MIRAMAR COVE

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

COMING 2028

SUNBEAM

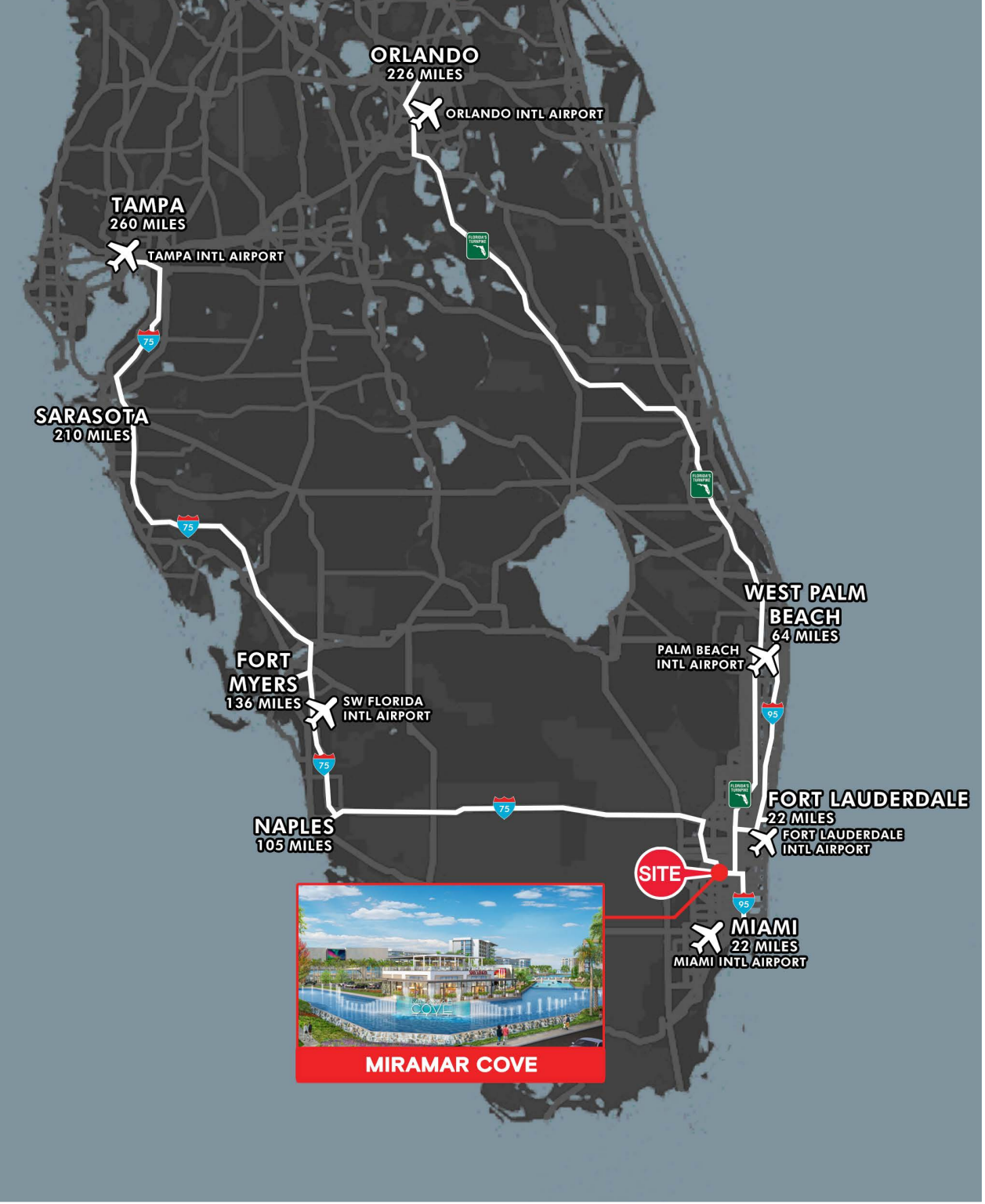
MIRAMAR COVE

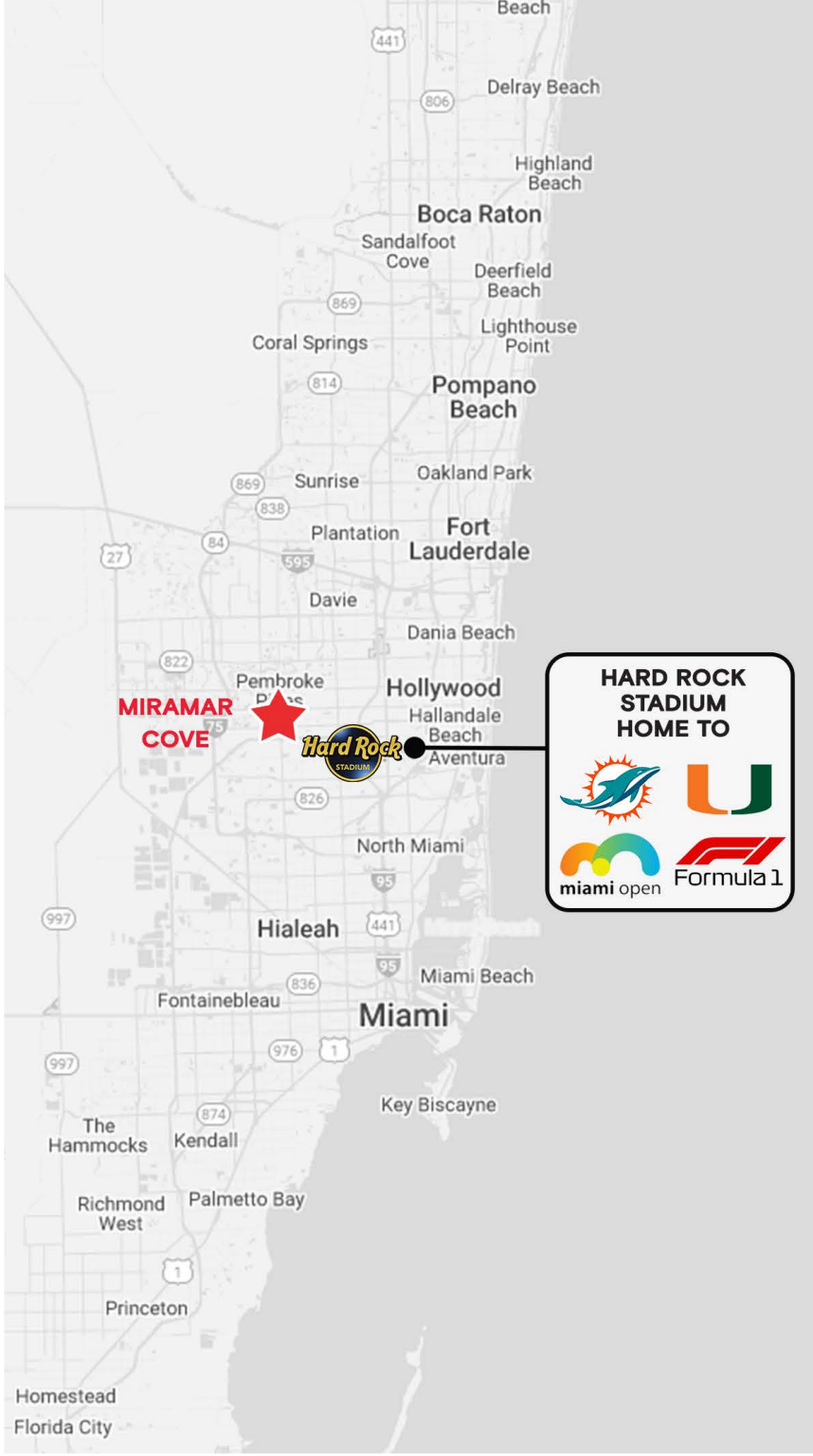
CLICK TO VIEW
LISTING VIDEO

MIRAMAR PARKWAY & RED ROAD, MIRAMAR, FL

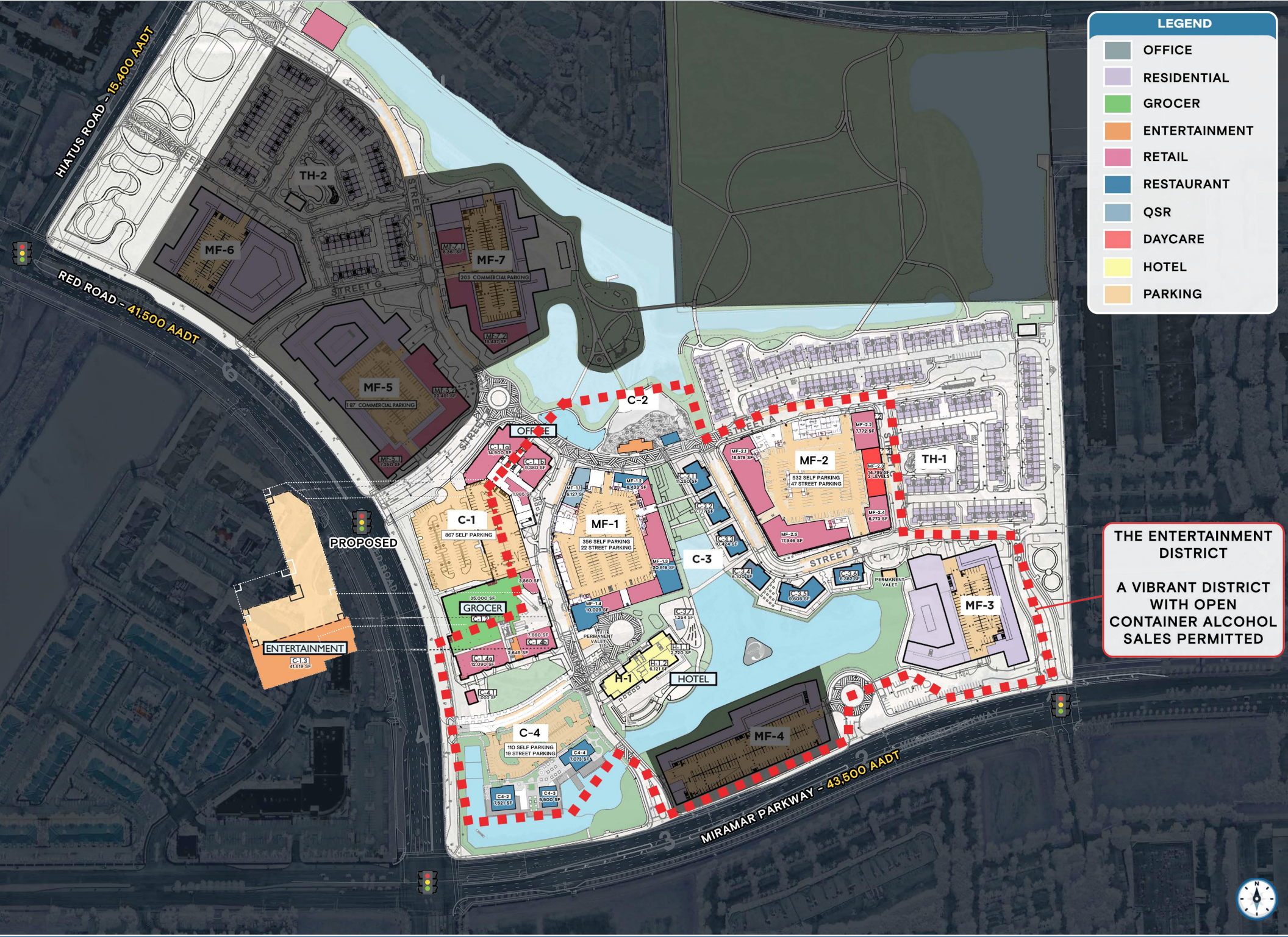
125-ACRE UPSCALE LIFESTYLE PROJECT

400K	35,000	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


ORLANDO
226 MILES
ORLANDO INTL AIRPORT
TAMPA
260 MILES
TAMPA INTL AIRPORT
SARASOTA
210 MILES
FORT MYERS
136 MILES
SW FLORIDA INTL AIRPORT
NAPLES
105 MILES
WEST PALM BEACH
64 MILES
PALM BEACH INTL AIRPORT
FORT LAUDERDALE
22 MILES
FORT LAUDERDALE INTL AIRPORT
SITE
MIAMI
22 MILES
MIAMI INTL AIRPORT
MIRAMAR COVE


Delray Beach
Highland Beach
Boca Raton
Sandalfoot Cove
Deerfield Beach
Lighthouse Point
Coral Springs
Pompano Beach
Sunrise
Oakland Park
Plantation
Fort Lauderdale
Davie
Dania Beach
Pembroke Pines
Hollywood
MIRAMAR COVE
Hallandale Beach
Hard Rock STADIUM
Aventura
North Miami
Hialeah
Miami Beach
Fontainebleau
Miami
Key Biscayne
The Hammocks
Kendall
Richmond West
Palmetto Bay
Princeton
Homestead
Florida City
HARD ROCK STADIUM HOME TO
miami open
Formula 1

CUBESMART self storage
Wawa
PEMBROKE ROAD - 33,500 AADT
Walgreens
MIRAMAR COMMONS
Publix
NEW RENAISSANCE MIDDLE SCHOOL 1,118 STUDENTS
THE POINT AT MIRAMAR
Mister Q
CREMA
SWEAT 440
RED ROAD - 41,500 AADT
HIATUS ROAD - 15,400 AADT
FLAMINGO ROAD - 35,000 AADT
MONARCH TOWN CENTER
Publix
ROSS DRESS FOR LESS
five BELOW
planet fitness
CVS pharmacy
BURGERFI
THE GROVE AT MIRAMAR
LOUIS COFFEE & BAKERY
PAW HAUS
THE LEARNING EXPERIENCE Academy of Early Education
ALDI
MIRAMAR PARK PLACE
FLANIGAN'S
ROBEKS
PEDIATRIC ASSOCIATES
WOB WORLD OF BEER
AT&T
CUCINA MODERNA
MIRAMAR PARK OF COMMERCE 15,000 EMPLOYEES 5.5M SF
SITE
MIRAMAR PARKWAY - 43,500 AADT
CROSSTOWN SHOPPES
TALKIN' TACOS
CUBAN GUYS Sandwiches & More...
MIRAMAR SQUARE
SPROUTS FARMERS MARKET
KOHL'S
TACO BELL
DUNKIN'
MIRAMAR PARK OF COMMERCE 15,000 EMPLOYEES 5.5M SF
FLORIDA'S TURNPIKE
- 105,100 AADT



MIRAMAR COVE | **PROPOSED SITE PLAN**

KATZ & ASSOCIATES

WITHIN 5 MILES OF MIRAMAR COVE

476,762
population

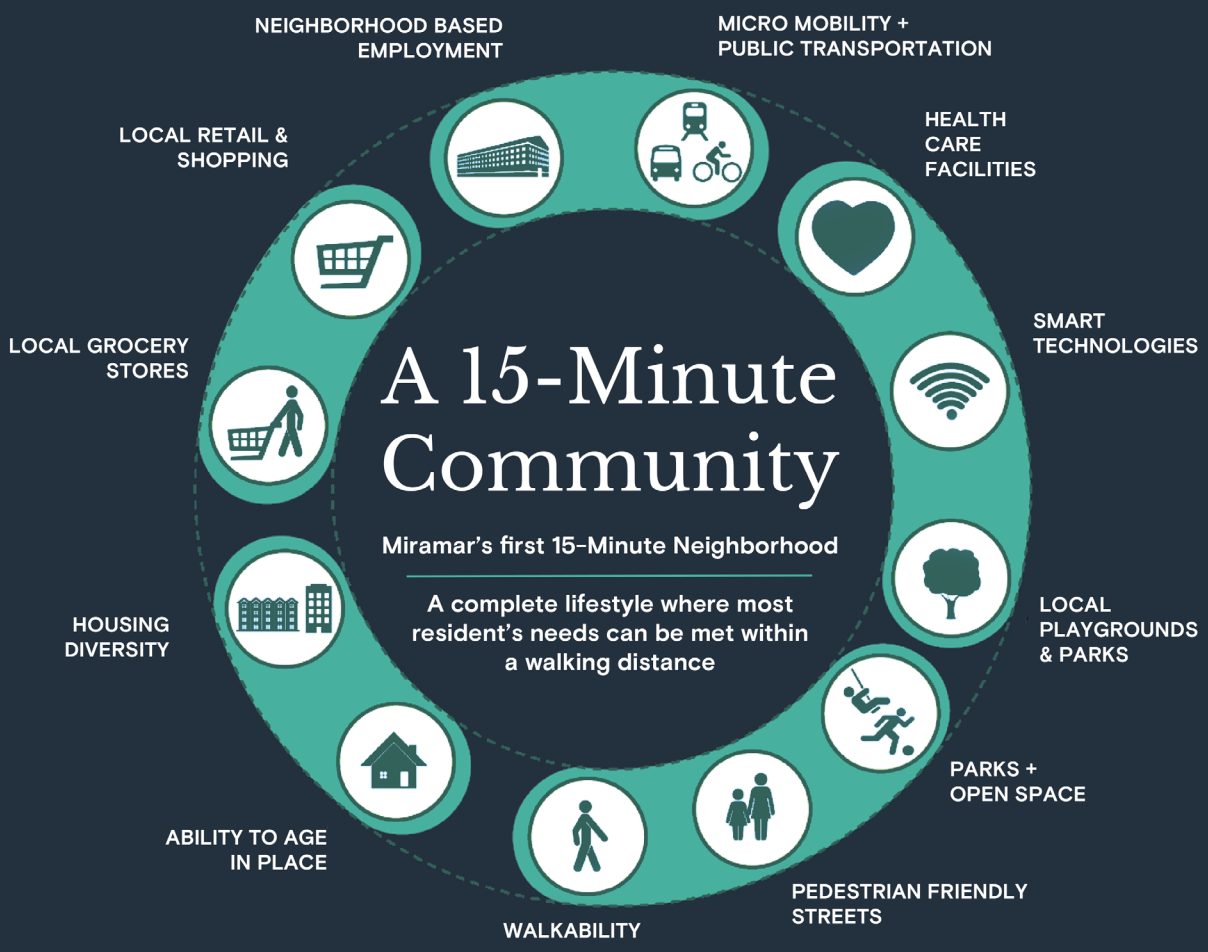
137,000+
employees

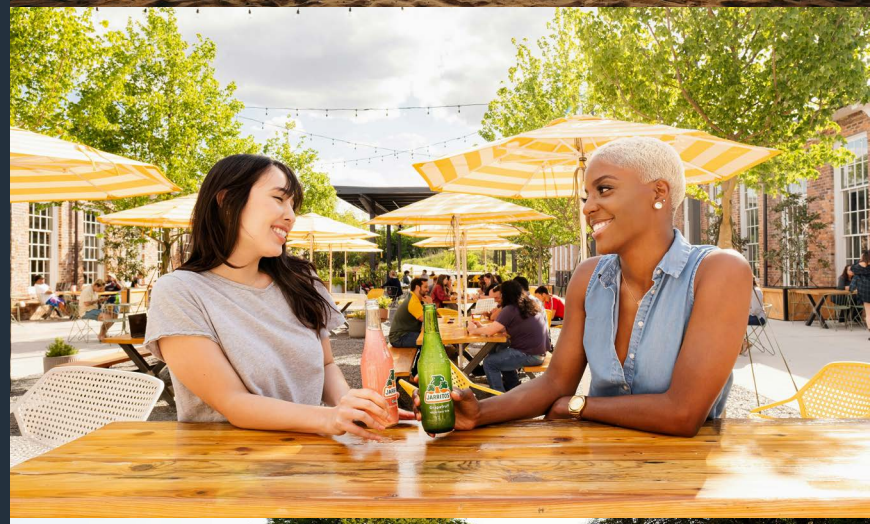
41.4
average age

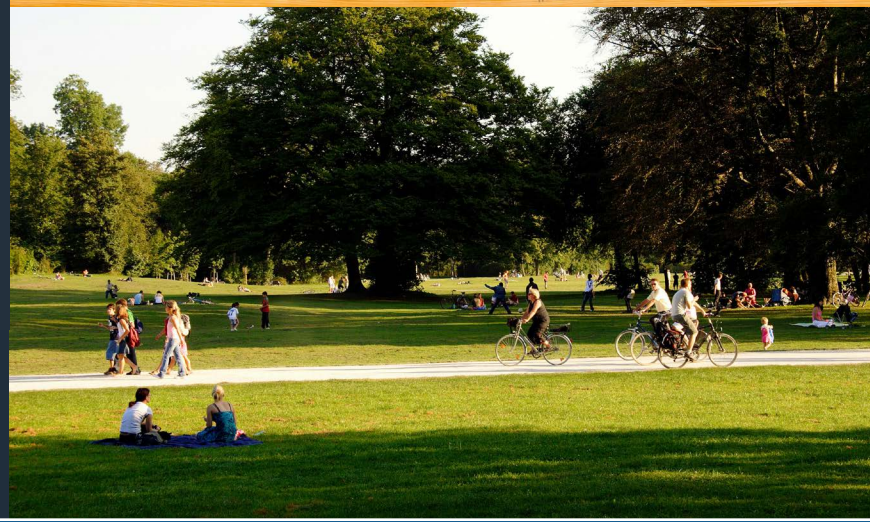
$109,000+
average household income

15,000
employees

MIRAMAR
PARK OF COMMERCE


NEIGHBORHOOD BASED EMPLOYMENT
MICRO MOBILITY + PUBLIC TRANSPORTATION
LOCAL RETAIL & SHOPPING
HEALTH CARE FACILITIES
LOCAL GROCERY STORES
SMART TECHNOLOGIES
A 15-Minute Community
Miramar's first 15-Minute Neighborhood
A complete lifestyle where most resident's needs can be met within a walking distance
HOUSING DIVERSITY
LOCAL PLAYGROUNDS & PARKS
PARKS + OPEN SPACE
ABILITY TO AGE IN PLACE
PEDESTRIAN FRIENDLY STREETS
WALKABILITY



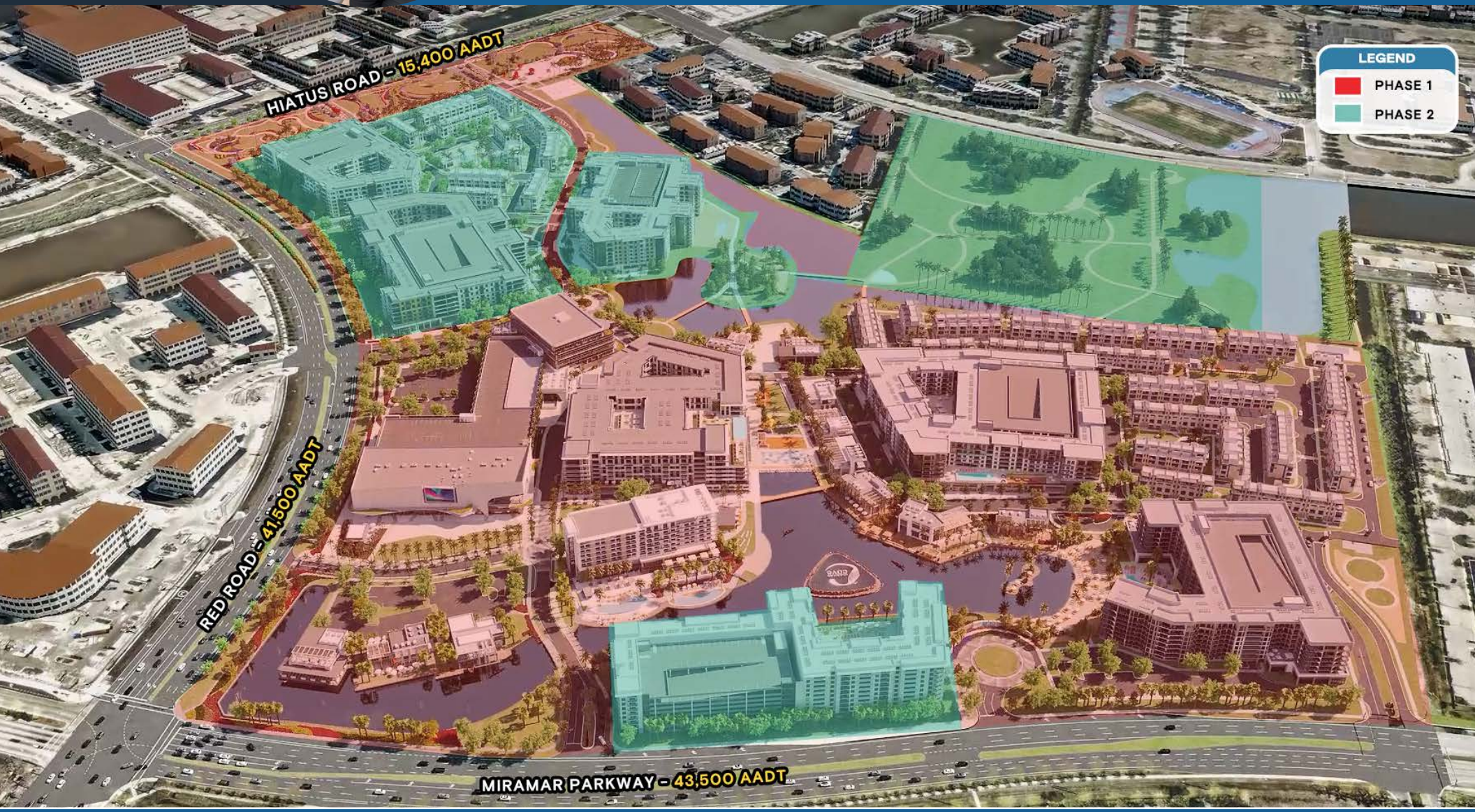


TARGET RESIDENTS

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 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.

Restaurant
Restaurant
Restaurant
Restaurant
Restaurant

THE COVE
Mimento Mart
Market & Cafe

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

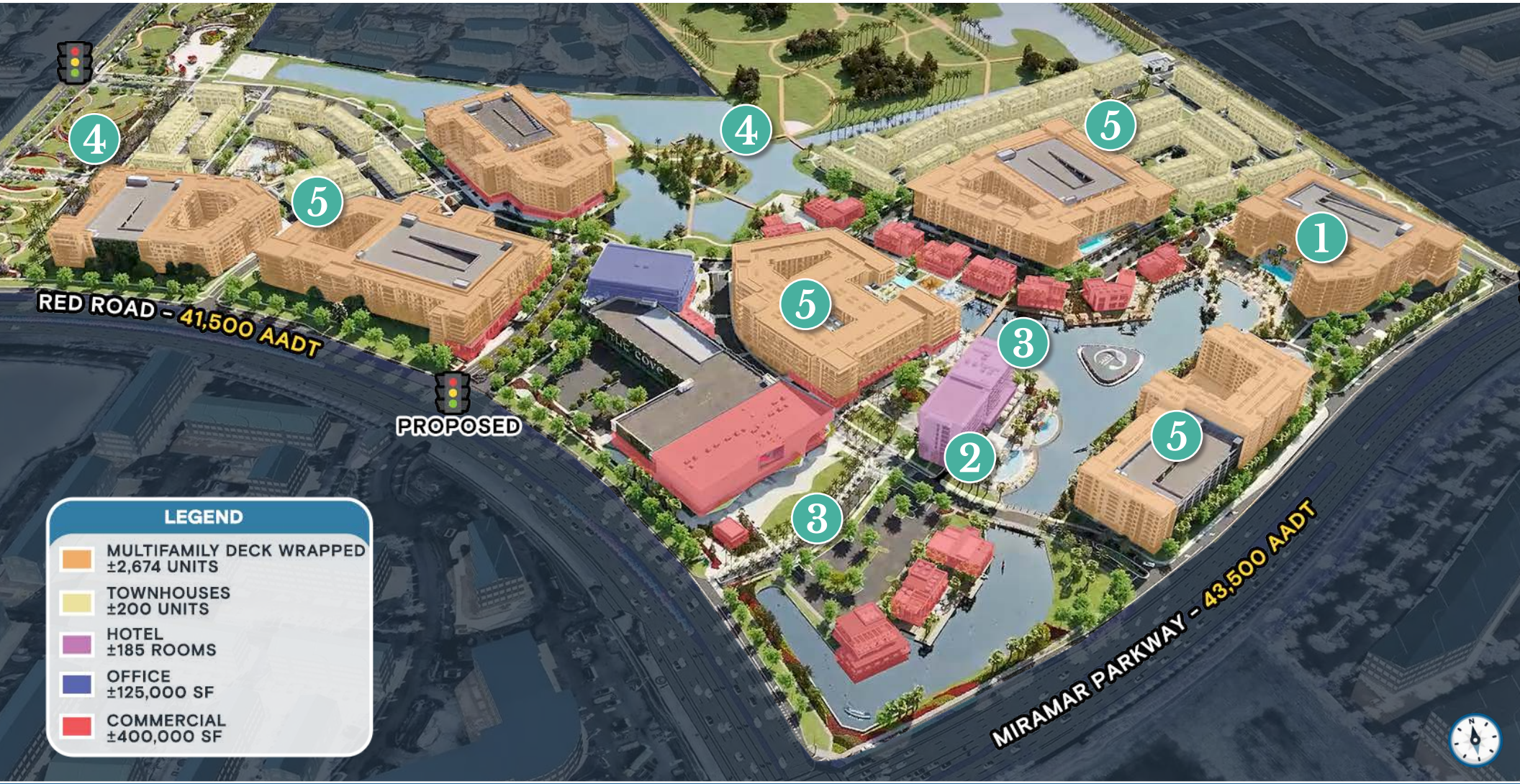
The Lime will become a neighborhood hub, filled with a variety of amenities and all day activities for all ages.

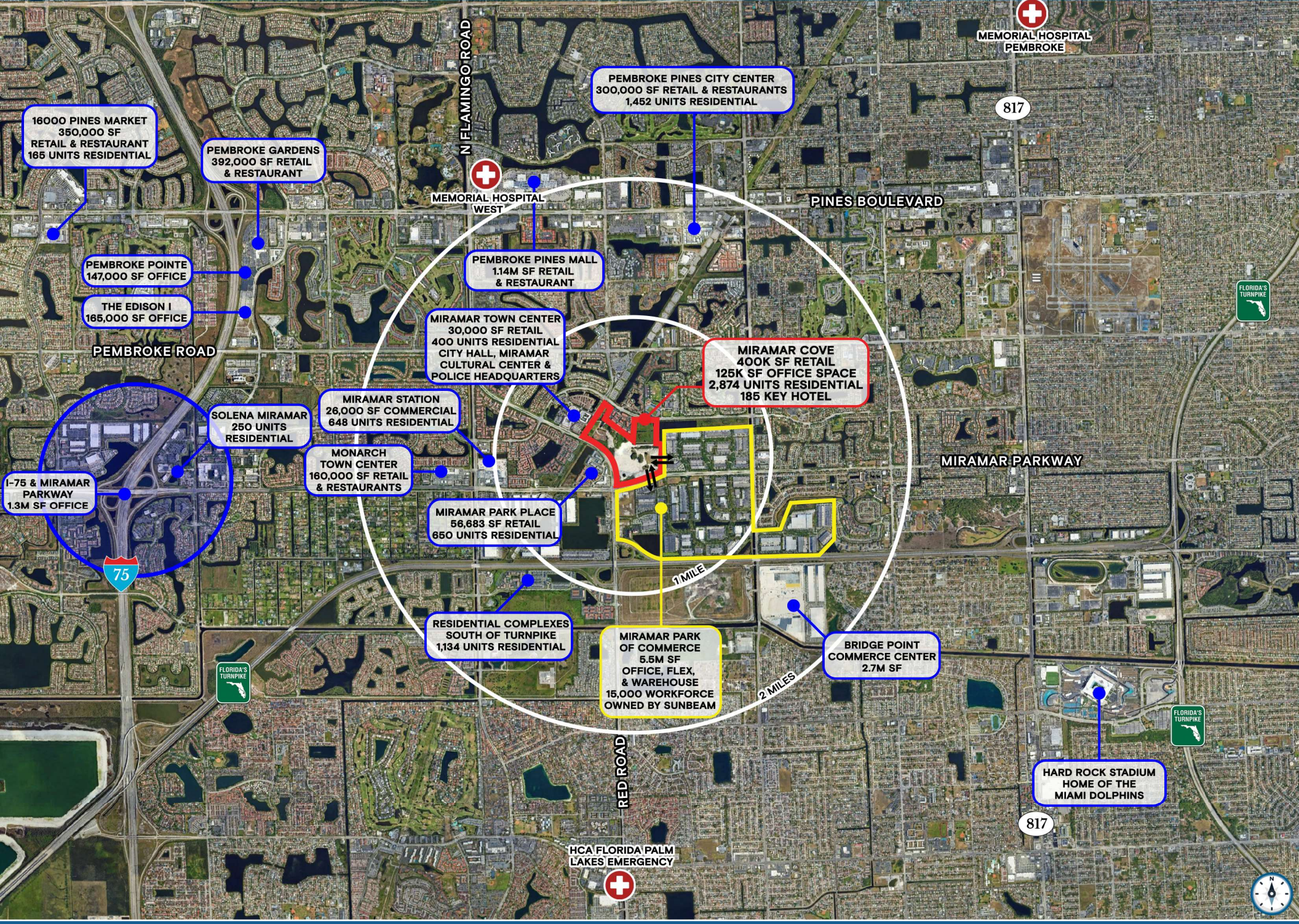
4 THE PARKS

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

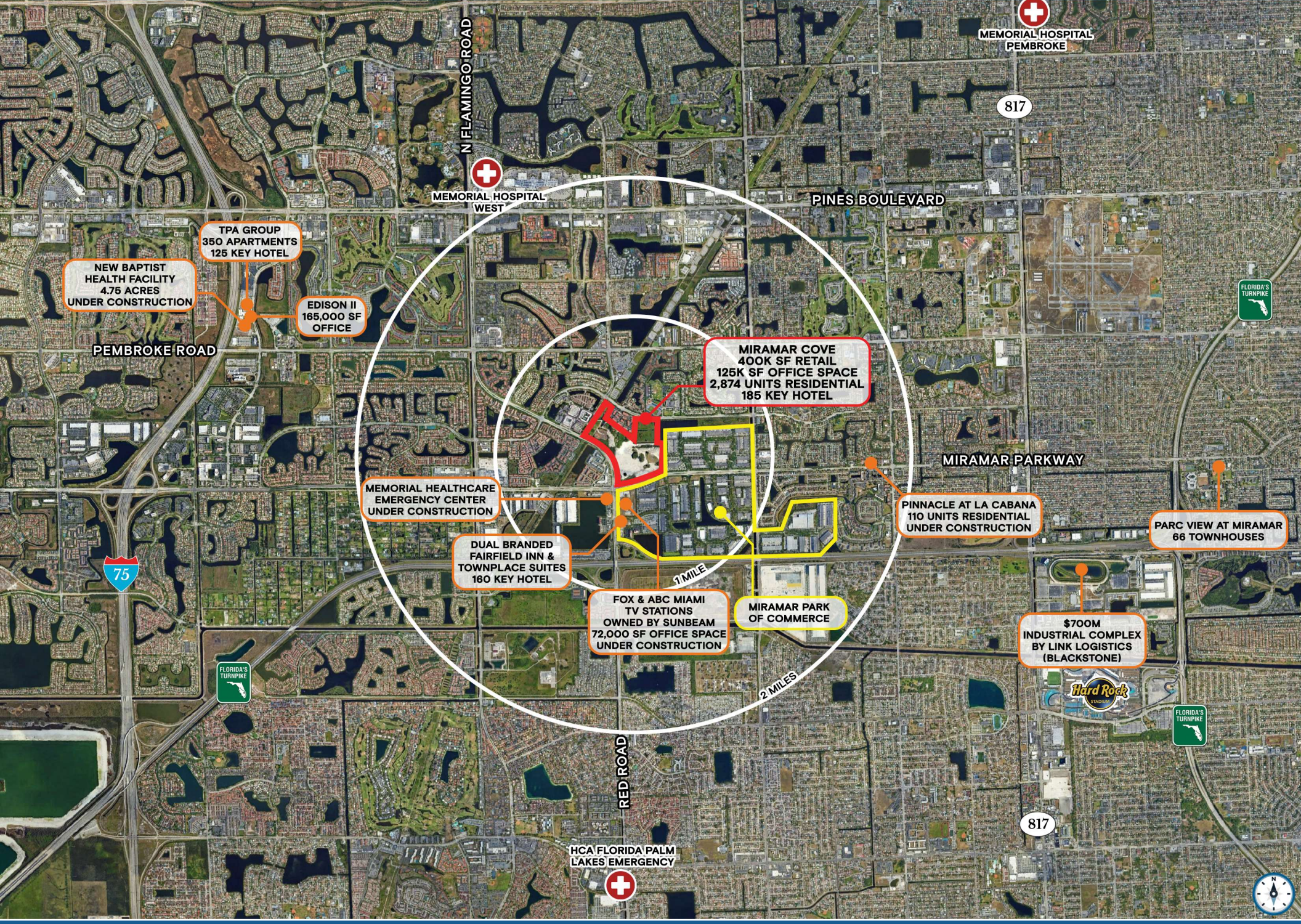
With 2,674 homes, the neighborhood of the Park will be bustling with daily life. The community will have a range of cultures and ages, and be anything but homogeneous.





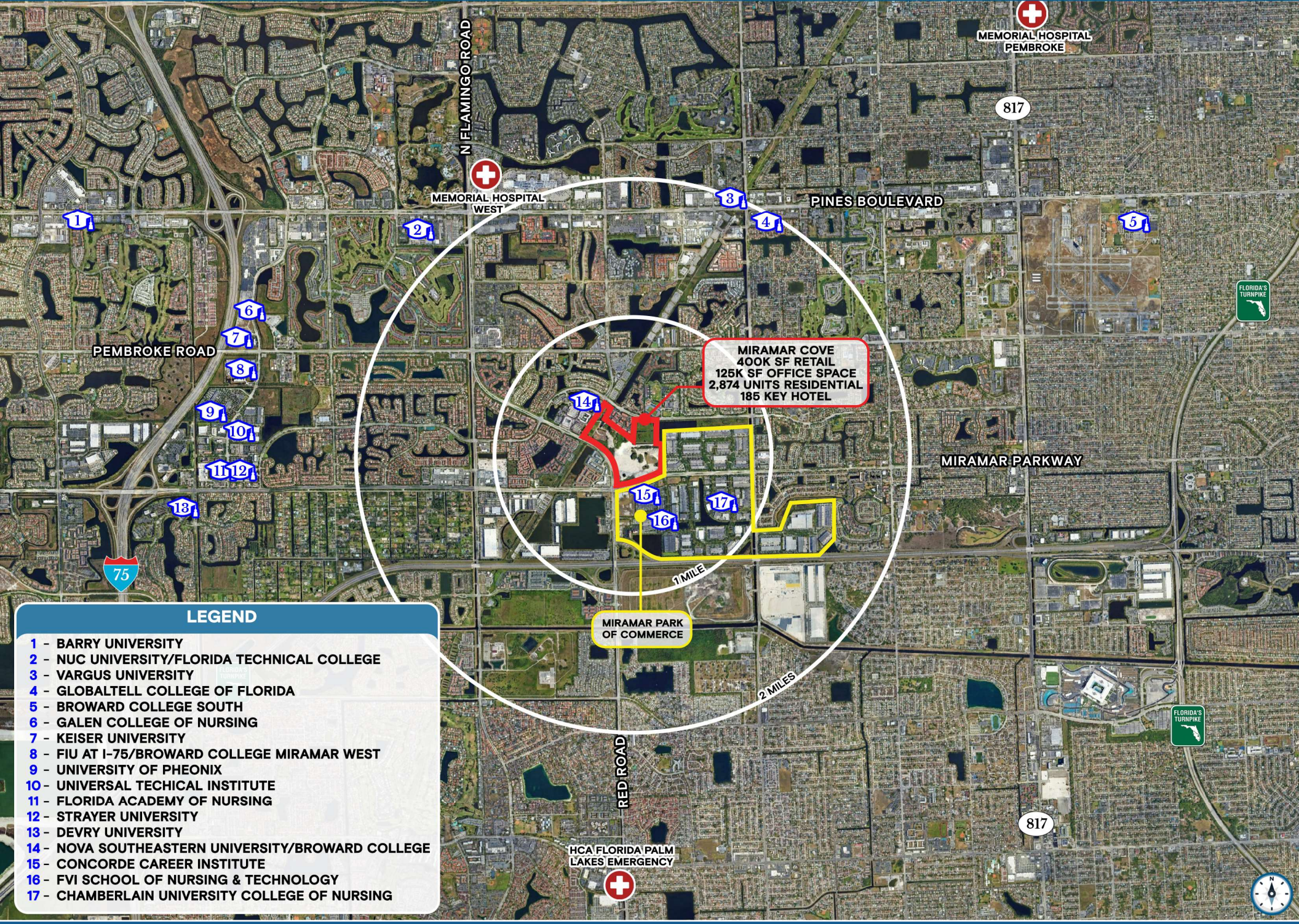
MIRAMAR COVE | **EXISTING PROJECTS IN THE AREA**

KATZ & ASSOCIATES



MIRAMAR COVE | **PLANNED PROJECTS IN THE AREA**

KATZ & ASSOCIATES



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

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: 03.05.26

MIRAMAR Cove

BY

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