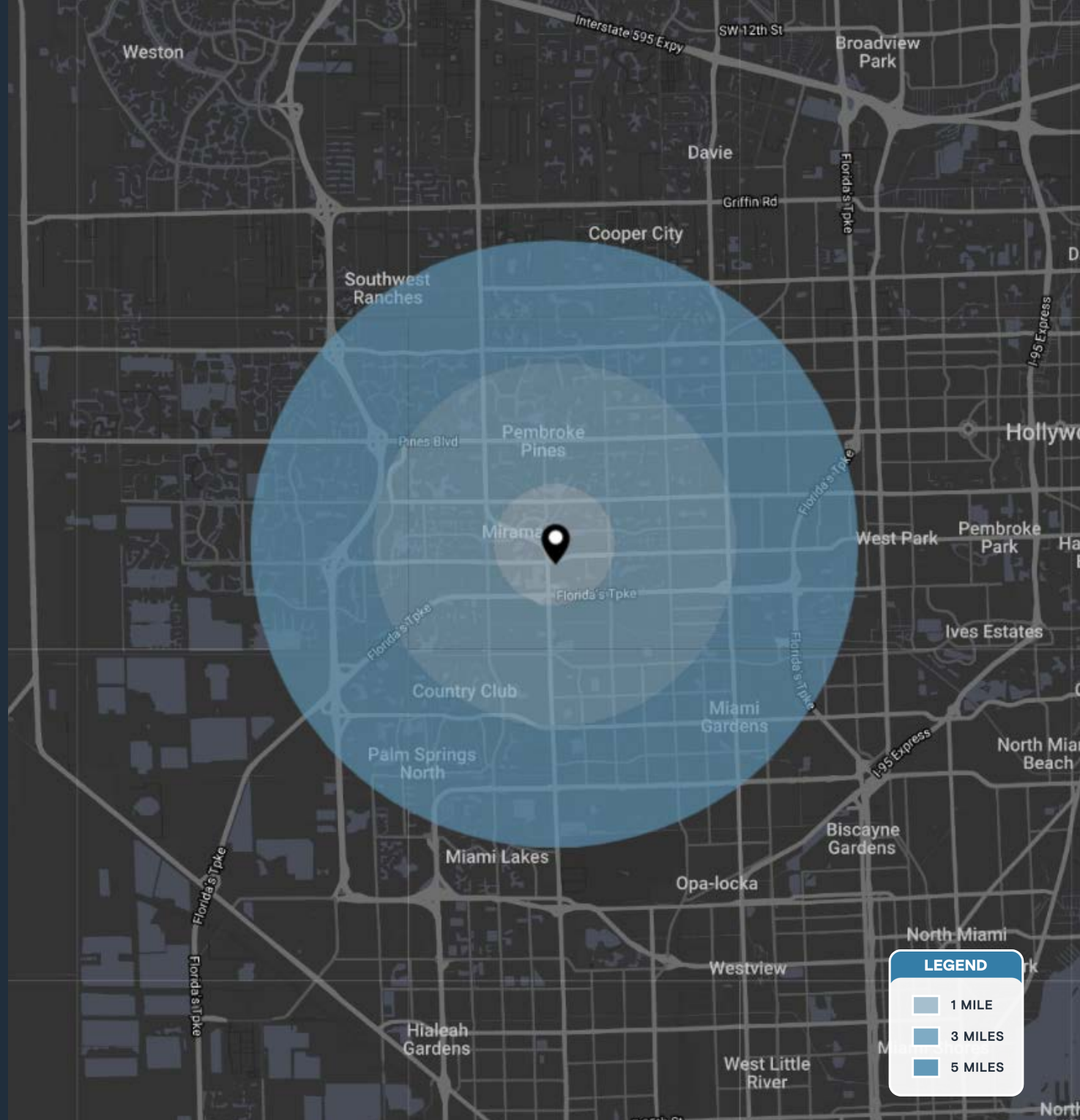
POPULATION	46,571
HOUSEHOLDS	16,883
EMPLOYEES	37,713
AVERAGE HH INCOME	\$95,019

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

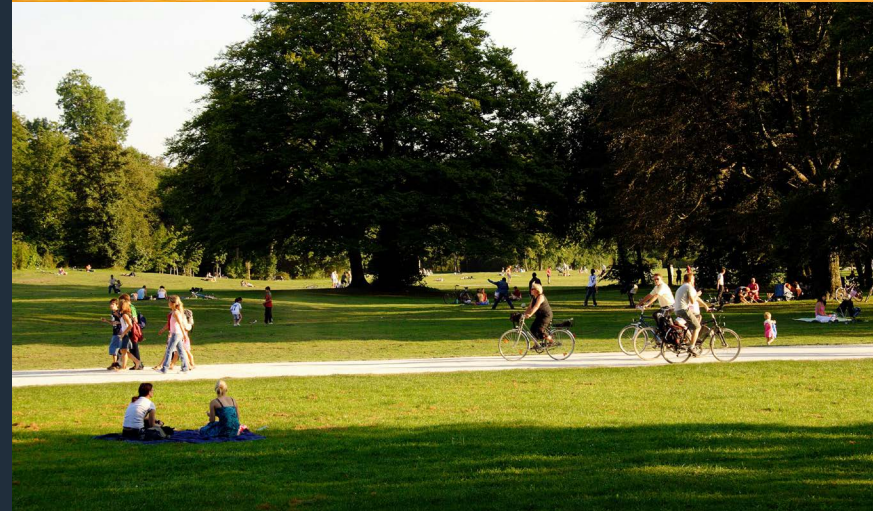


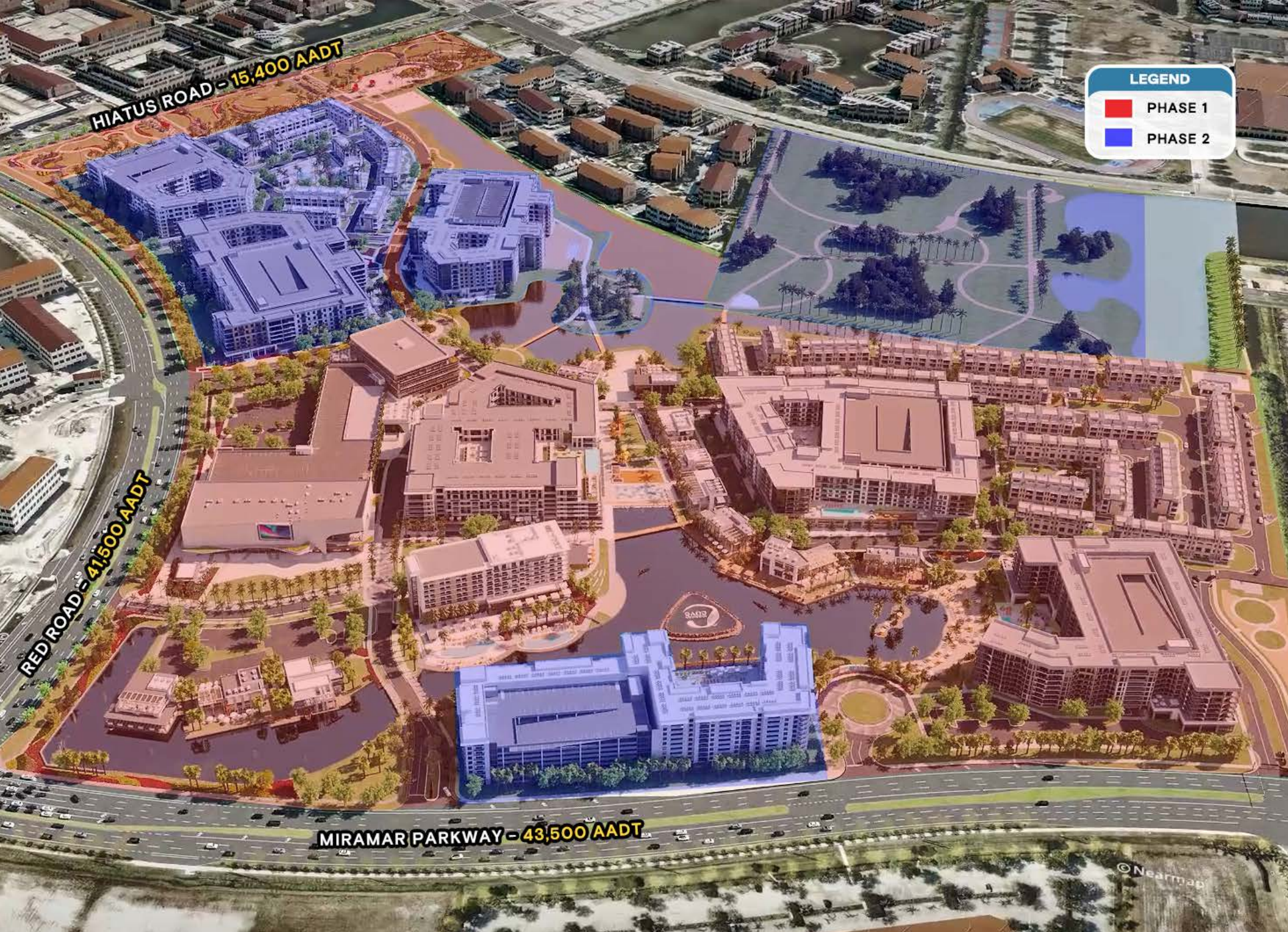
LEGEND

1 MILE

3 MILES

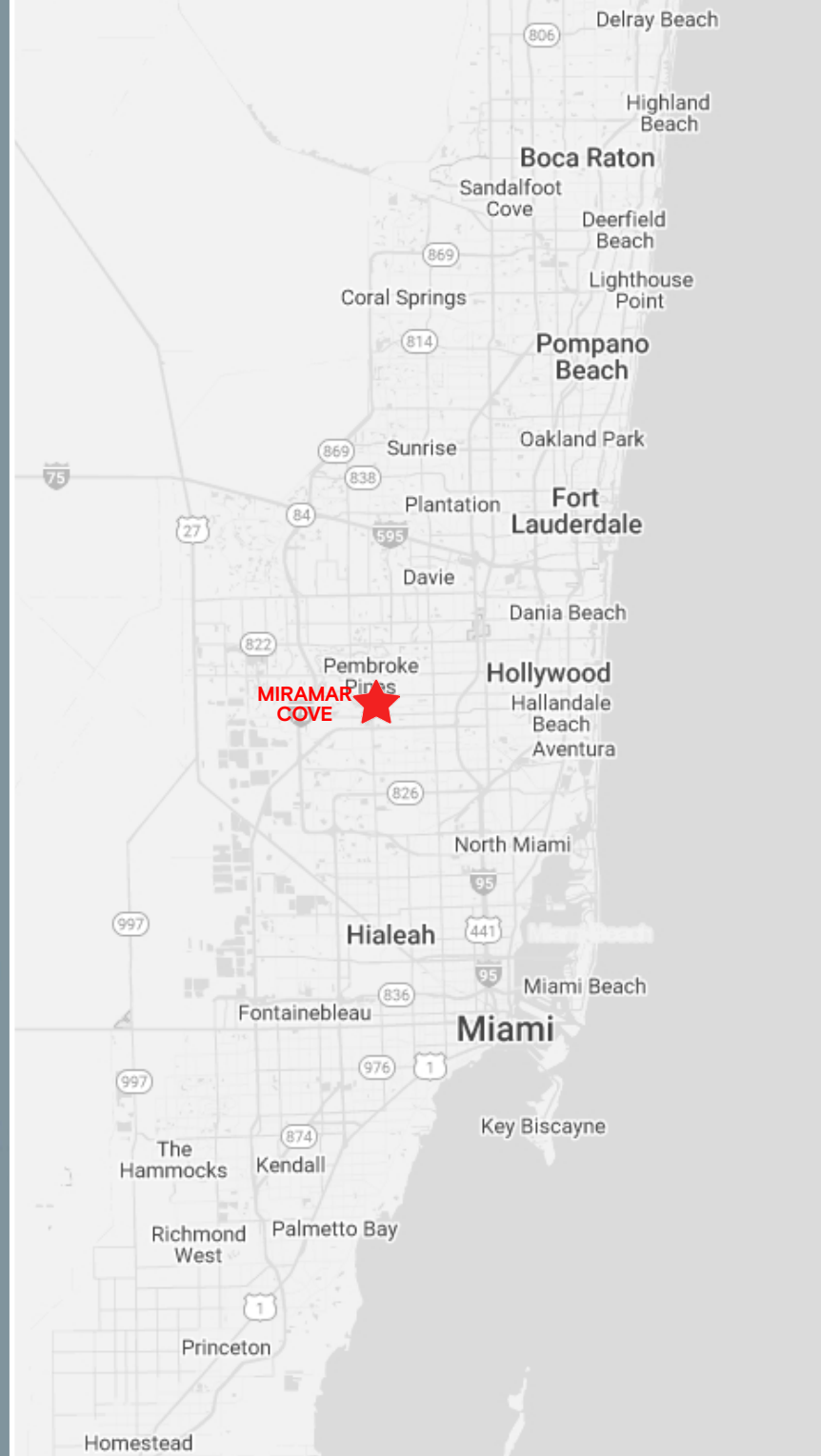
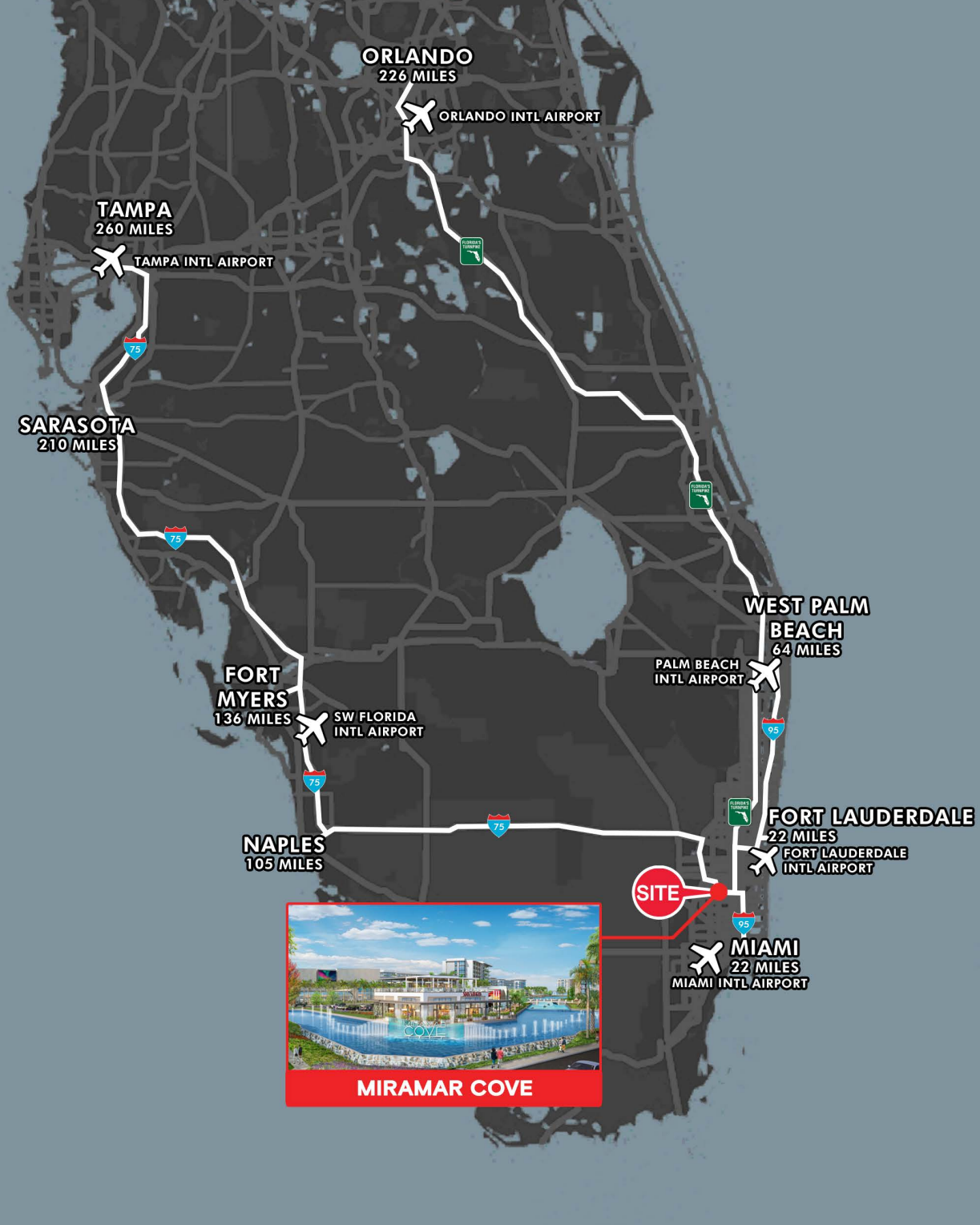
5 MILES





LEGEND

PHASE 1
PHASE 2









463,381
people within
5 miles and
380,939
daytime
population



One block
from the
Florida
Turnpike exit



Minutes from
Hard Rock
Stadium

Seeking 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

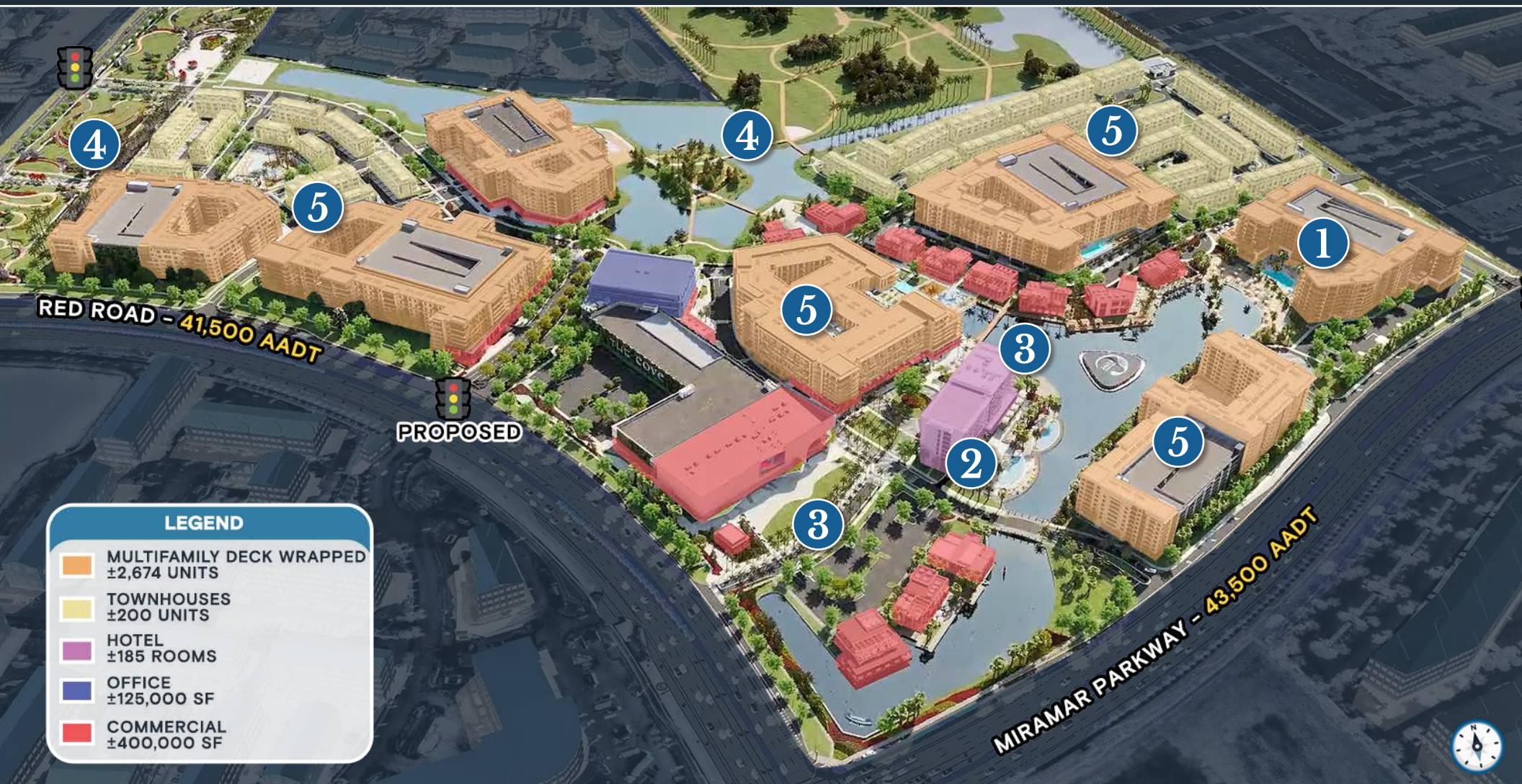
THE PARKS

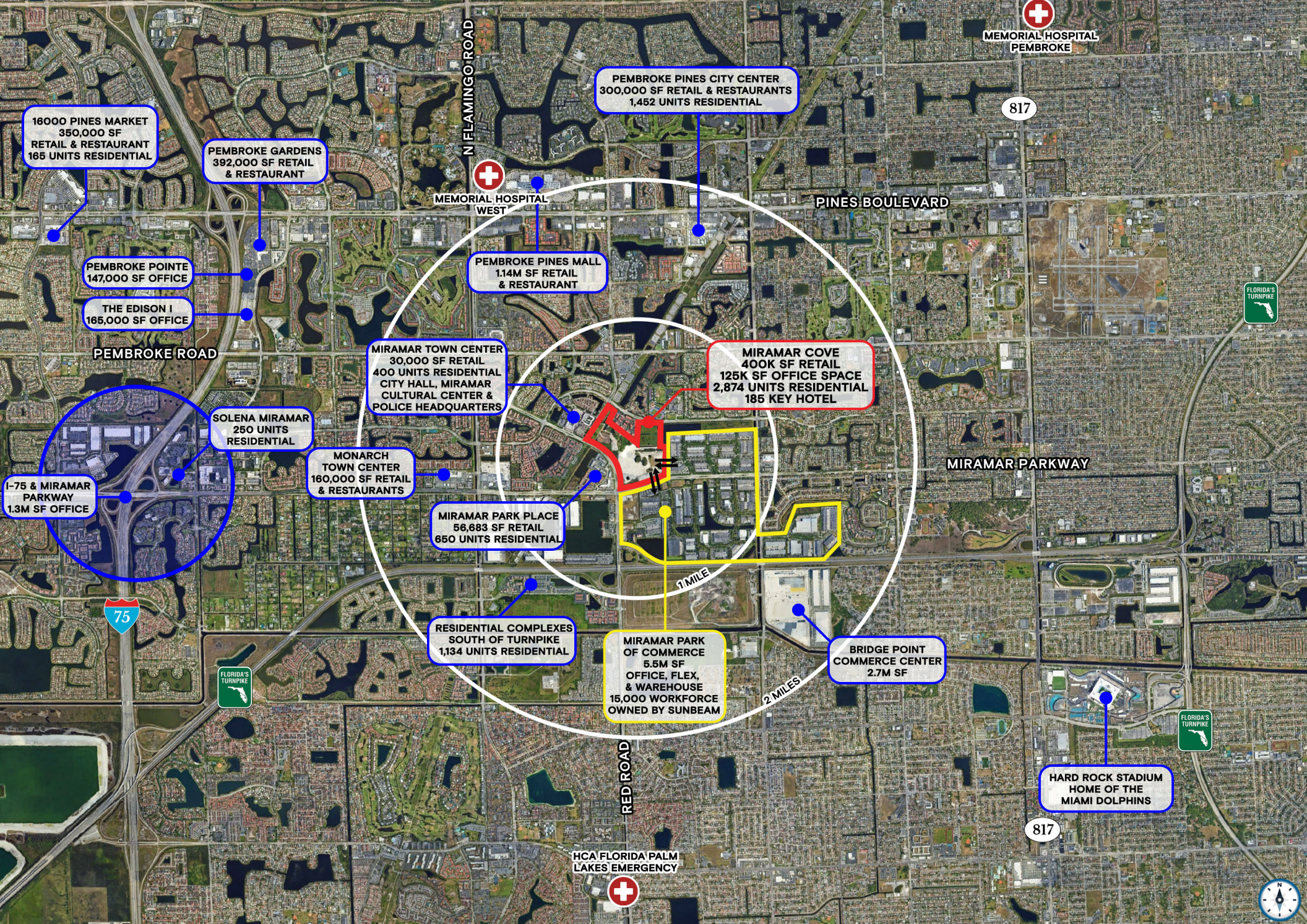
Visitors will enjoy Founders Park, a 9.5 acre of high-energy space, connected to a regional greenway. Additionally, the Estuary is a 24.4 acre space with nature trails and a 2.1 mile perimeter park/trail loop.

5

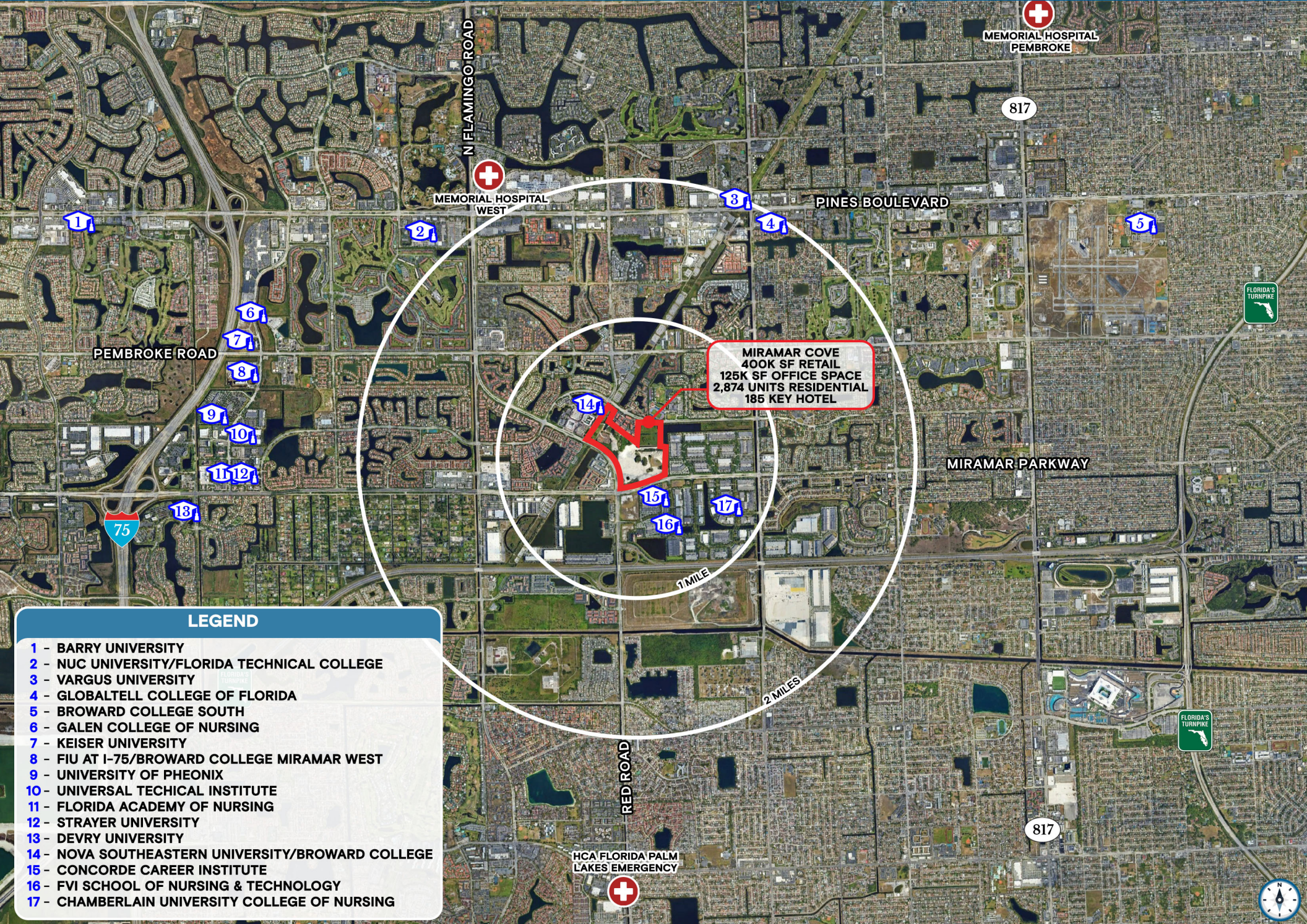
PARKS LIVING

With 2,674 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.



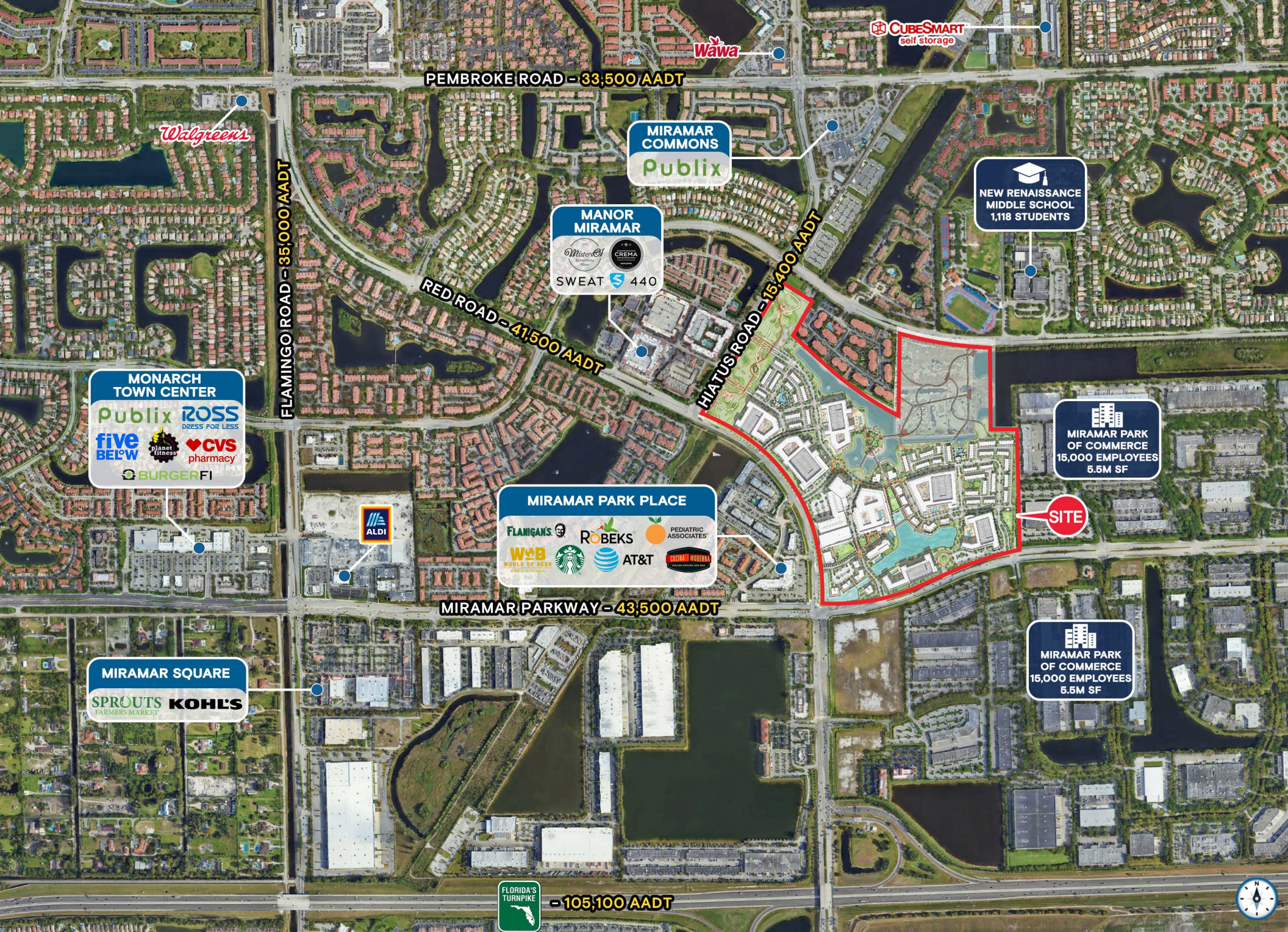






LEGEND

- 1 - BARRY UNIVERSITY
- 2 - NUC UNIVERSITY/FLORIDA TECHNICAL COLLEGE
- 3 - VARGUS UNIVERSITY
- 4 - GLOBALTELL COLLEGE OF FLORIDA
- 5 - BROWARD COLLEGE SOUTH
- 6 - GALEN COLLEGE OF NURSING
- 7 - KEISER UNIVERSITY
- 8 - FIU AT I-75/BROWARD COLLEGE MIRAMAR WEST
- 9 - UNIVERSITY OF PHEONIX
- 10 - UNIVERSAL TECHNICAL INSTITUTE
- 11 - FLORIDA ACADEMY OF NURSING
- 12 - STRAYER UNIVERSITY
- 13 - DEVRY UNIVERSITY
- 14 - NOVA SOUTHEASTERN UNIVERSITY/BROWARD COLLEGE
- 15 - CONCORDE CAREER INSTITUTE
- 16 - FVI SCHOOL OF NURSING & TECHNOLOGY
- 17 - CHAMBERLAIN UNIVERSITY COLLEGE OF NURSING



MIRAMAR COVE
BY


SUNBEAM

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