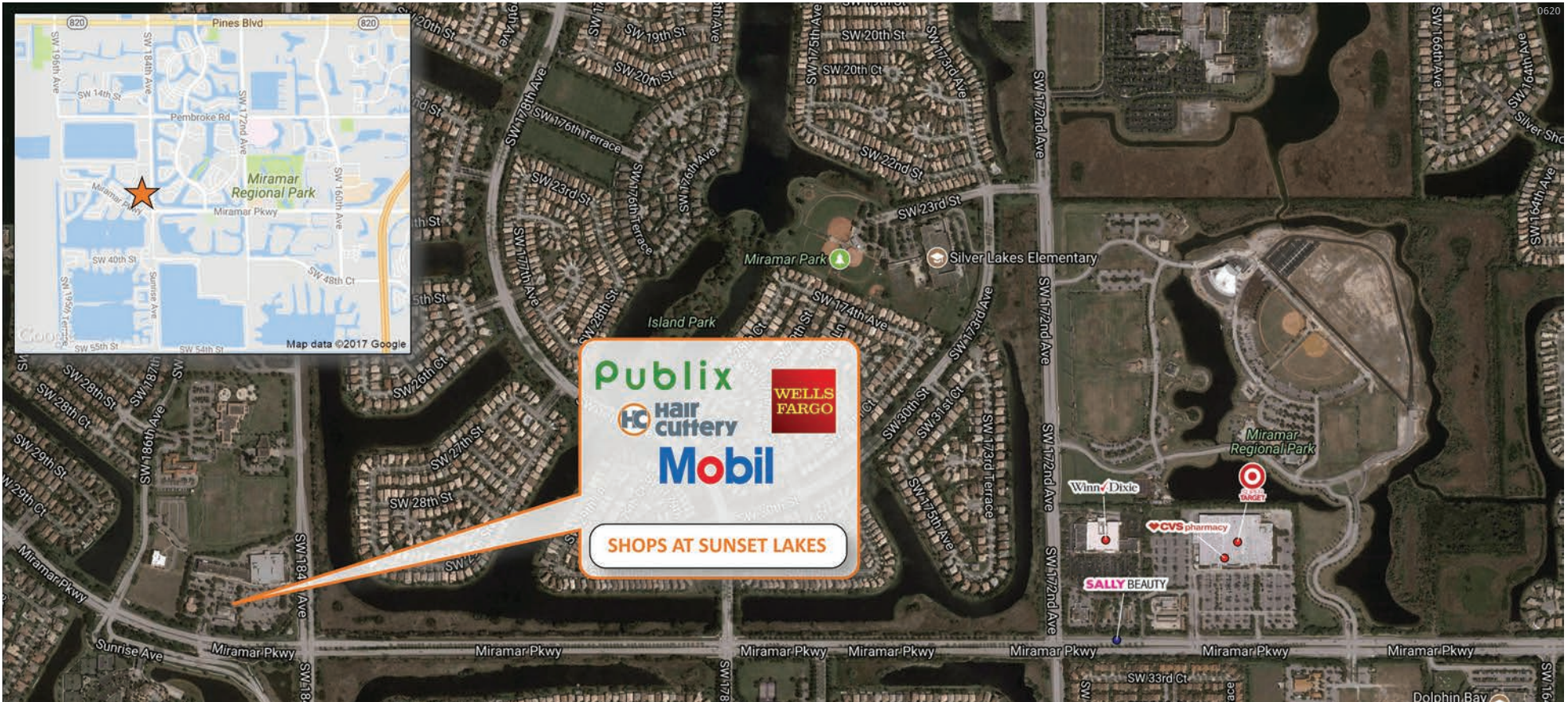




SHOPS AT SUNSET LAKES

18409 Miramar Parkway, Miramar, FL 33029

MIRAMAR, FL



MARKET: South Florida

COUNTY: Broward

GLA: 70,288 SF

TRAFFIC COUNT: 26,208



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
1 MILE	13,591	36.6	\$134,510
3 MILES	70,340	36.9	\$122,761
5 MILES	173,589	39.3	\$107,915

MEREDITH VOGEL | LEASING AGENT

mvoegel@secenters.com
(561) 347-0888 | Mobile (561) 420-9718



WWW.SOUTHEASTCENTERS.COM

SHOPS AT SUNSET LAKES

TENANTS	UNIT	SF
Montessori School	1-4B	8,400
China 1	9	900
Goodwill	10	1,200
Kick Zone	11-12	1,200
Sunset Veterinary Clinic	13-14	2,100
Lovely Nails	15	900
Sedation Dental Spa	16-17	2,100
Available	18	1,050
Joy Choose	19	1,143
Belli Full Qizeen	20	1,136
City Crab	21-22	2,450
Kari's Kleaners	23	1,486
Publix Super Markets	24	44,123
Imagine Hair Studio & Spa	25	1,050
State Farm	26	1,050



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Located at the NW corner of Miramar Parkway and SW 184th Ave., this Publix-anchored center serves western Miramar and the communities of Sunset Lakes. The center's location in a high density upscale residential area provide a captive and affluent customer base. Tenants at **The Shops at Sunset Lakes** also benefit from minimal market competition and convenient access to and from the center. In addition to Publix, the Small World Montessori School generates additional daily customer traffic to the 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.