



SHOPS AT SUNSET LAKES

18409 Miramar Parkway, Miramar, FL 33029

MIRAMAR, FL

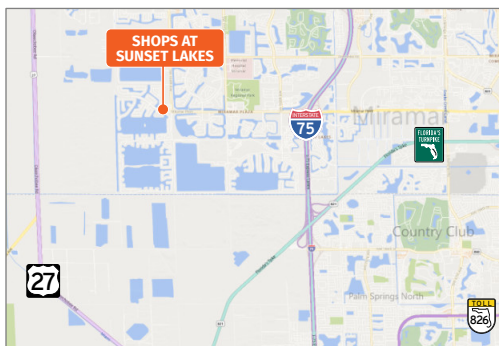


MARKET: South Florida

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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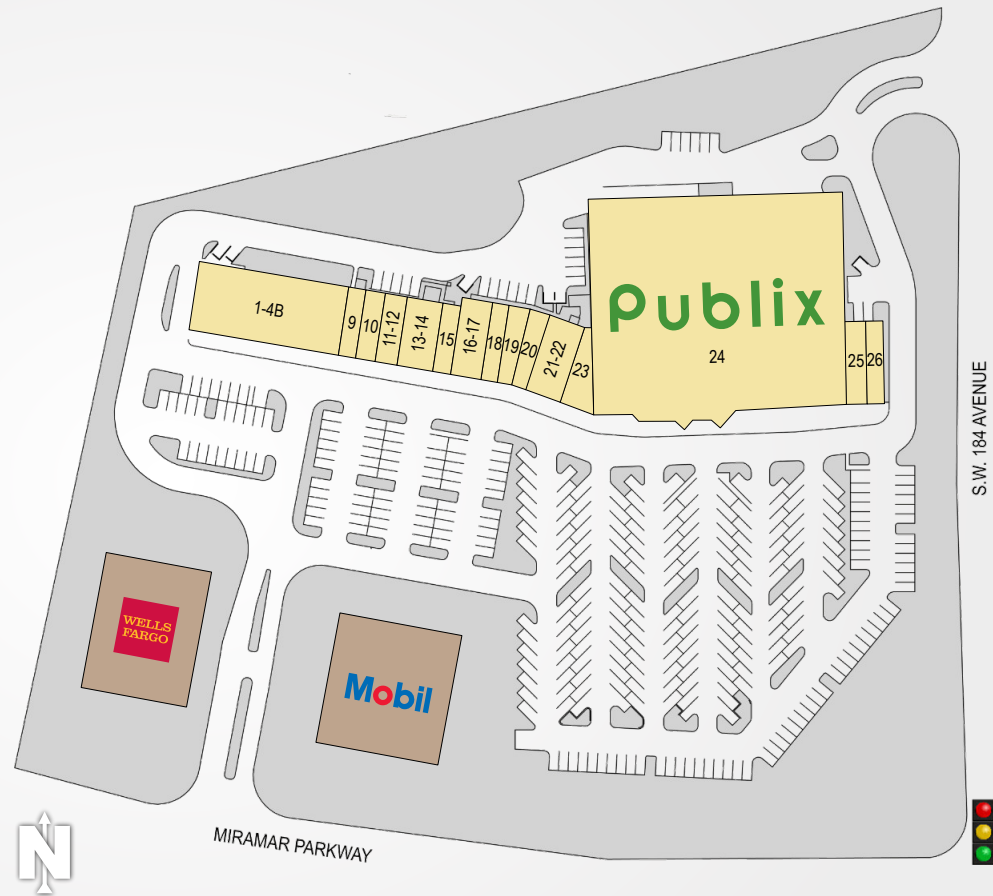
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SHOPS AT SUNSET LAKES

| 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 |
| The Tutoring Center | 18 | 1,050 SF |
| Matteli's Pizza | 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 |

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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.