

# MIRAMAR COVE



KATZ & ASSOCIATES  
RETAIL REAL ESTATE ADVISORS

COMING 2028





# MIRAMAR COVE



CLICK TO VIEW  
LISTING VIDEO

MIRAMAR PARKWAY & RED ROAD, MIRAMAR, FL

125 - ACRE UPGRADE LIFESTYLE PROJECT

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











## WITHIN 5 MILES OF MIRAMAR COVE



460,760  
population



137,000+  
employees

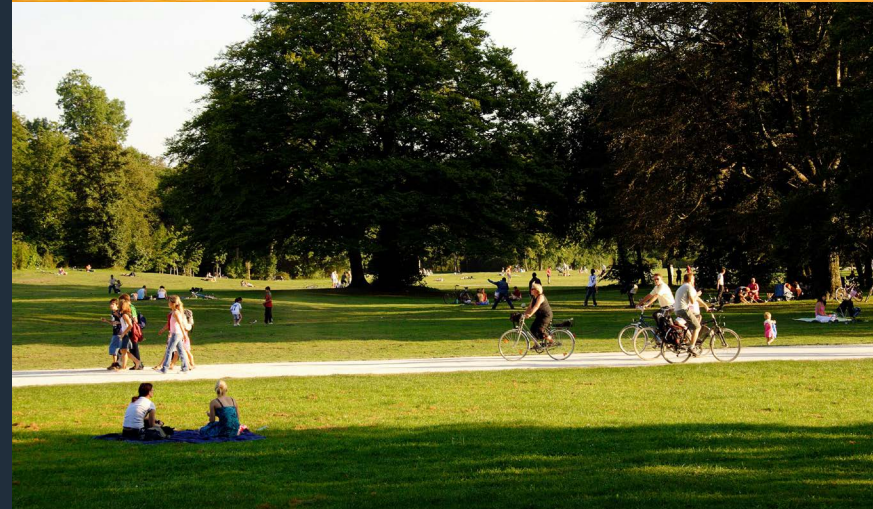


\$100,000+  
average household  
income



15,000  
employees









## TARGET RESIDENTS

8,000

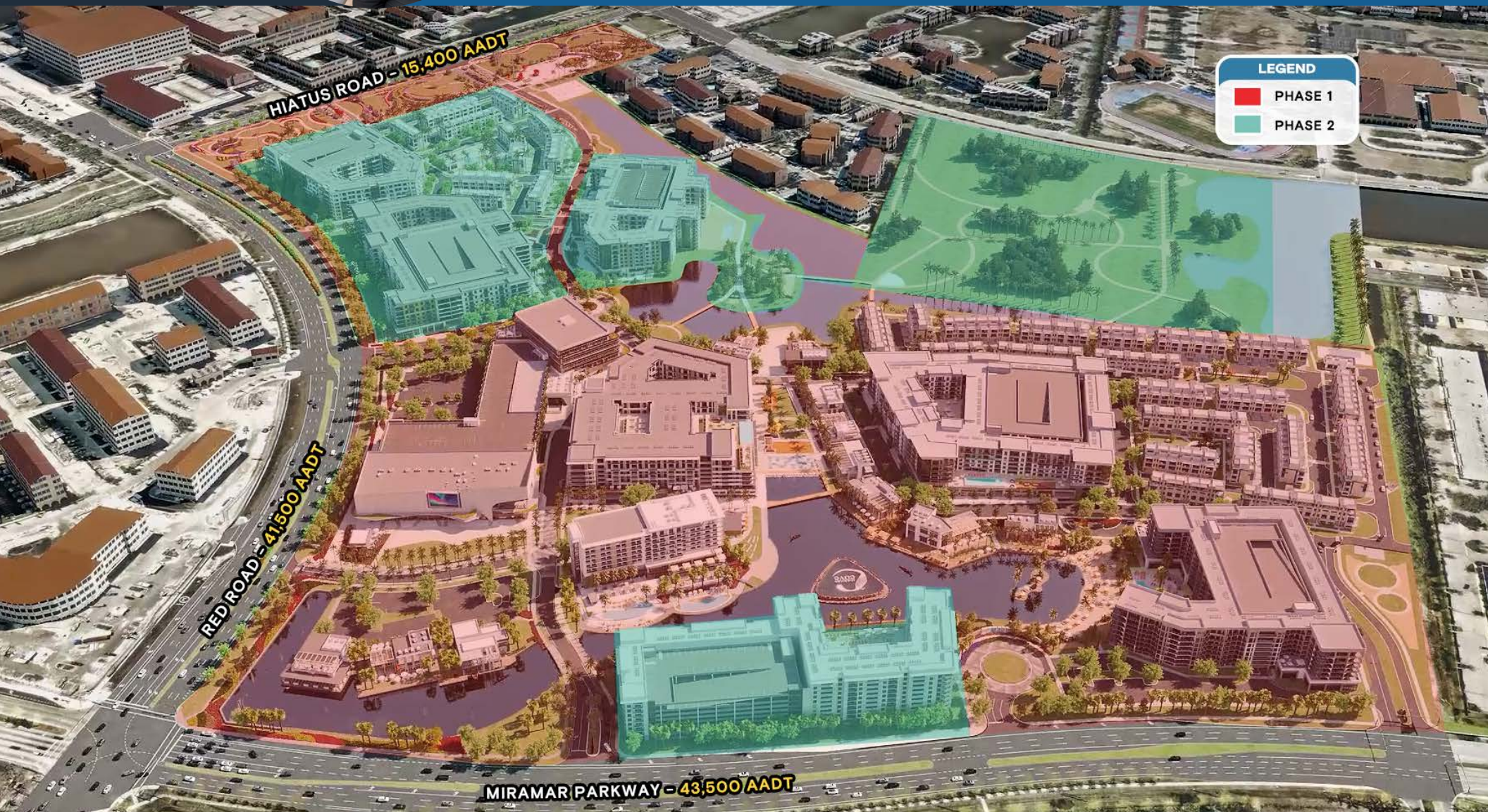
RESIDENTS LIVING IN  
PHASE 1 & PHASE 2

\$150,000

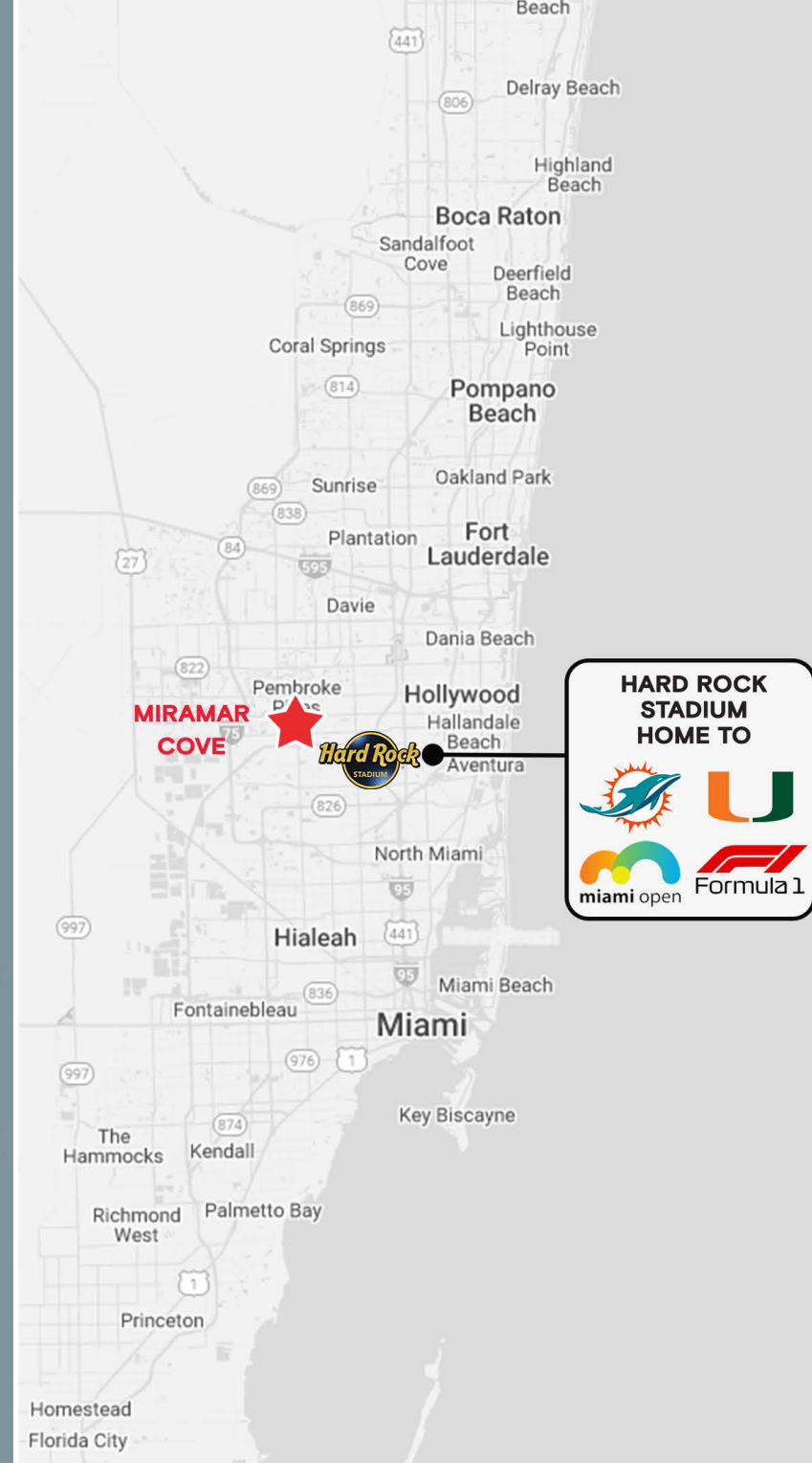
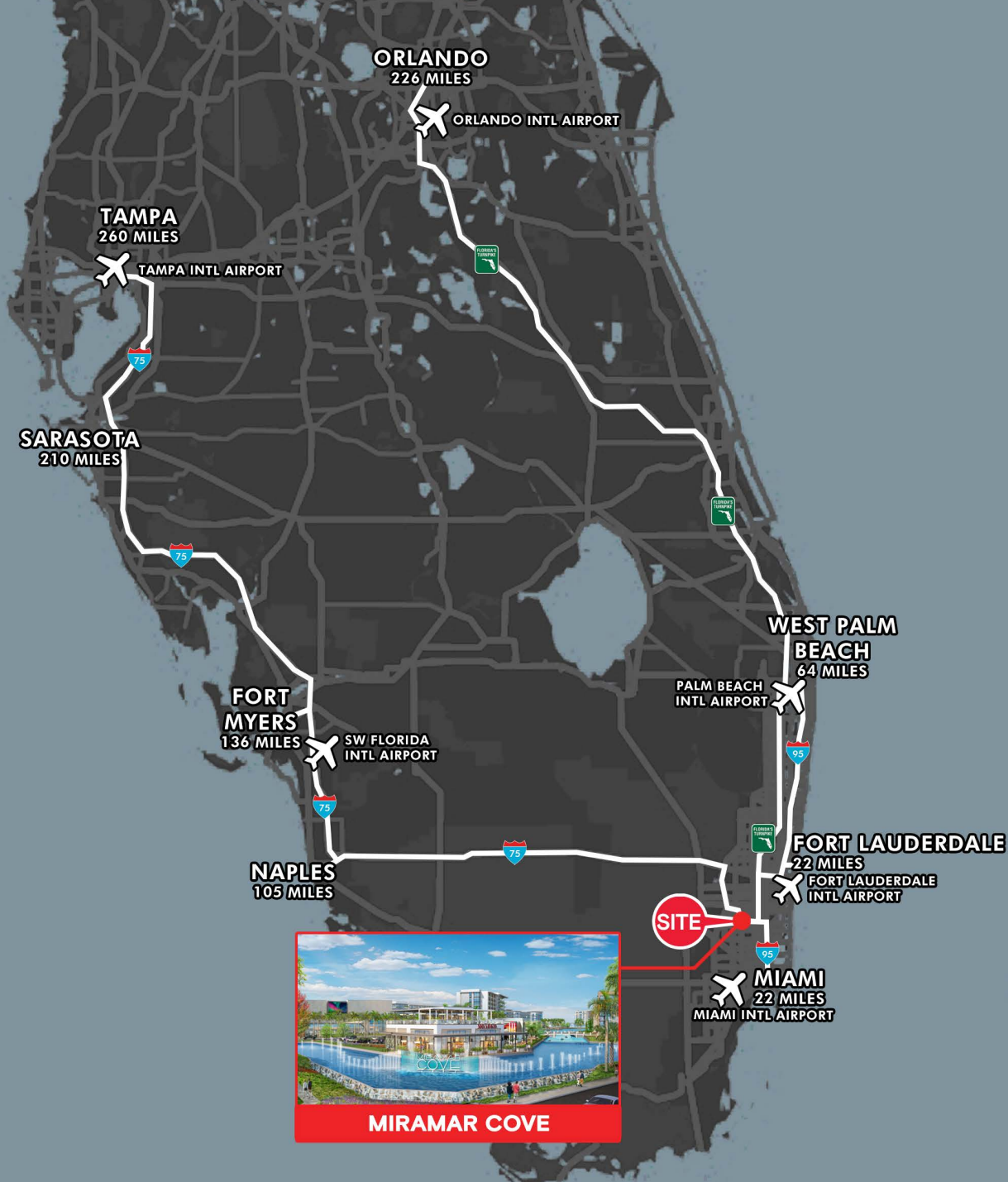
AVERAGE HOUSEHOLD  
INCOME AT OPENING

25-45

AGE RANGE









One block from the  
Florida Turnpike exit

Minutes from Hard Rock Stadium  
which holds 100+ events annually





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

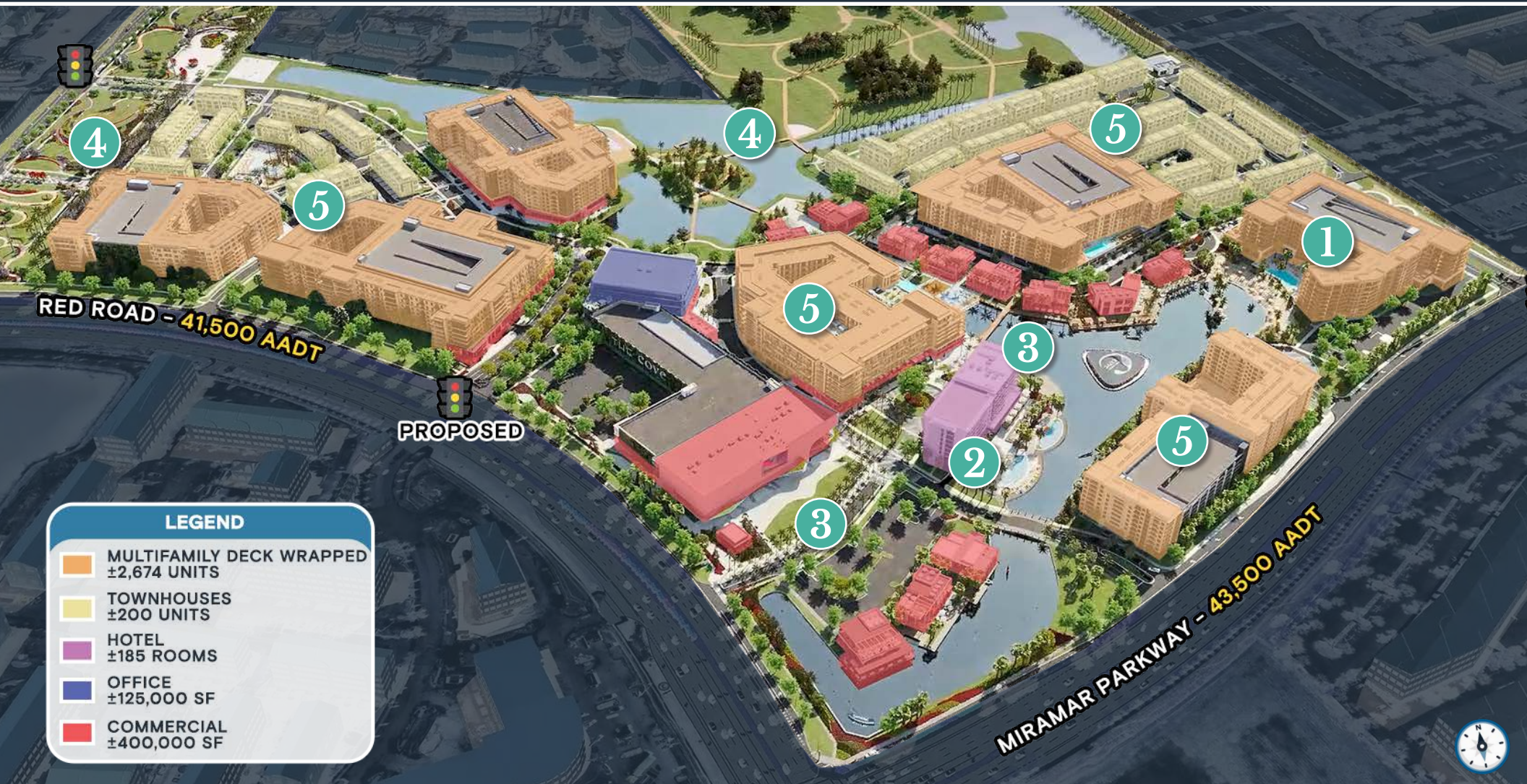
## THE PARKS

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

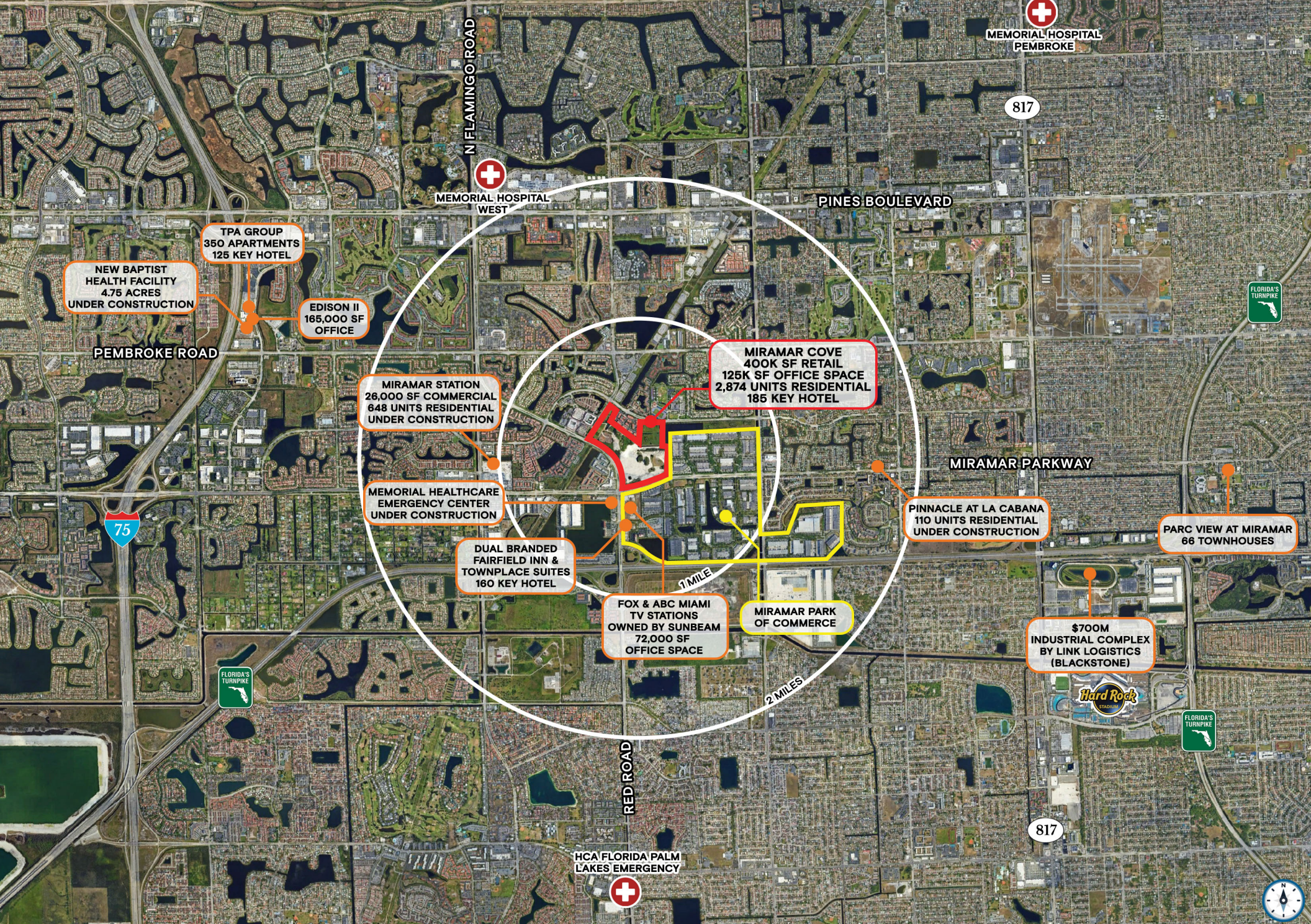
With 2,674 homes, the neighborhood of the Park will be bustling with daily life. The community will have a range of cultures and ages, and be anything but homogeneous.



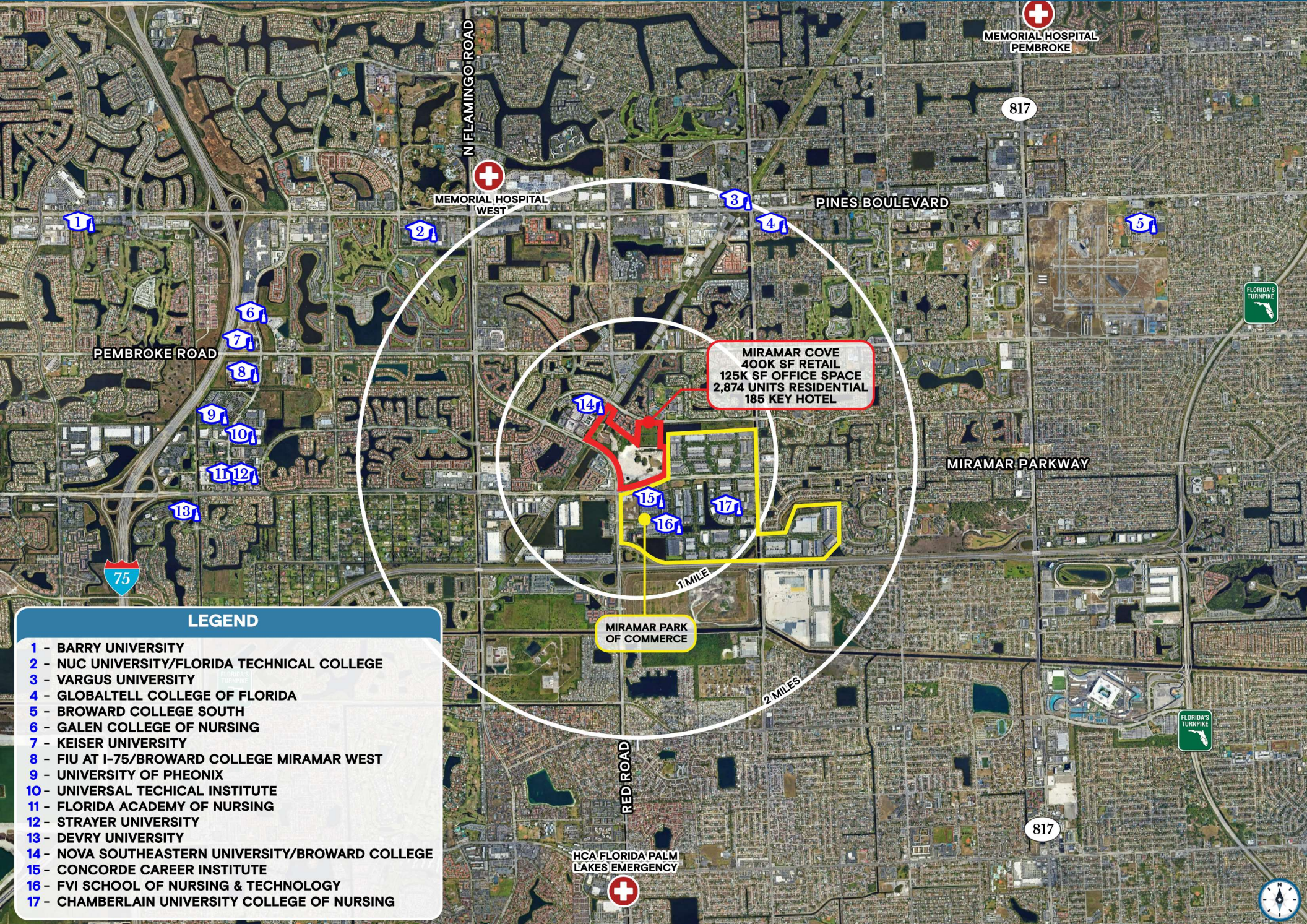








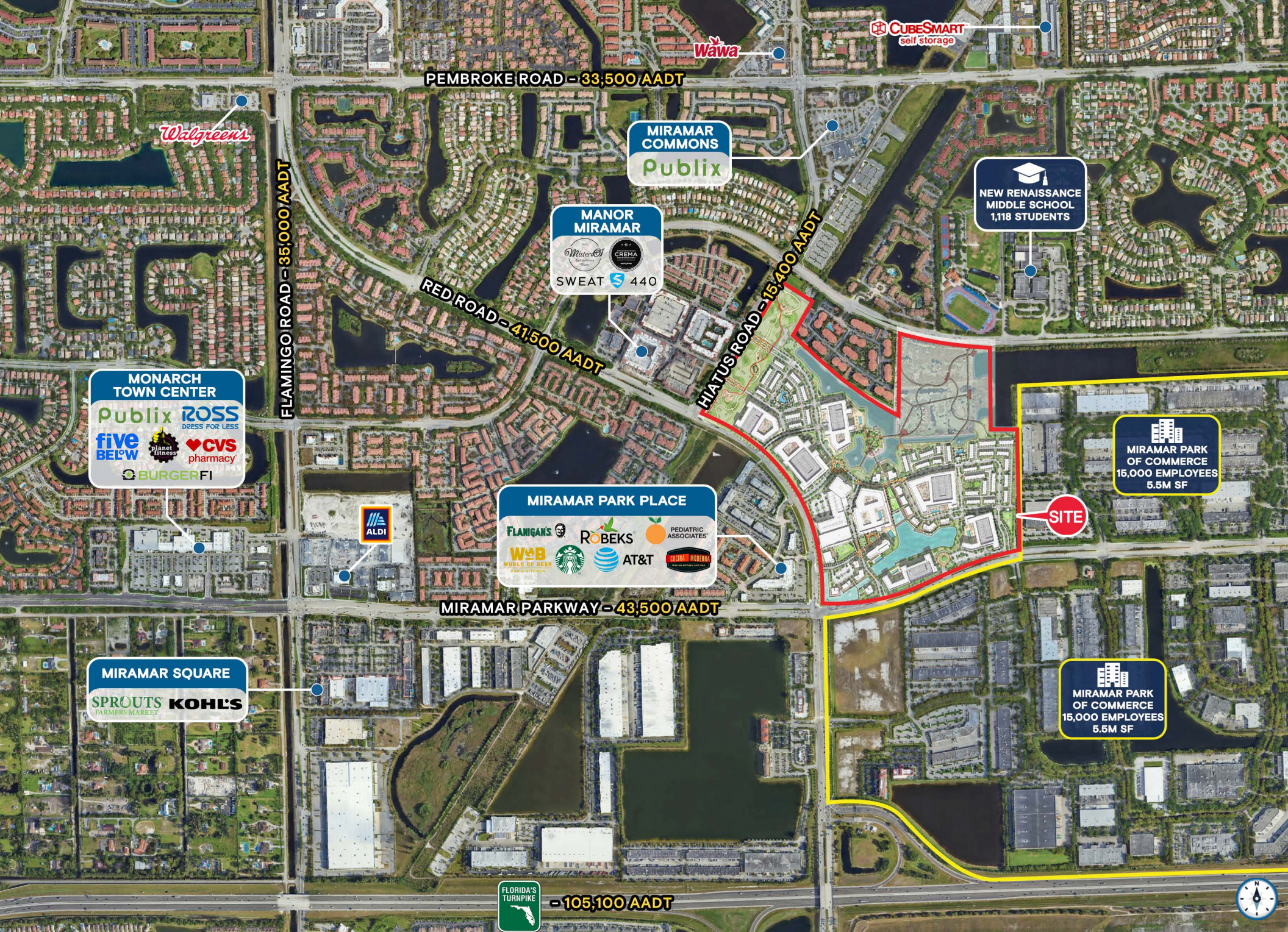




### LEGEND

- 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









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