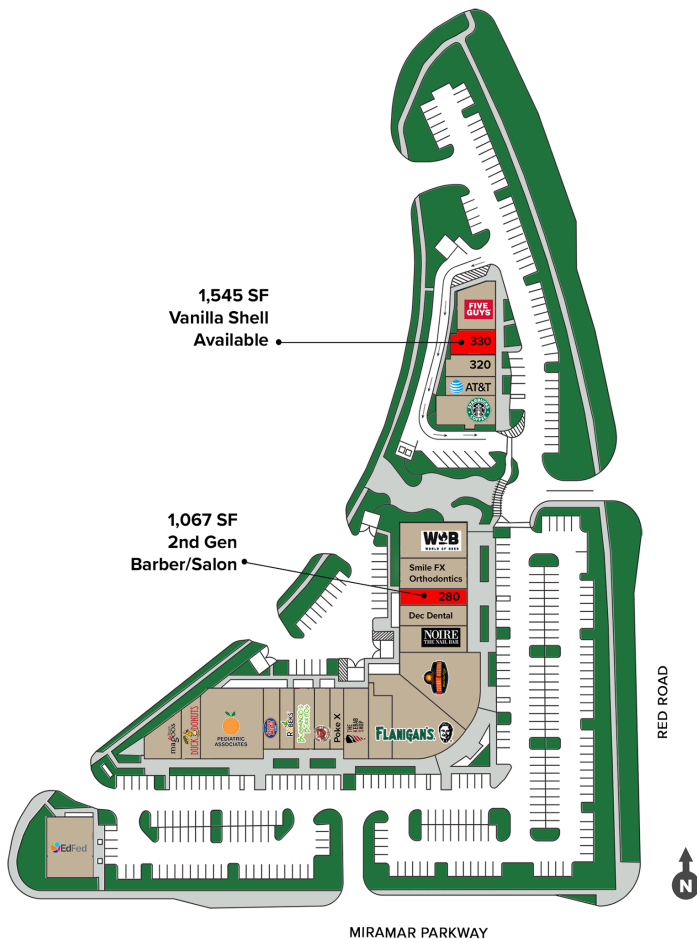


MIRAMAR PARK PLACE



TENANT LEGEND

BAY	TENANT	SF
11295 MIRAMAR PARKWAY		
	Educational Federal Credit Union	3,850
11225 MIRAMAR PARKWAY		
200	Huey Magoo's Chicken Tenders	2,000
205	Duck Donut	1,283
210	Pediatric Associates	6,004
220	Jersey Mike's Subs	1,200
225	Robeks Fresh Juices & Smoothies	1,200
230	Bubbakoo's Burritos	1,800
233	Zuru Zuru Ramen	1,235
237	Poke X	1,215
240	The Kebab Shop	2,400
245	Flanigan's Wine & Liquors	2,000
250	Flanigan's Seafood Bar and Grill	6,000
260	Cucina Moderna	5,573
270	Noire The Nail Bar	2,400
275	Dec Dental	1,733
280	AVAILABLE	1,067
285	Smile FX Orthodontics	2,400
295	World of Beer	4,240
2850 RED ROAD		
300	Starbucks	2,500
310	AT&T Authorized Dealer	1,340
320	Freddo Gelato	1,001
330	AVAILABLE	1,545
350	Five Guys Burgers	2,698



MIRAMAR PARK PLACE



11225 Miramar Parkway
Miramar, FL 33025

HIGHLIGHTS

- Excellent visibility with ±300 feet along Miramar Parkway and ±400 feet of along Red Road
- Upscale contemporary design including a community park, water features, and urban art
- Adjacent to the new Miramar Cove 125-acre upscale lifestyle development project to include 400,000 SF of retail, 125,000 SF office and 2,874 contemporary-style homes, opening Q4 2028. (For more info: <https://vimeo.com/1099387014>)
- Just 1/2 mile north of Florida Turnpike Ext. and I-75 interchange is within 3 miles (west on Miramar Road)
- Adjacent to Altra, a 650-unit apartment community
- Trade area includes +12M SF of corporate office and warehouses and Miramar Town Center (City Hall and Cultural Center)

AVAILABLE SPACE

- 1,067 SF (Suite 280)
- 1,545 SF (Suite 330)

JOIN THESE RETAILERS



DEMOGRAPHICS*

	1 MI	3 MI	5 MI
POPULATION	15,738	188,827	445,334
MEDIAN AGE	33	40	39
AHI	\$111,464	\$93,347	\$108,761

* Estimated 2025. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.

TRAFFIC COUNTS

- 42,500 on Red Road (north of Miramar Pkwy)
- 43,500 on Miramar Pkwy (west of Red Road)



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