

MIRAMAR COVE



KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

COMING 2028


SUNBEAM

MIRAMAR COVE



CLICK TO VIEW
LISTING VIDEO

MIRAMAR PARKWAY & RED ROAD, MIRAMAR, FL

125-ACRE UPSCALE LIFESTYLE PROJECT

400K

SF OF RETAIL
SPACE

35,000

SF GROCER BOX

125K

SF OF CLASS A
OFFICE SPACE

2,874

CONTEMPORARY
STYLE HOMES

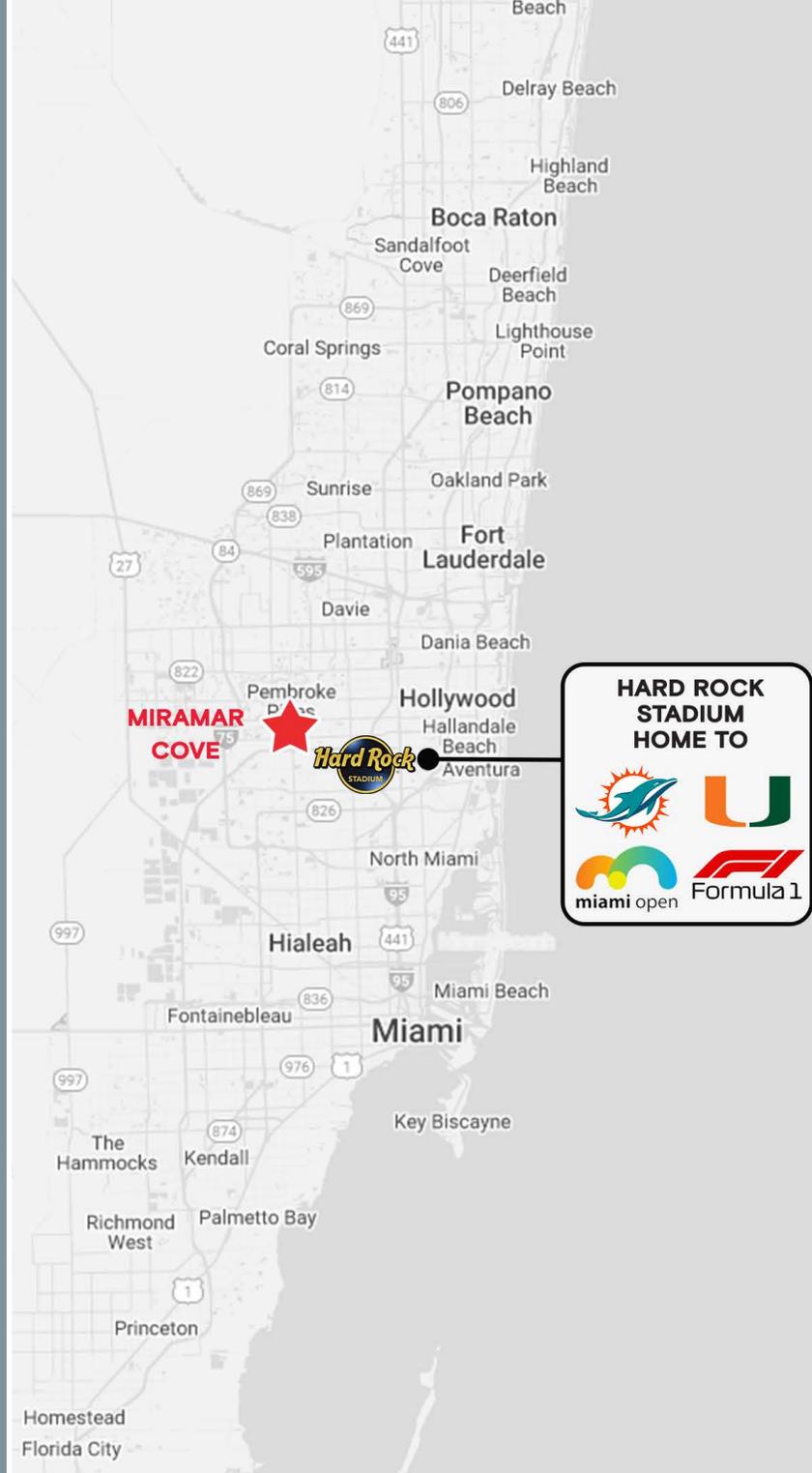
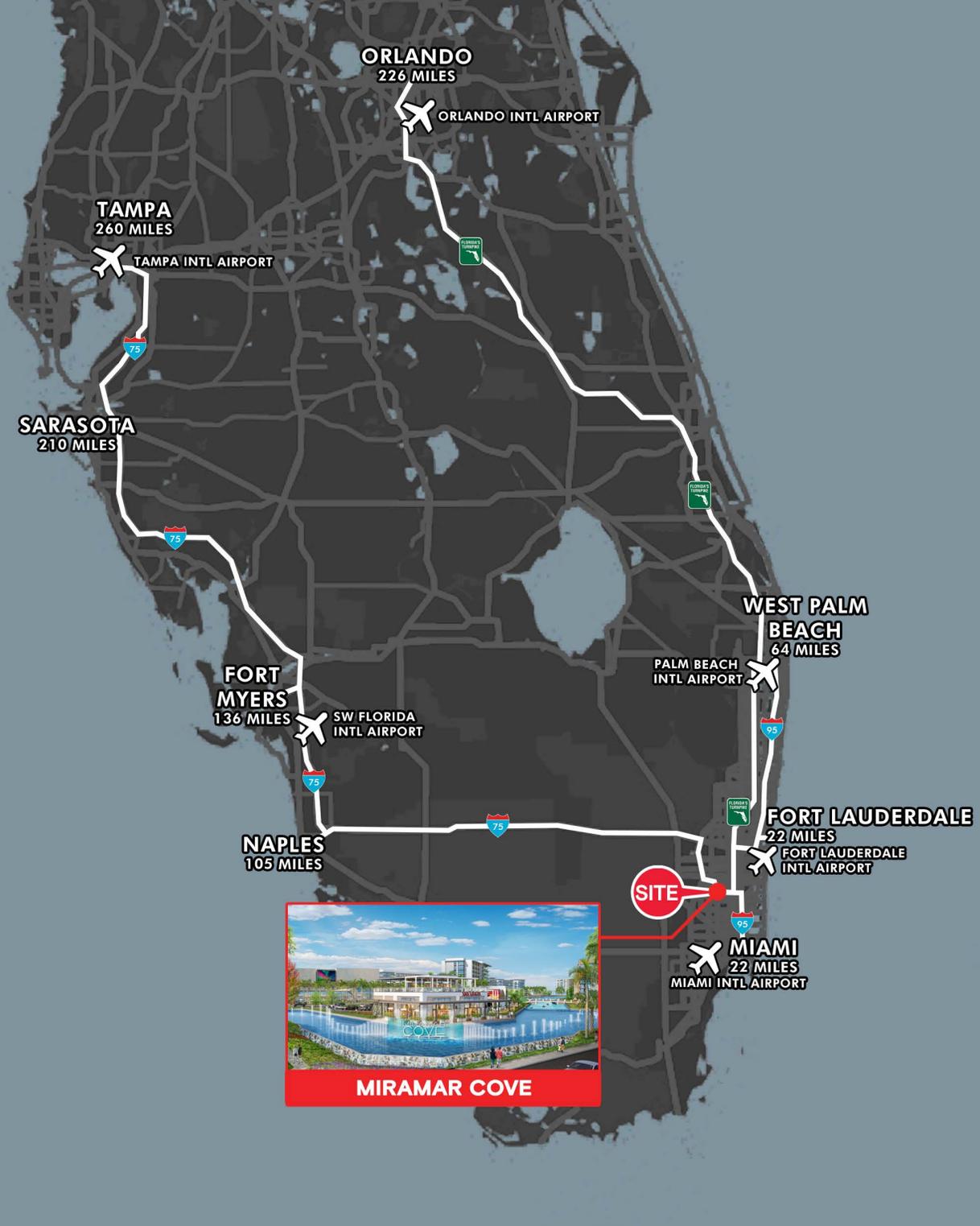
185

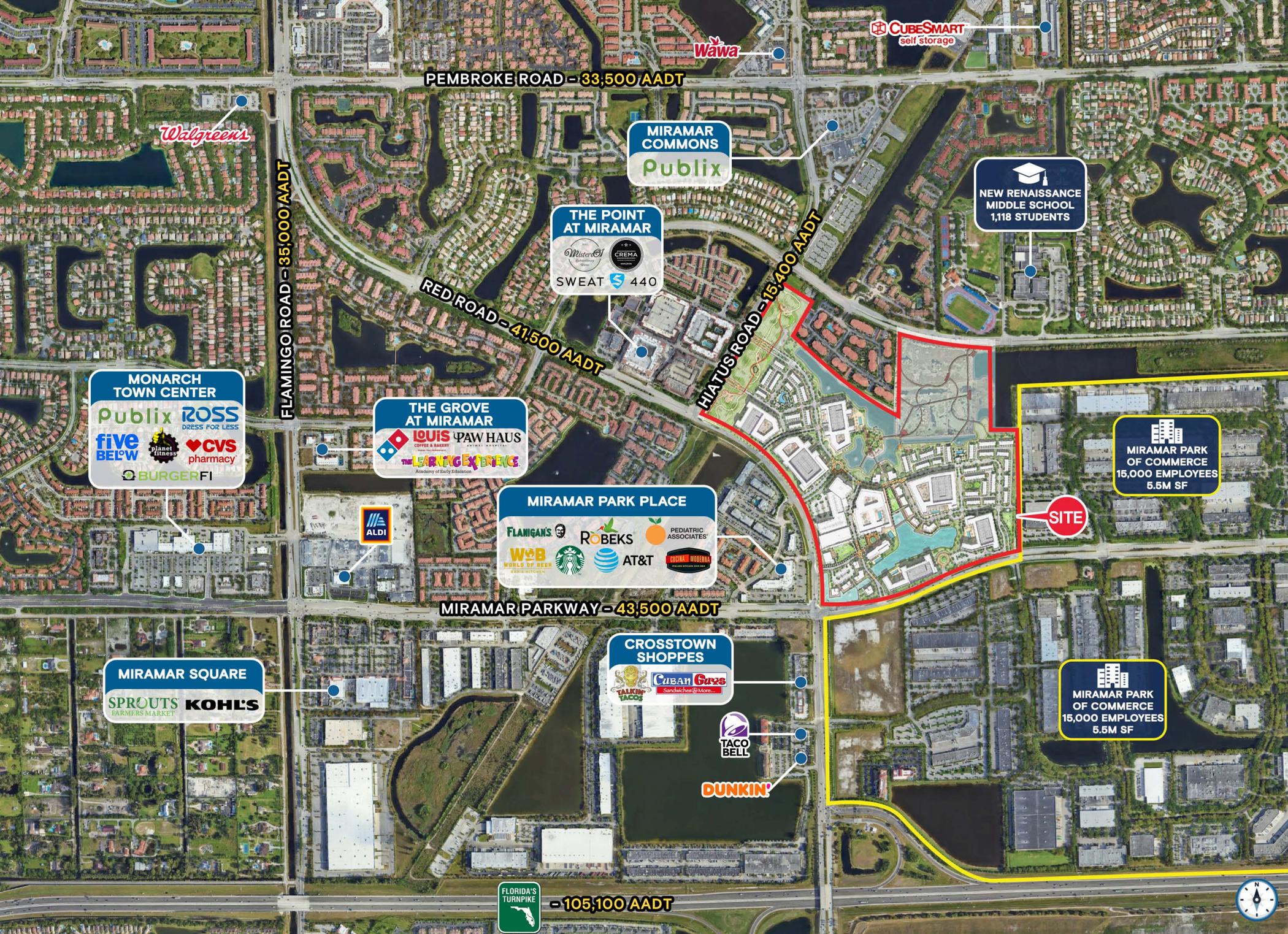
KEY HOTEL

2028

GRAND OPENING
Q4 2028









LEGEND	
	OFFICE
	RESIDENTIAL
	GROCER
	ENTERTAINMENT
	RETAIL
	RESTAURANT
	QSR
	DAYCARE
	HOTEL
	PARKING

THE ENTERTAINMENT DISTRICT
 A VIBRANT DISTRICT WITH OPEN CONTAINER ALCOHOL SALES PERMITTED





WITHIN 5 MILES OF MIRAMAR COVE



476,762
population



41.4
average age



\$109,000+
average household
income



137,000+
employees



15,000
employees





TARGET RESIDENTS

8,000

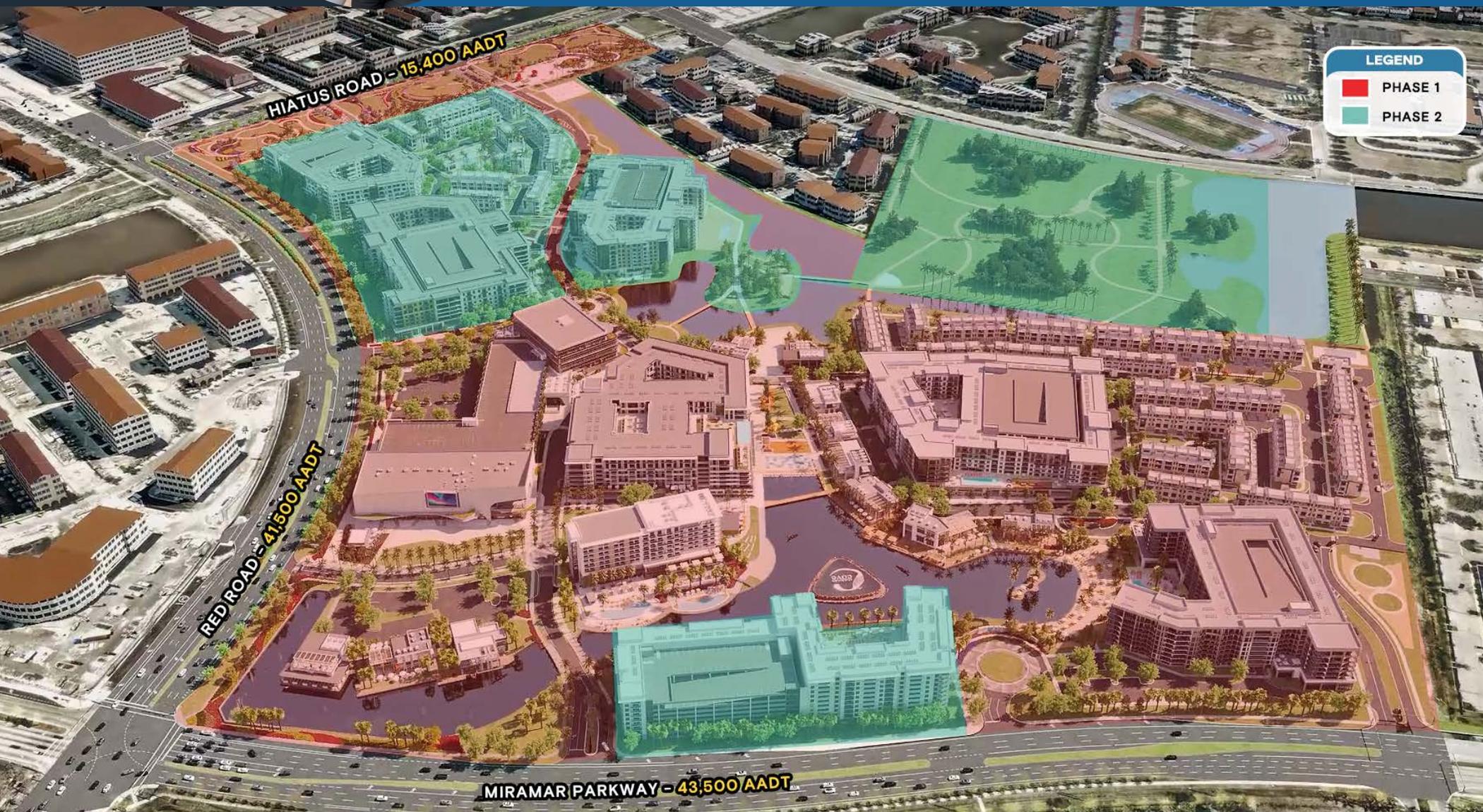
RESIDENTS LIVING IN
PHASE 1 & PHASE 2

\$150,000

AVERAGE HOUSEHOLD
INCOME AT OPENING

25-45

AGE RANGE



LEGEND

- PHASE 1
- PHASE 2

One block from the Florida Turnpike exit providing access to all major highways connecting South Florida

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

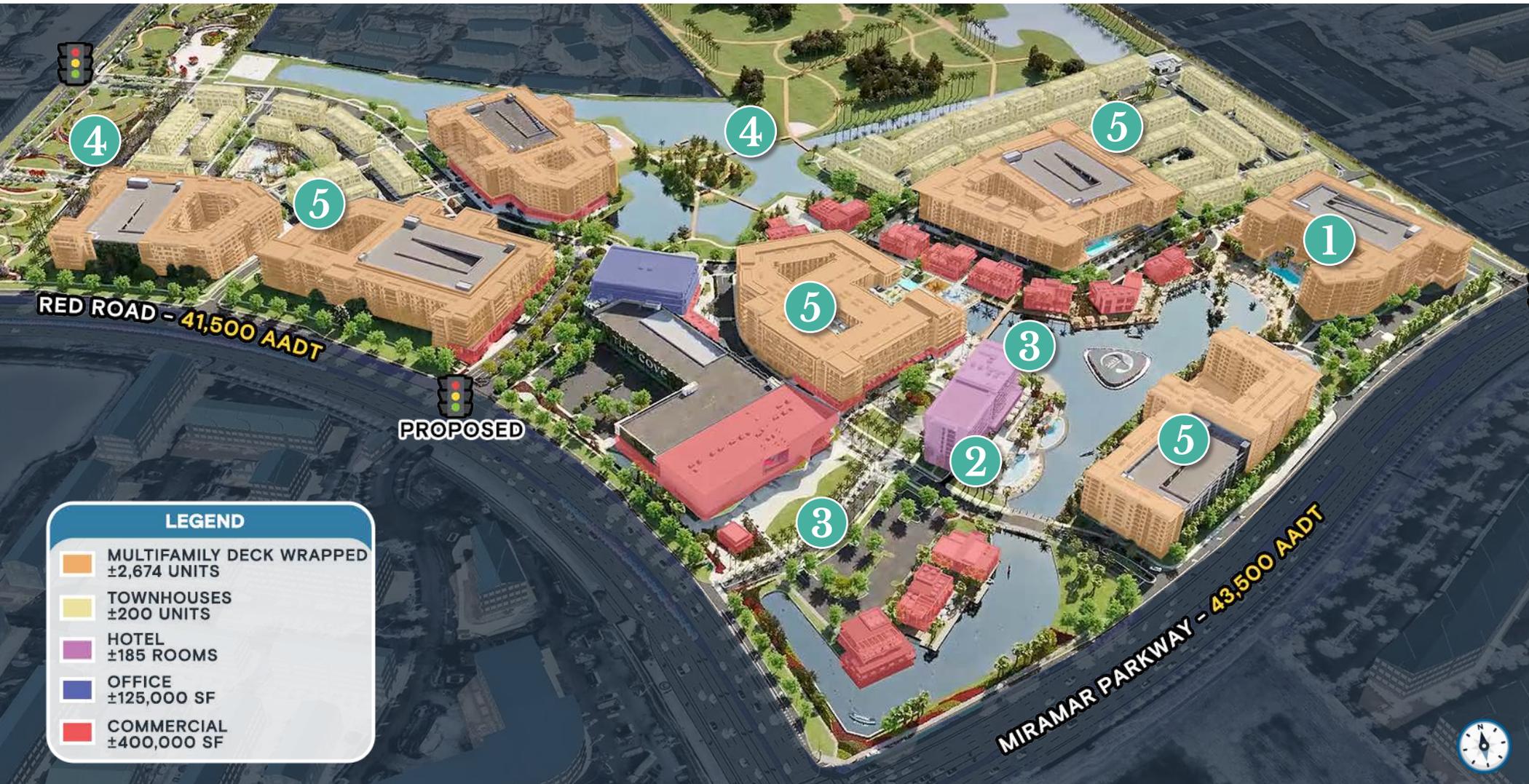
THE PARKS

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.



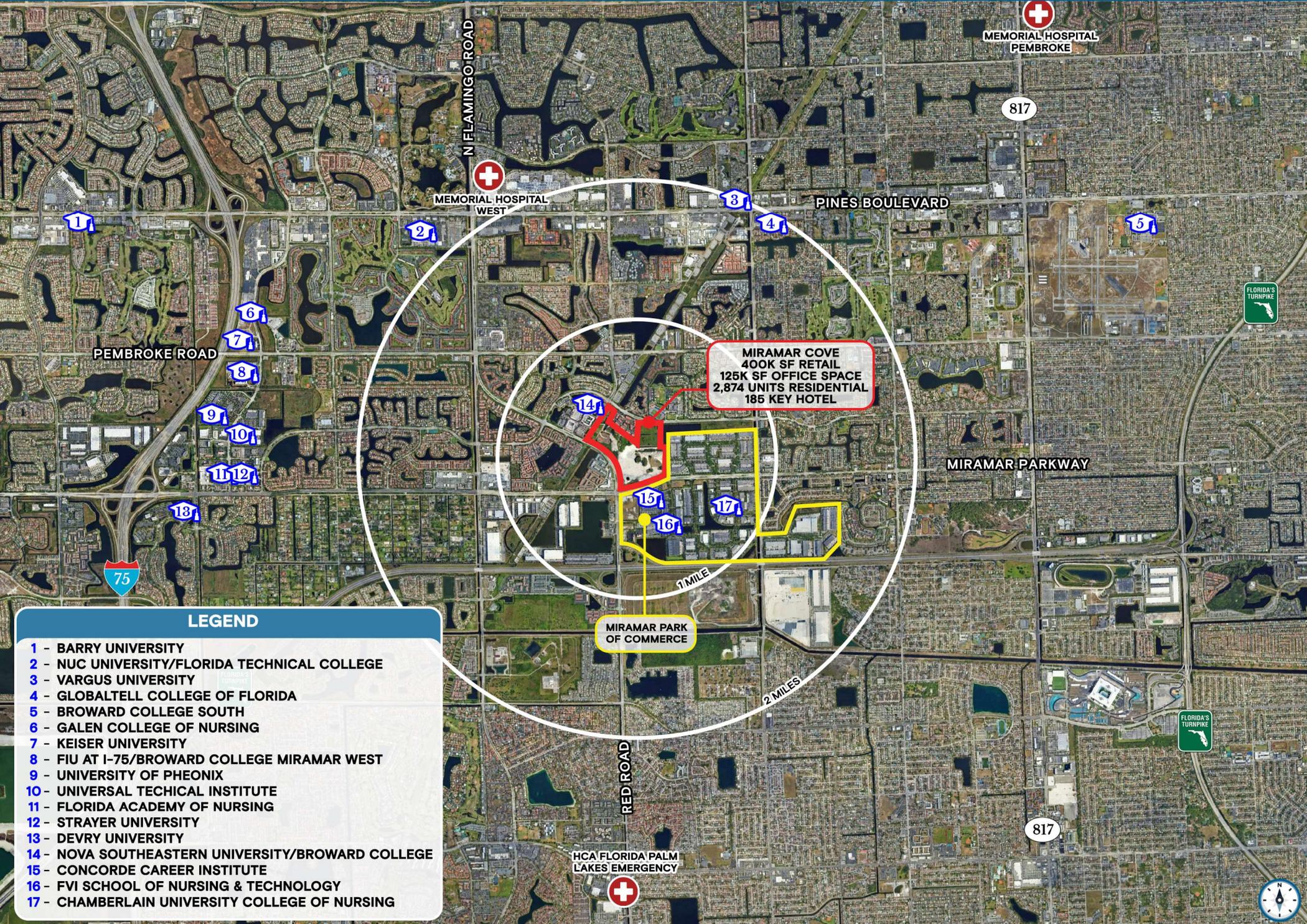
RED ROAD - 41,500 AADT

PROPOSED

MIRAMAR PARKWAY - 43,500 AADT

LEGEND

- MULTIFAMILY DECK WRAPPED
±2,674 UNITS
- TOWNHOUSES
±200 UNITS
- HOTEL
±185 ROOMS
- OFFICE
±125,000 SF
- COMMERCIAL
±400,000 SF



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 TECHICAL 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
 400K SF RETAIL
 125K SF OFFICE SPACE
 2,874 UNITS RESIDENTIAL
 185 KEY HOTEL

MIRAMAR PARK OF COMMERCE

**MEMORIAL HOSPITAL
 PEMBROKE**

**MEMORIAL HOSPITAL
 WEST**

**HCA FLORIDA PALM
 LAKES EMERGENCY**



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