

MIRAMAR SQUARE
MIRAMAR, FL

12100 MIRAMAR PARKWAY

±1,131 - 2,085 SF AVAILABLE FOR LEASE; GLA: 231,709 SF

MIAMI MSA

JOIN

KOHL'S

SPROUTS
FARMERS MARKET

Orangetheory
FITNESS

CLOSE PROXIMITY TO I-75 AND FLORIDA'S TURNPIKE



LEASED BY:



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

OWNED & MANAGED BY:

KITE
REALTY GROUP

get in touch.

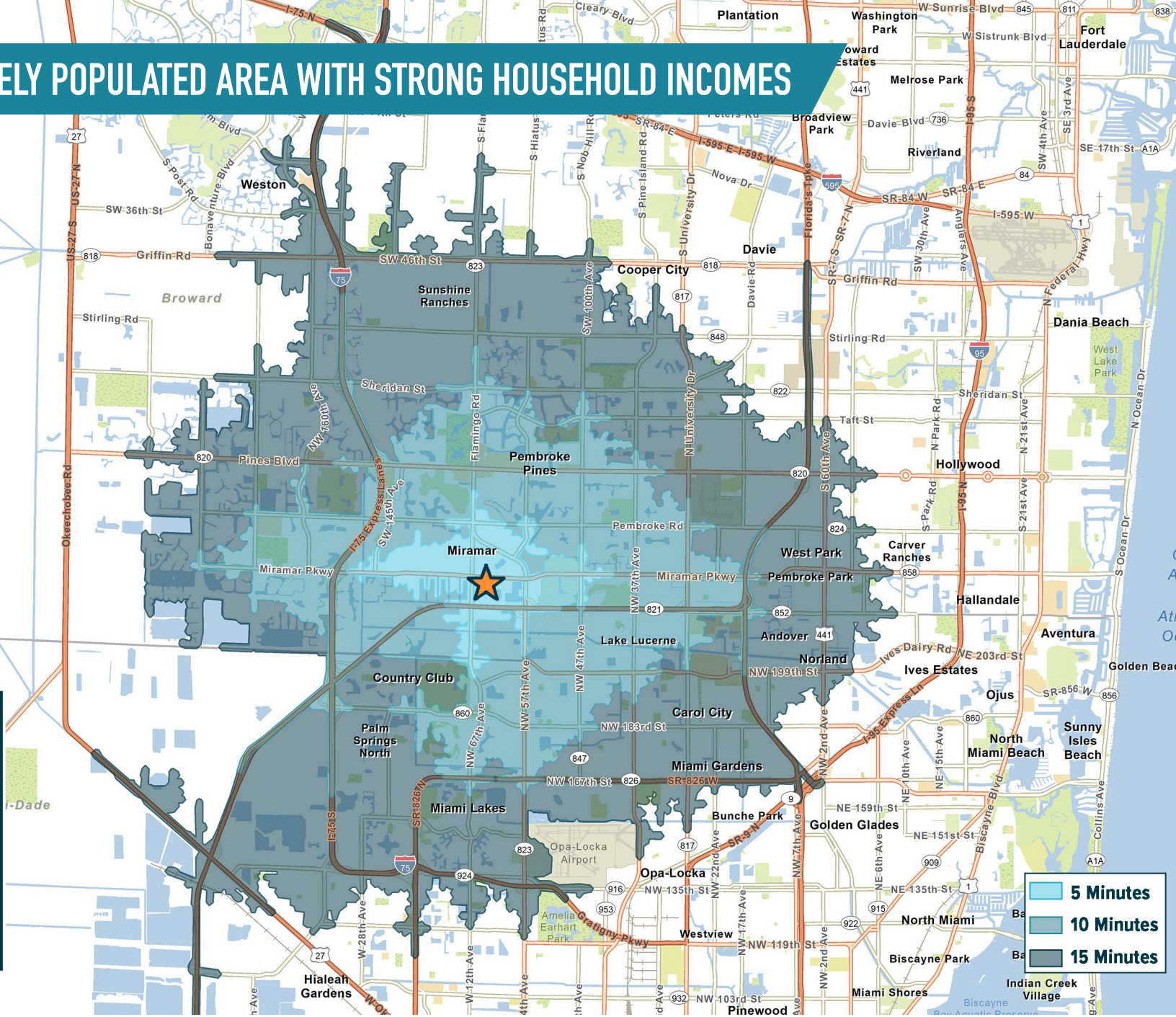
KALAYAH SARGEANT

office 786.671.4020

direct 786.671.4036

ksargeant@metrocommercial.com

SURROUNDED BY DENSELY POPULATED AREA WITH STRONG HOUSEHOLD INCOMES



	5 Minutes	10 Minutes	15 Minutes
Total Population	28,401	248,333	617,008
Total Households	10,191	87,629	206,261
Med HH Income	\$80,773	\$64,186	\$71,366
% HH > \$100k	36%	28%	34%



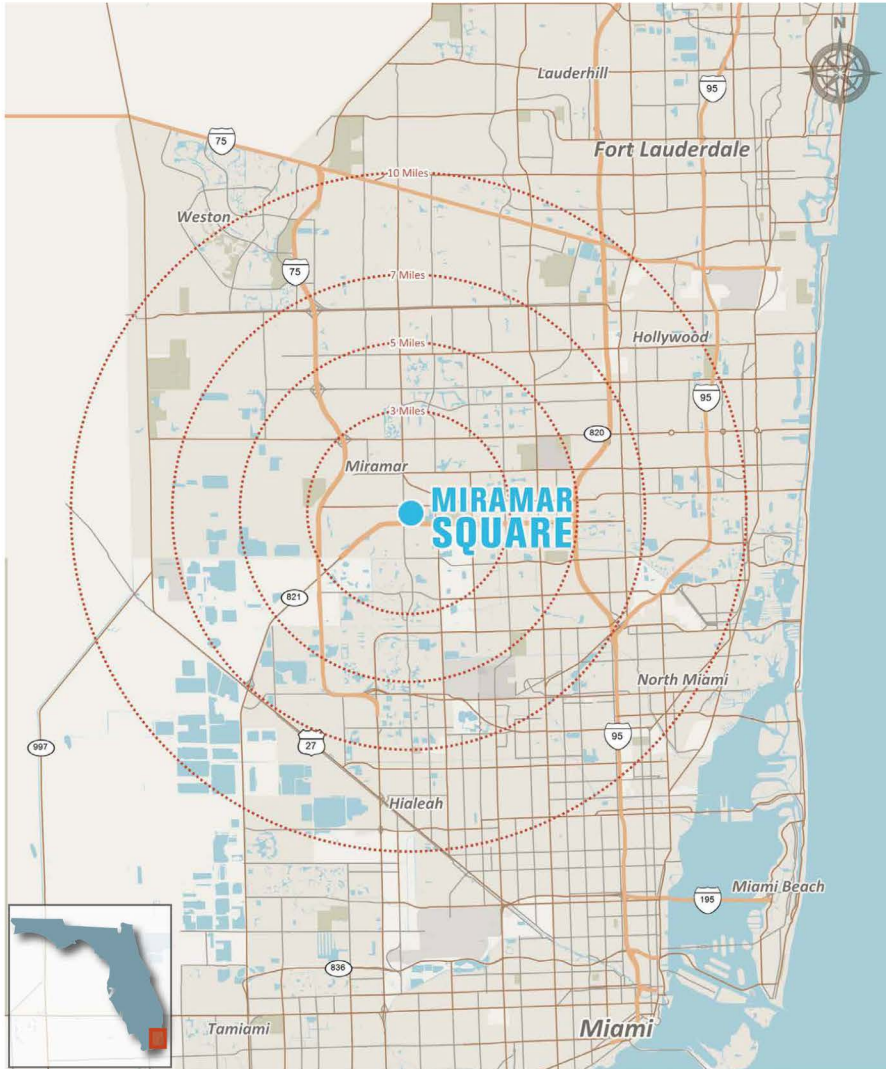
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DEMOGRAPHIC DATA



	1 MILE	3 MILES	5 MILES	7 MILES	10 MILES
POPULATION ESTIMATE (2023)	15,556	179,550	427,810	753,459	1,379,321
PROJECTED POPULATION (2028)	18,804	182,412	432,580	758,586	1,388,277
PROJECTED ANNUAL GROWTH (2023-2028)	3.87%	0.32%	0.22%	0.14%	0.13%
POPULATION GROWTH (2010-2020)	3.70%	1.31%	0.81%	0.80%	0.70%
HOUSEHOLD ESTIMATE (2023)	5,799	64,742	146,433	253,404	471,543
PROJECTED HOUSEHOLDS (2028)	6,675	66,006	148,433	256,174	477,536
MEDIAN AGE	34.5	38.6	38.1	38.2	39.4
AVERAGE HOUSEHOLD INCOME	\$95,550	\$83,478	\$95,201	\$95,810	\$91,826
MEDIAN HOUSEHOLD INCOME	\$79,436	\$62,397	\$69,833	\$68,542	\$62,557
HOUSEHOLDS WITH INCOME OVER \$75K	3,177	27,430	69,284	118,236	202,603
HOUSEHOLDS WITH INCOME OVER \$75K (%)	55%	43%	47%	46%	44%
BACHELORS DEGREE OR HIGHER	41%	33%	34%	-	-
WORKPLACE EMPLOYEES	6,116	52,439	139,854	250,125	553,478
POPULATION: WHITE	19%	23%	24%	25%	28%
POPULATION: BLACK	31%	24%	26%	26%	25%
POPULATION: HISPANIC	51%	61%	56%	56%	54%
POPULATION: ASIAN	7%	4%	4%	4%	3%
POPULATION: OTHER RACE	12%	13%	12%	11%	11%

*ESRI 2024

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PEMBROKE LAKES MALL
 AMC THEATRES Dillard's
 JCPenney macys

planet fitness
 WHOLE FOODS

COSTCO WHOLESALE
 TJ-maxx
 ROSS
 REGAL
 petco

SHOPS AT PEMBROKE GARDENS
 Bath & Body Works
 BANANA REPUBLIC
 LOFT DSW
 BARNES & NOBLE
 SEPHORA

Walmart

Publix

target JOANN
 HomeGoods

Sedano's
 CRUNCH

ROSS
 Publix
 LAIFITNESS.

LOWE'S
 PartyCity

3 MILES

TRADER JOE'S
 DICK'S SPORTS & OUTDOORS
 ULTA
 PET SMART
 Burlington
 BARNES & NOBLE

BEST BUY

buybuy BABY
 Office DEPOT

ROSS
 TJ-maxx
 Michaels

HOBBY LOBBY

Publix

Walmart
 sam's club

Marshalls
 HomeGoods

Publix

SITE
MIRAMAR SQUARE
 KOHL'S
 SPROUTS FARMERS MARKET

planet fitness
 Publix
 ROSS

ALDI

Publix

target Winn/Dixie

Ronald Reagan Tpk

Ronald Reagan Tpk

Key Food

target

five BELOW
 Marshalls
 Burlington
 dd's DISCOUNTS
 ROSS DRESS FOR LESS

ALDI

Publix

Publix

Sedano's

Sedano's

Walmart

dd's DISCOUNTS
 ROSS DRESS FOR LESS
 FRESCO
 LAIFITNESS.

LOWE'S

BJS

860

817

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OVER 9 MILLION SF OF INDUSTRIAL AND 3 MILLION SF OF OFFICE WITHIN MIRAMAR



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SMALL SHOPS & 2ND-GEN RESTAURANT SPACE AVAILABLE



TENANT KEY

001	TRIBECA RESTAURANT & LOUNGE	4,242 SF
002	AESTHETIC VIBES MEDSPA	1,148 SF
003	TOTAL HEALTH CHIROPRACTIC	1,541 SF
004	AVAILABLE	1,541 SF
005	MCCALLA CLARKE INSURANCE	1,152 SF
006	PALM VIEW ANIMAL HOSPITAL	1,887 SF
007	COLD STONE CREAMERY	1,379 SF
008	GOLFTEC	2,528 SF
009	ROSALIA'S KITCHEN	1,500 SF
010	SUPERCUTS	1,200 SF
011	SARPINO'S PIZZERIA	1,592 SF
012	ZENCARE PHARMACY	1,417 SF
013	GIARDINO GOURMET SALADS	1,440 SF
014	TL NAILS SPA & LASH	2,527 SF
016	CLASSIC STYLEZ BARBERSHOP	1,181 SF
017	AVAILABLE	1,131 SF
018	ADRIANA MEJA, DDS	1,600 SF
019	STAR BUNNY TEA	1,191 SF
020	INTESITY DANCERS' STUDIO	3,500 SF
021	THE GODDARD SCHOOL	8,000 SF
022	SOURCE JIU JITSU	4,861 SF
023	TULUKA FITNESS CLUB	7,419 SF
024	KOHL'S + SEPHORA	96,268 SF
025	BEAUTY MALL SUITES	7,038 SF
026	PET SUPPLIES PLUS	6,534 SF
030	SPROUTS	30,000 SF
028	NICKLAUS CHILDREN'S HOSPITAL	21,237 SF
029	FIFTH THIRD BANK	4,494 SF
030	PANDA EXPRESS	2,250 SF
031	AVAILABLE	2,085 SF
032	ISLAND TINGS	1,573 SF
033	TMOBILE	2,500 SF
034A	ORANGE THEORY FITNESS	2,615 SF
034	VICKEY BAKERY	1,822 SF
035	MESSAGE ENVY	4,000 SF
036	BANK OF AMERICA	4,500 SF
037	WELLS FARGO	4,500 SF

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PROPERTY PHOTOS



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