



# MIRAMAR COMMONS

11000 Pembroke Road, Miramar, FL 33025

MIRAMAR, FL

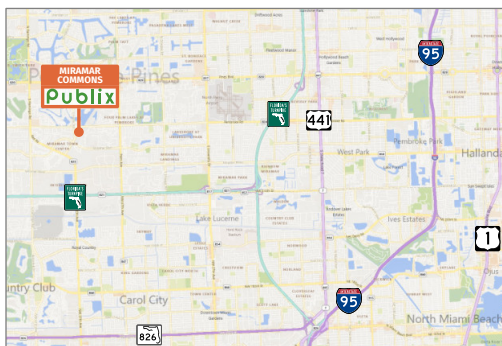


MARKET: South Florida

COUNTY: Broward

GLA: ±83,740 SF

TRAFFIC COUNT: ±52,506



- Located on the SW corner of Pembroke Road and Hiatus Road, 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.
- Other notable quality tenants including a South Broward Community Health Center, Chase Bank, Metro by T-Mobile, and Pacesetter Academy Learning Center.

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TENANTS	UNIT	SIZE
South Broward Community Health	1-4	5,085 SF
Beautiful Nails, Too	5	1,185 SF
The Tutoring Center	6	975 SF
A Change of Pace Hair Salon	7	975 SF
HD Vision Center	8	1,105 SF
China House	9	1,040 SF
Goodwill	10	1,170 SF
Pacesetter Academy	11-17	10,010 SF
Margaret M Michael DMD, PA	18	1,657 SF
Elegant Beauty	19-22	5,064 SF
Publix Super Markets	23	37,887 SF
Krazy Kuts	24	1,050 SF
Smoothie Express	25	1,050 SF
Junies Restaurant	26	1,400 SF
BK Lobster	27	1,400 SF
Metro by T-Mobile	28	1,330 SF
Strictly Wings	29	1,350 SF
JPMorgan Chase	OP-B	3,707 SF
Goodyear	OP-D	6,300 SF
Cali Coffee	OP-E	1,200 SF



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## DEMOGRAPHICS

## TOTAL POPULATION

## MEDIAN AGE

## AVERAGE HH INCOME

1 MILE	31,552	33.2	\$67,194
3 MILES	176,898	40.0	\$78,757
5 MILES	463,449	38.5	\$86,381

Southeast Centers offers 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.