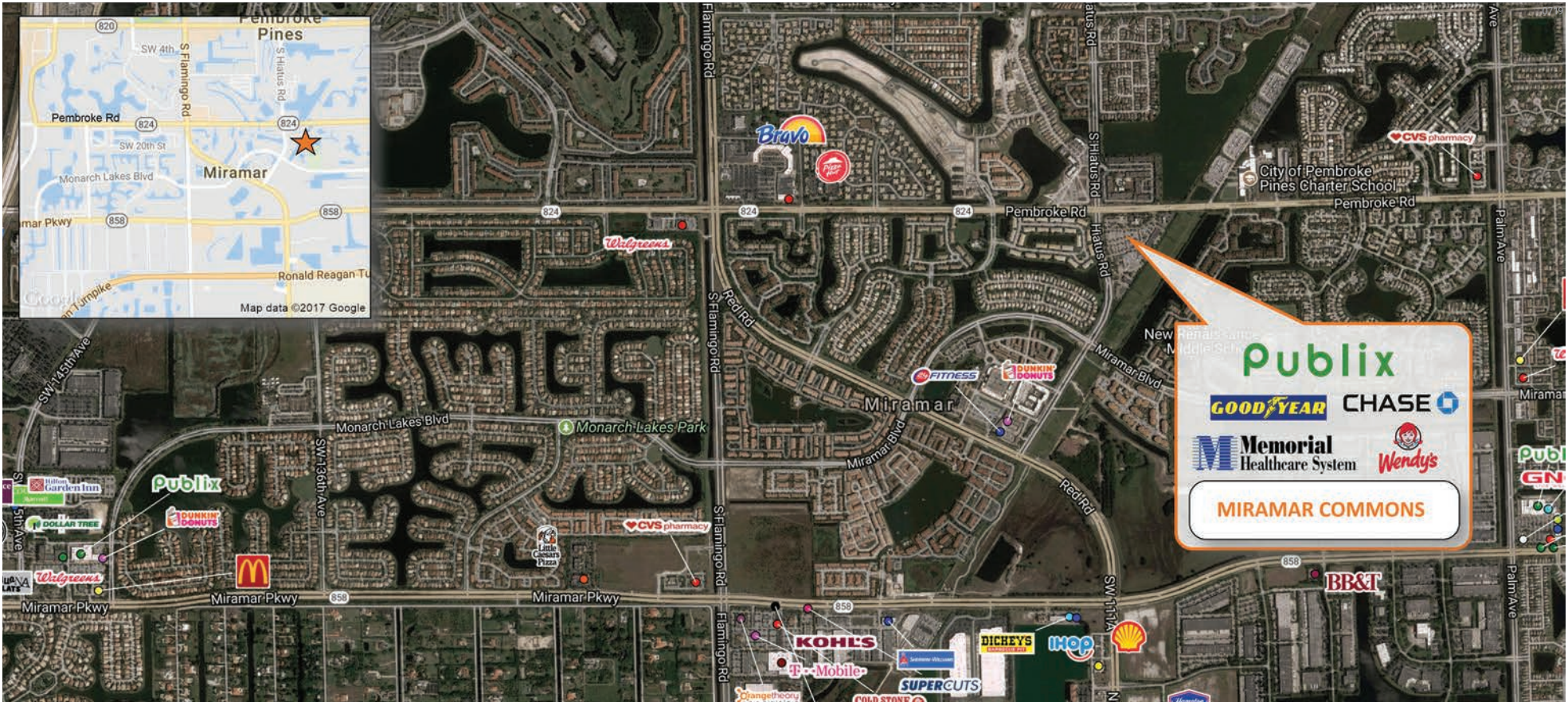




# MIRAMAR COMMONS

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 |
|----------------|------------------|------------|----------------|
| <b>1 MILE</b>  | 30,794           | 31.9       | \$59,200       |
| <b>3 MILES</b> | 176,895          | 39.4       | \$70,165       |
| <b>5 MILES</b> | 470,428          | 37.9       | \$78,151       |

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| 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                      | 27    | 1,400  |
| Argentinian Grill              | 27    | 1,400  |
| Hello Cellular                 | 28    | 1,330  |
| Just Rite Dry Cleaner          | 29    | 1,350  |
| JPMorgan Chase                 | OP-B  | 3,707  |
| Goodyear                       | OP-D  | 6,300  |
| Available                      | OP-E  |        |



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**Miramar Commons** is located on the SW corner of Pembroke Rd and Hiatus Rd. This Publix-anchored center services the densely populated area of Miramar. With a combined traffic count of over 64,000 vehicles per day, the center offers convenient ingress and egress to commuters and residents alike. A new 80,000 sq ft office complex is currently under construction directly across the street, which when complete, will even further expand the center's regular customer base.

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.