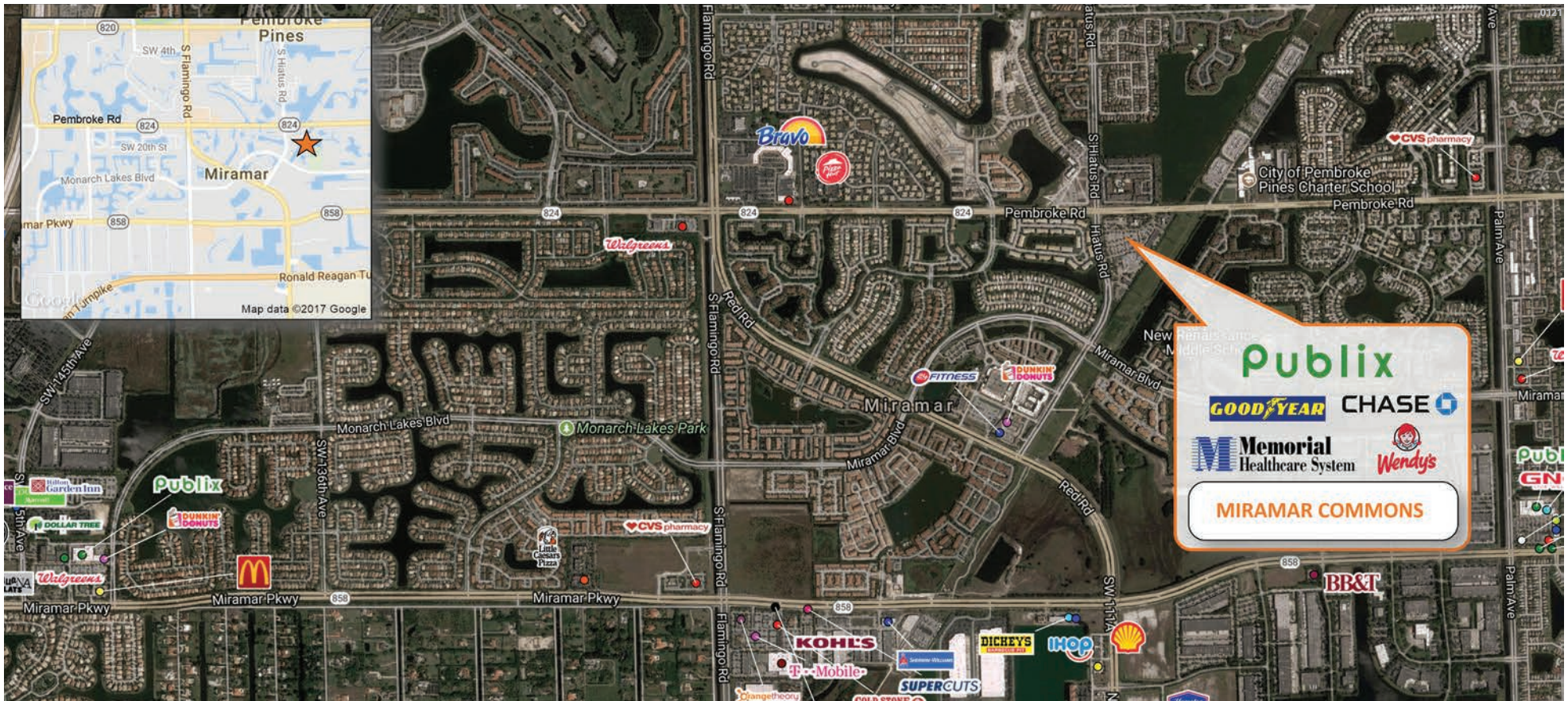




MIRAMAR COMMONS

11000 Pembroke Rd., Miramar, FL 33025

MIRAMAR, FL



MARKET: South Florida

COUNTY: Broward

GLA: 83,740 SF

TRAFFIC COUNT: 52,506



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
1 MILE	30,794	31.9	\$59,200
3 MILES	176,895	39.4	\$70,165
5 MILES	470,428	37.9	\$78,151

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**SOUTHEAST
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MIRAMAR COMMONS

TENANTS	UNIT	SF
South Broward Community Health	1-4	5,085
Beautiful Nails, Too	5	1,185
The Tutoring Center	6	975
A Change Of Pace Hair Salon	7	975
HD Vision Center	8	1,105
China House	9	1,040
Goodwill	10	1,170
Pacesetter Academy	11-17	10,010
Margaret M. Michael DMD, PA	18	1,657
Elegant Beauty	19-22	5,064
Publix Super Markets	23	37,887
Krazy Kuts	24	1,050
Smoothie Express	25	1,050
Junies Restaurant	26	1,400
Che, Pibe Argentinian Grill	27	1,400
Available	28	1,330
Strictly Wings	29	1,350
JPMorgan Chase	OP-B	3,707
Goodyear	OP-D	6,300
Cali Coffee	OP-E	



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Located on the SW corner of Pembroke Rd. and Hiatus Rd., **Miramar Commons** is centrally situated in the densely populated city of Miramar. Tenants at **Miramar Commons** benefit from a strong daytime population as well as the large residential population which source the center with customers throughout the entire day. The center is anchored by a high-volume Publix Supermarket and is home to other notable quality tenants including a South Broward Community Health Center, Chase Bank, Metro PCS and Pacesetter Academy Learning Center.

Best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.