



SHOPS AT SUNSET LAKES

18409 Miramar Parkway, Miramar, FL 33029

MIRAMAR, FL

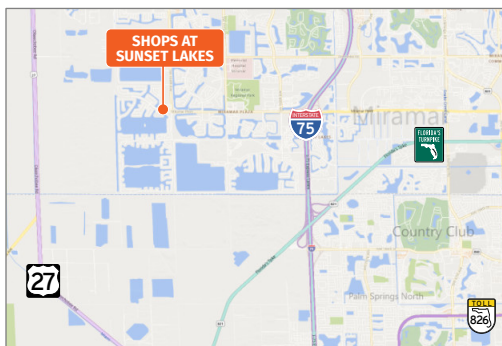


MARKET: South Florida

COUNTY: Broward

GLA: ±70,288 SF

TRAFFIC COUNT: ±26,208



- Located at the northwest corner of Miramar Parkway and SW 184th Avenue, 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.

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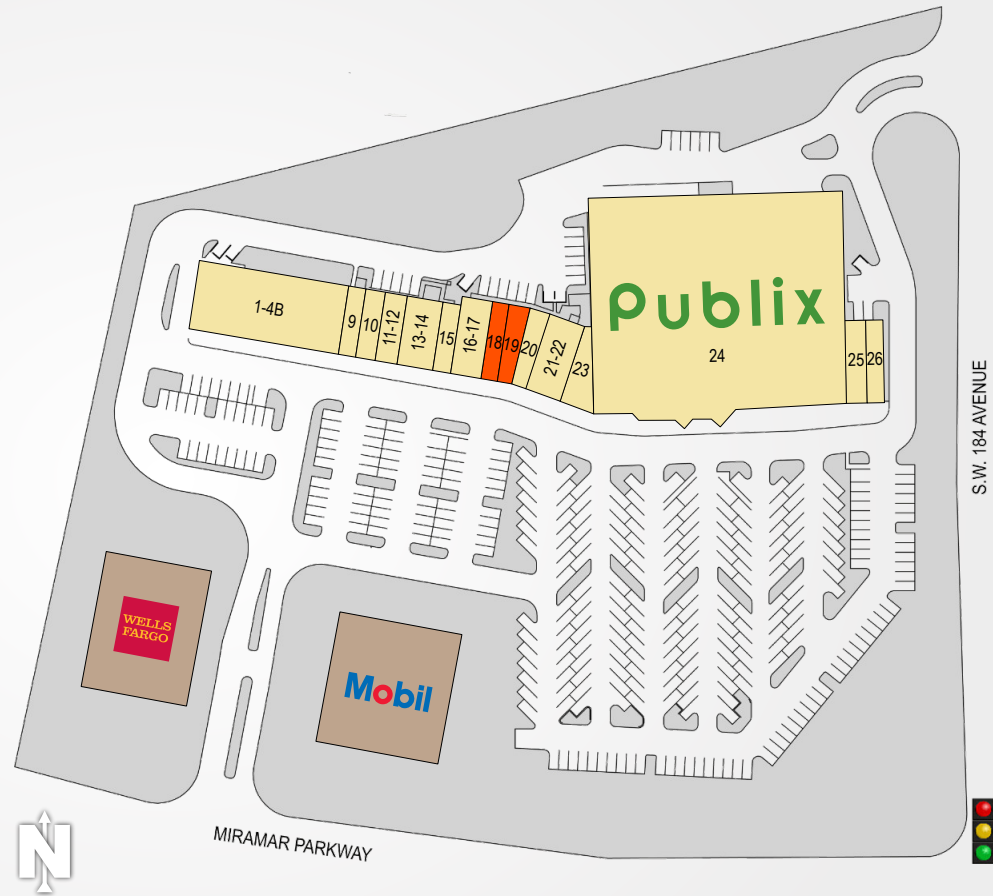
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SOUTHEAST
CENTERS

SHOPS AT SUNSET LAKES

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



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DEMOGRAPHICS

TOTAL POPULATION

MEDIAN AGE

AVERAGE HH INCOME

1 MILE	13,690	37.2	\$138,470
3 MILES	70,378	37.5	\$131,686
5 MILES	173,185	39.8	\$116,648

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.