

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

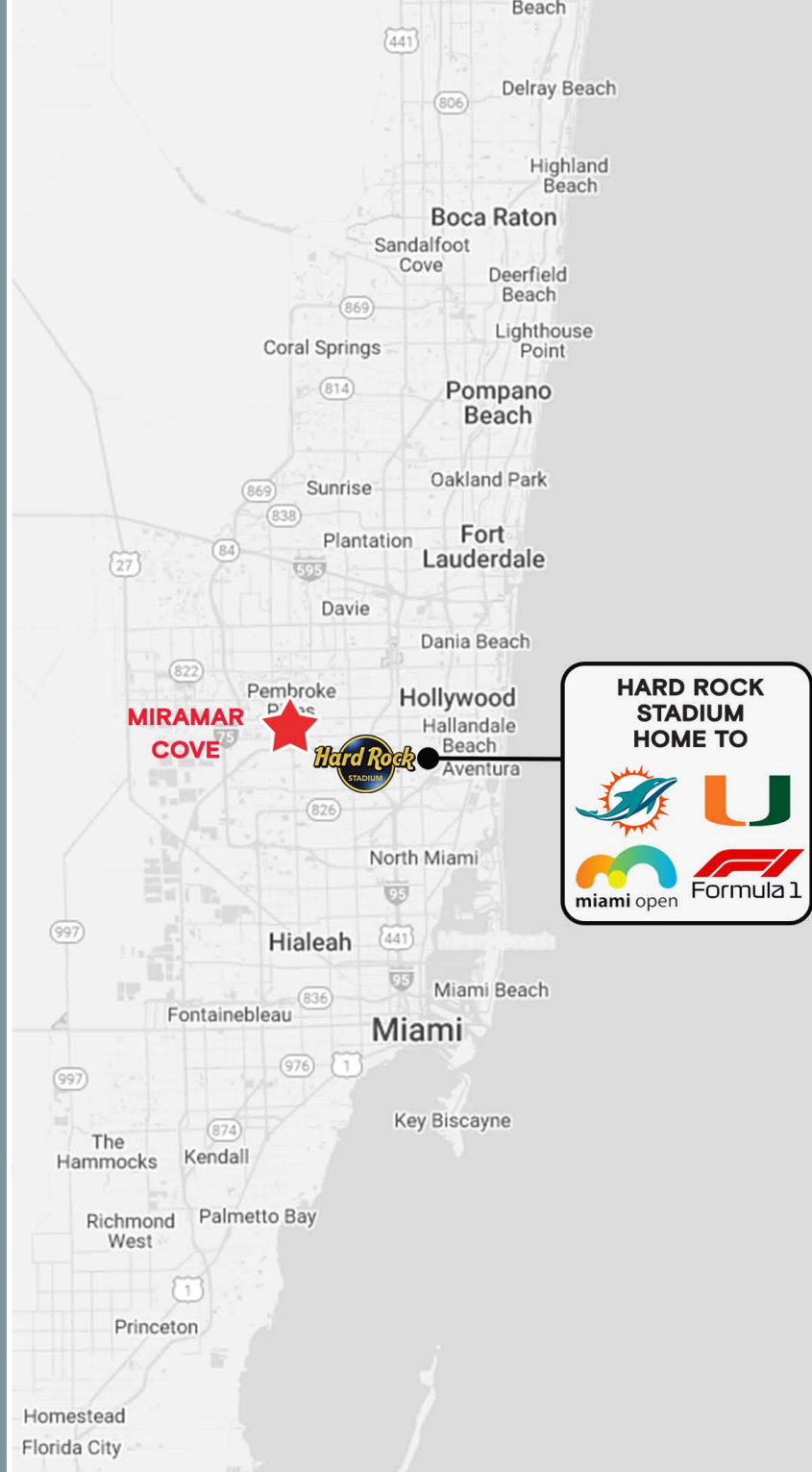
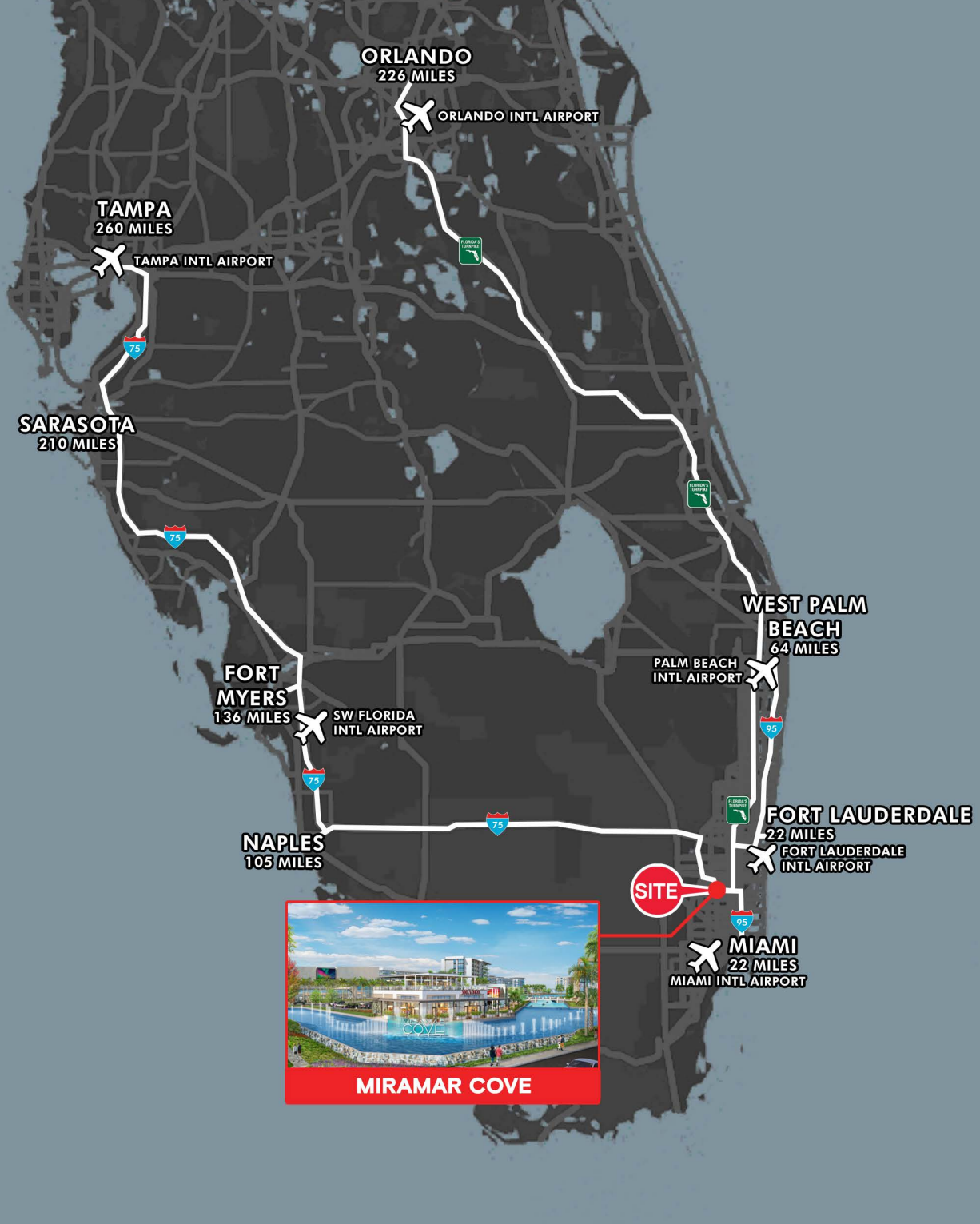
185

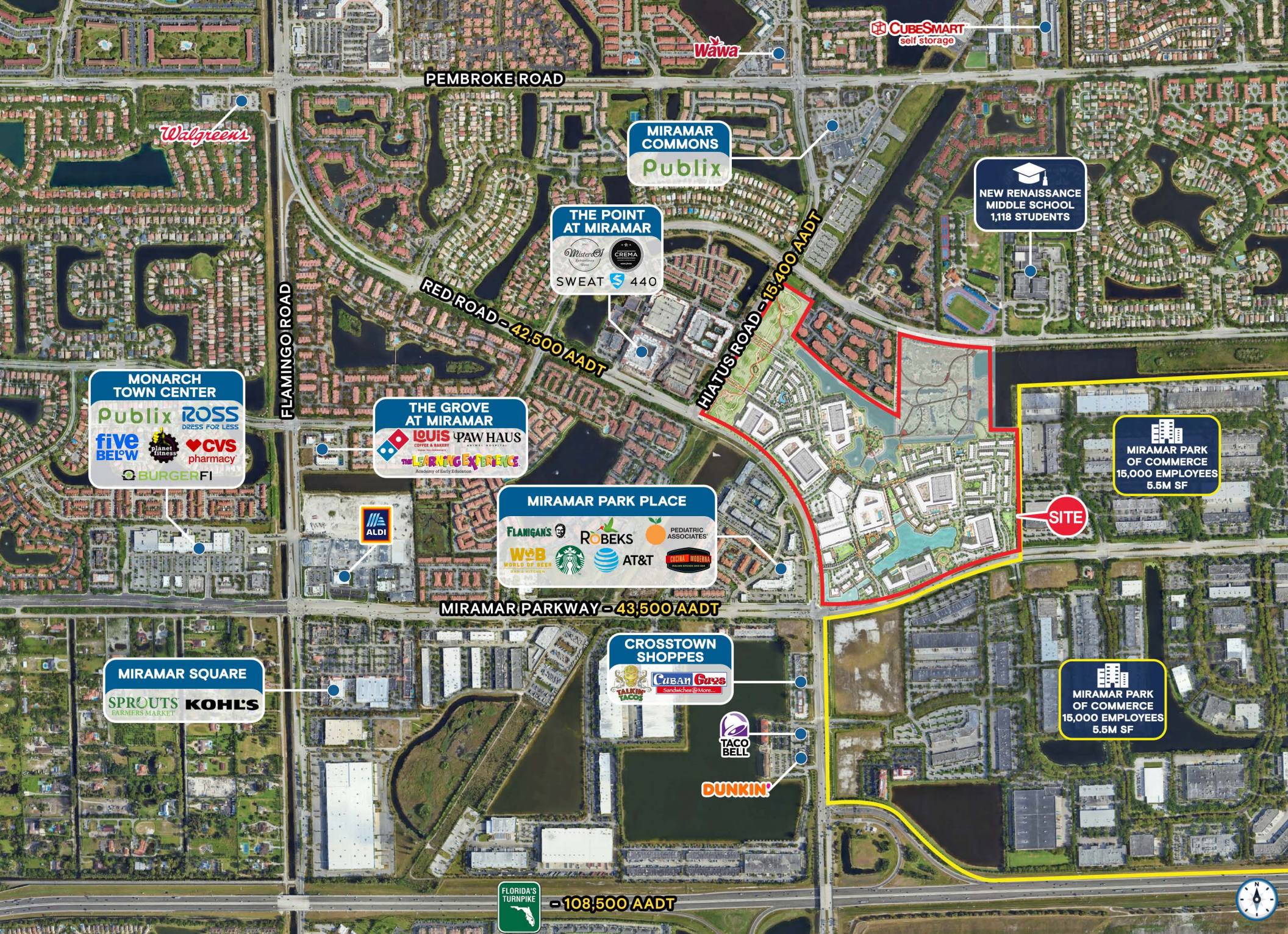
KEY HOTEL

2028

GRAND OPENING
Q4 2028







Walgreens

Wawa

CUBESMART self storage

PEMBROKE ROAD

MIRAMAR COMMONS
Publix

NEW RENAISSANCE MIDDLE SCHOOL
1,118 STUDENTS

THE POINT AT MIRAMAR
MasterCard CREMA
SWEAT 440

RED ROAD - 42,500 AADT

HIATUS ROAD - 15,400 AADT

FLAMINGO ROAD

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

MIRAMAR PARK OF COMMERCE
15,000 EMPLOYEES
5.5M SF

MIRAMAR PARK PLACE
FLAMIGAN'S ROBEEKS PEDIATRIC ASSOCIATES
W&B WORLD OF BEER Starbucks AT&T CUCINA MODERNA

ALDI

SITE

MIRAMAR PARKWAY - 43,500 AADT

MIRAMAR PARK OF COMMERCE
15,000 EMPLOYEES
5.5M SF

MIRAMAR SQUARE
SPROUTS FARMERS MARKET KOHL'S

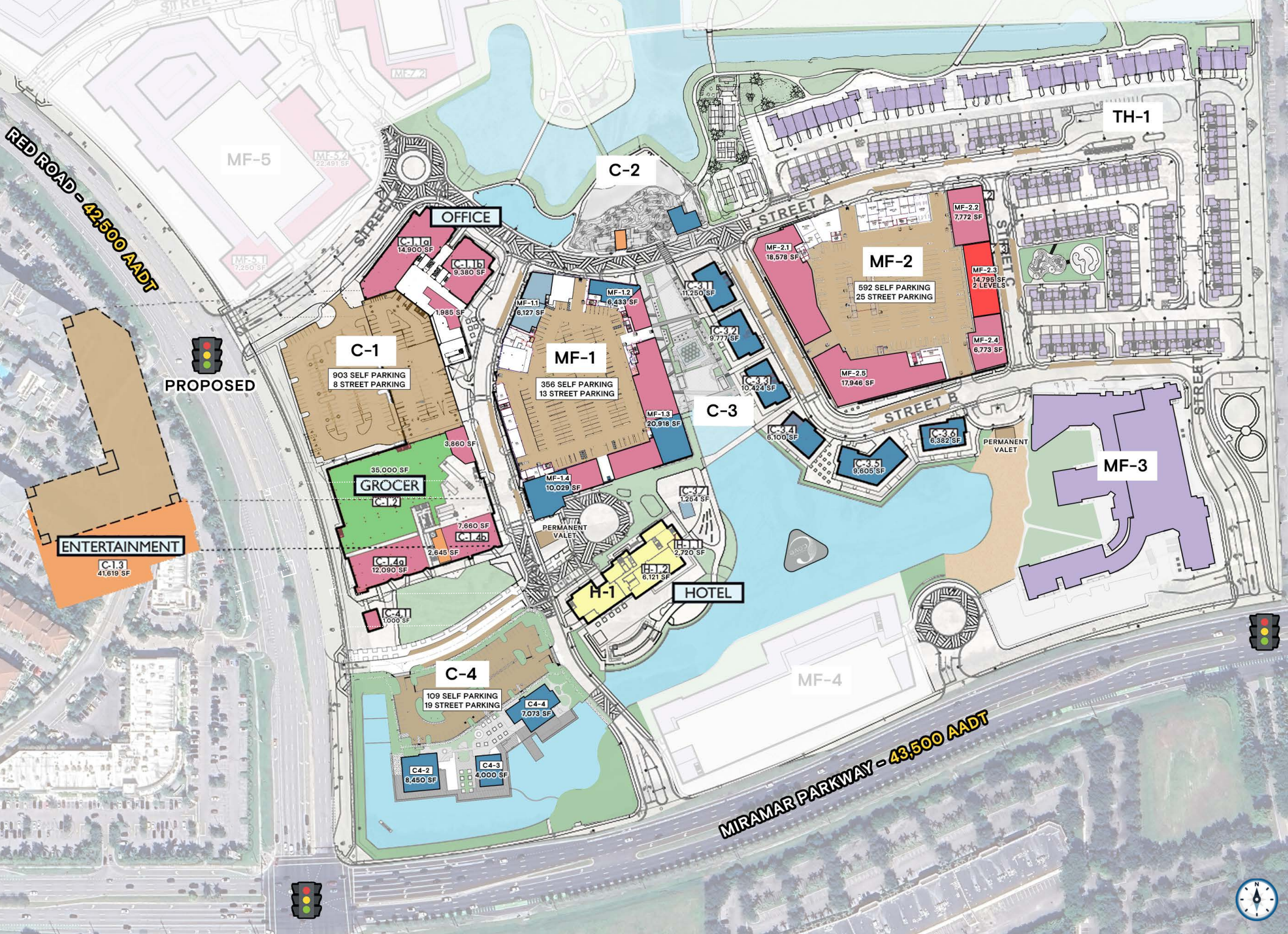
CROSTOWN SHOPPES
TALKING TACOS CUBAN Guys

TACO BELL

DUNKIN'

FLORIDA'S TURNPIKE - 108,500 AADT







WITHIN 5 MILES OF MIRAMAR COVE



476,762
population



41.4
average age



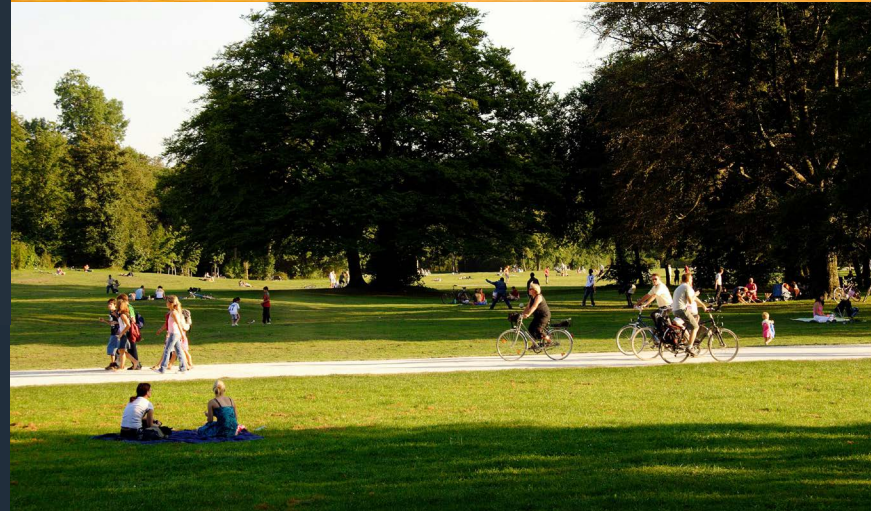
\$109,000+
average household
income



137,000+
employees



15,000
employees





TARGET RESIDENTS

8,000

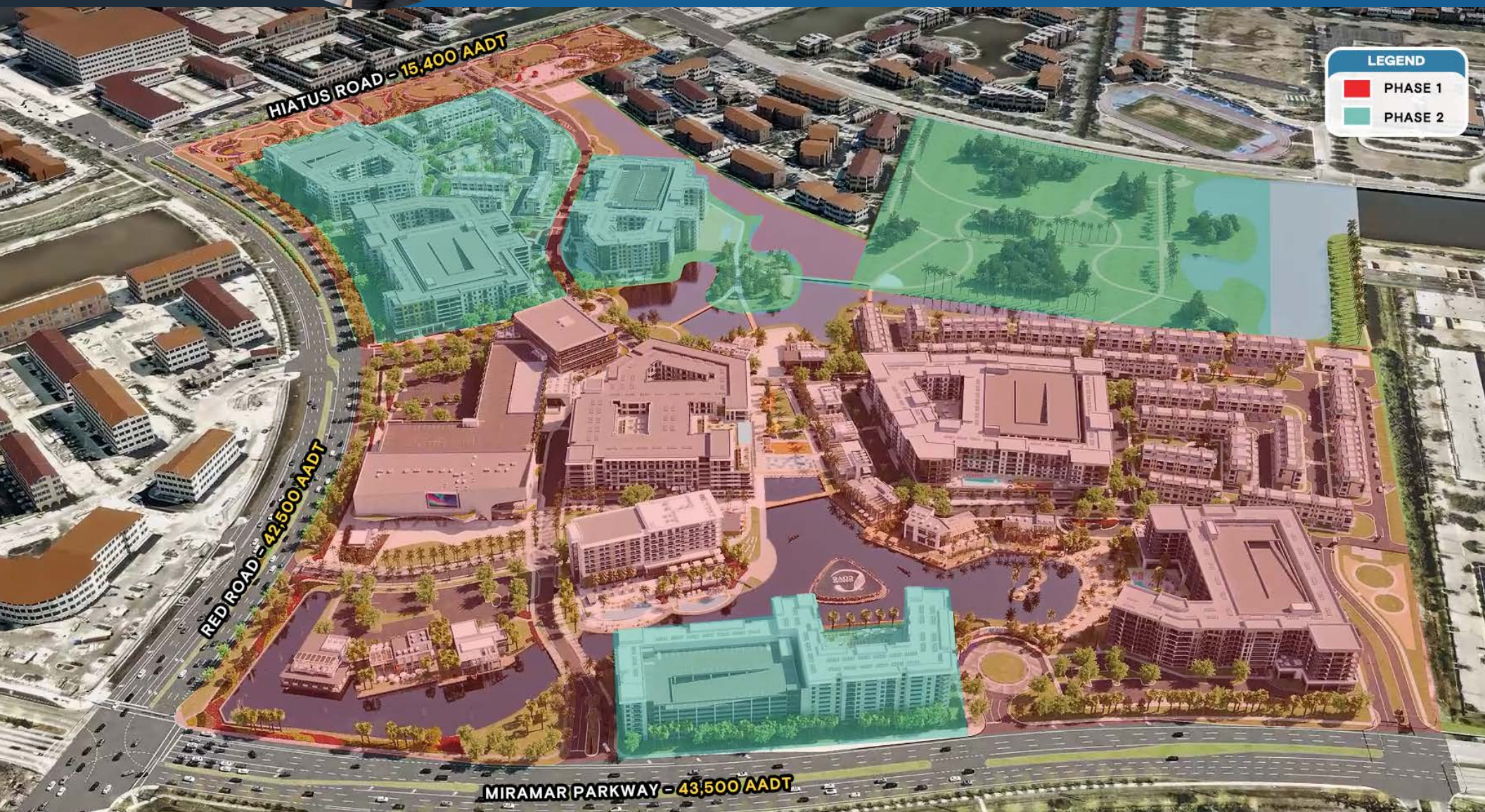
RESIDENTS LIVING IN
PHASE 1 & PHASE 2

\$150,000

AVERAGE HOUSEHOLD
INCOME AT OPENING

25-45

AGE RANGE



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

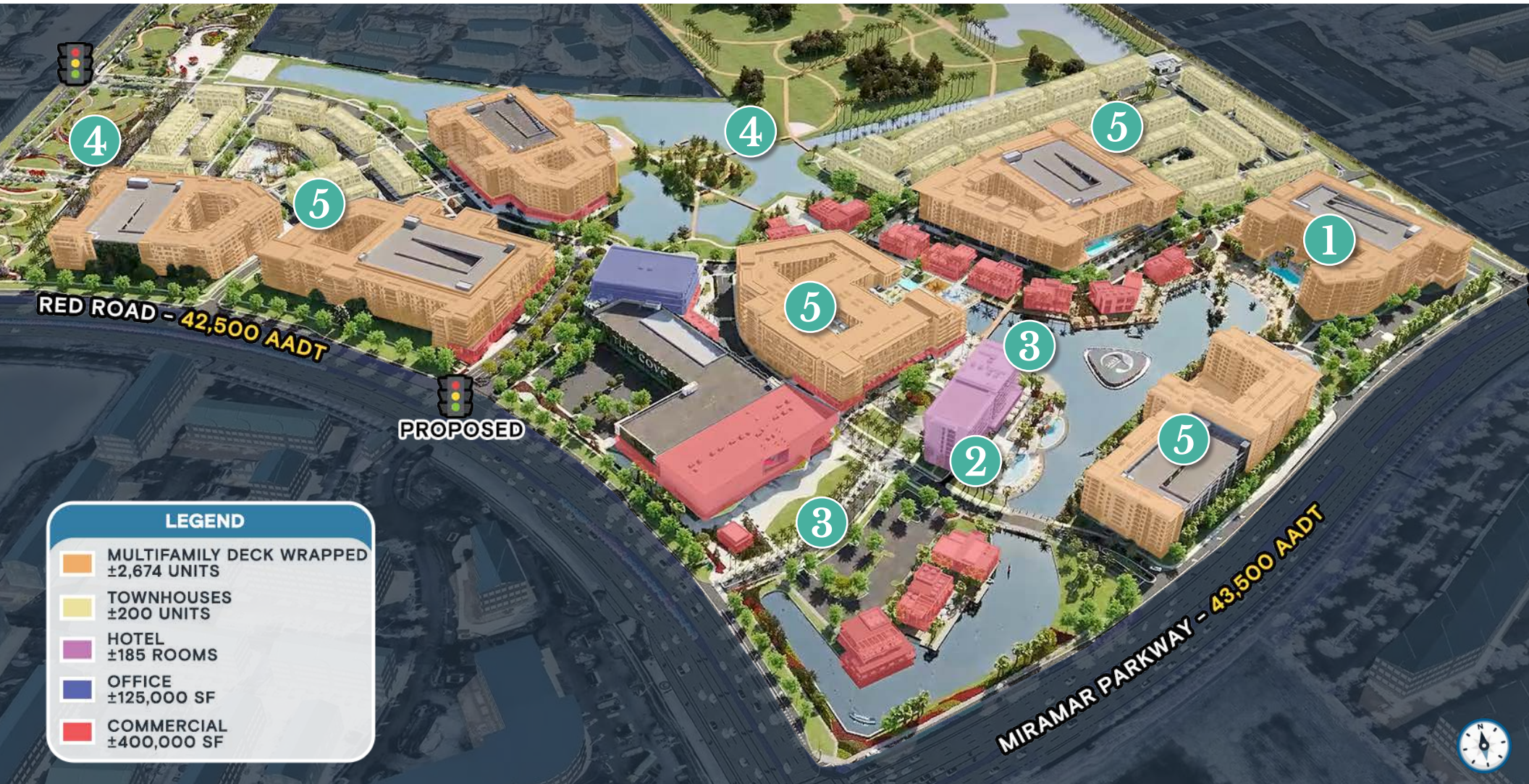
THE PARKS

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

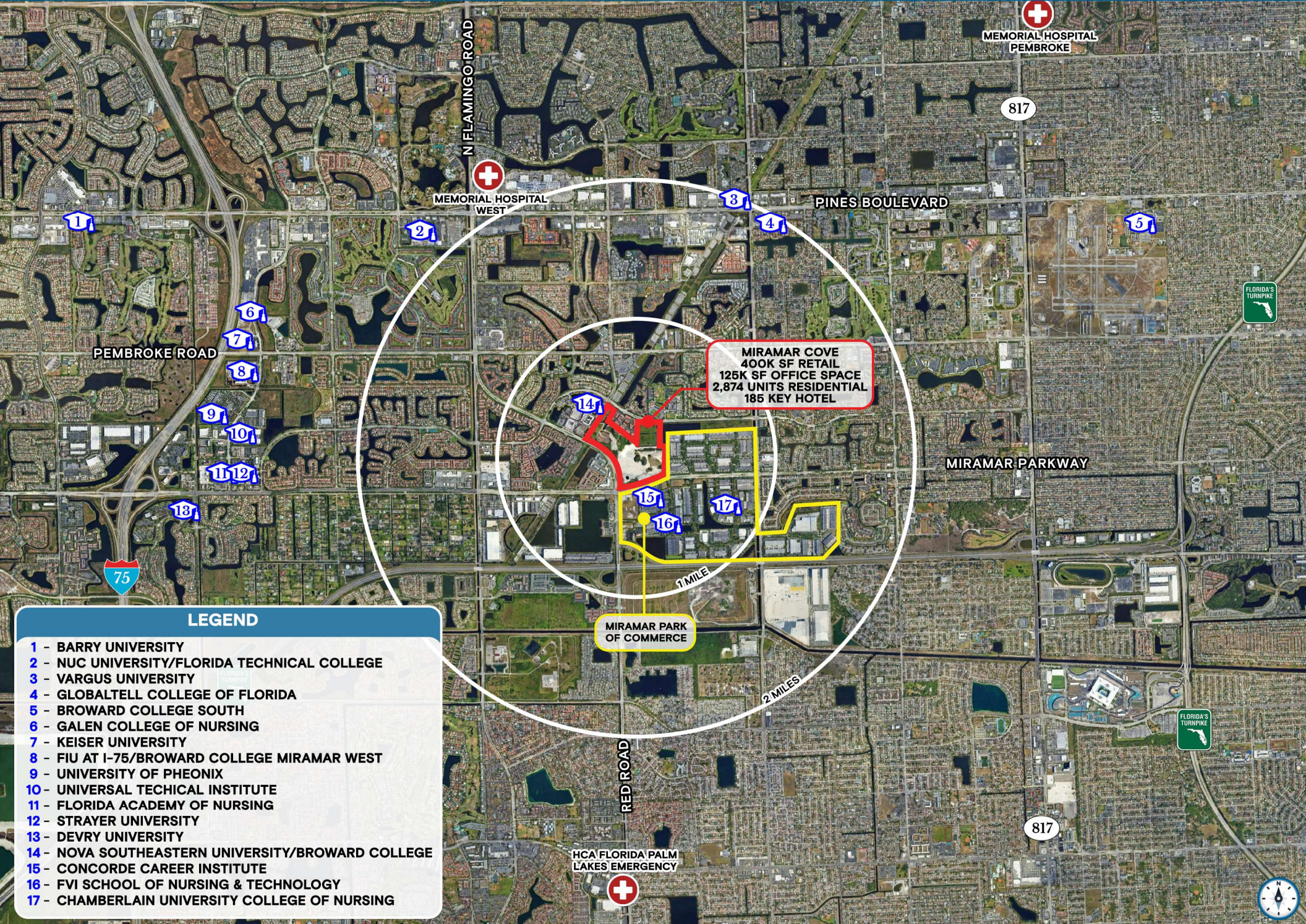
PARKS LIVING

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.



LEGEND

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





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