



# MONARCH TOWN CENTER

12681 Miramar Parkway, Miramar, FL 33027

MIRAMAR, FL

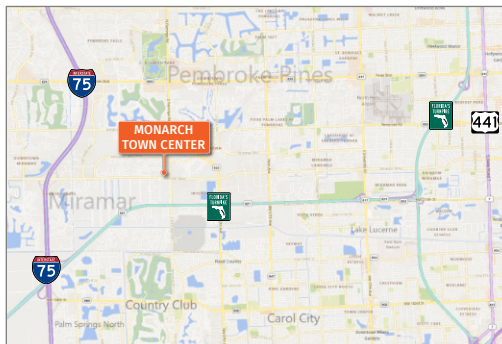


**MARKET:** South Florida

**COUNTY:** Broward

**GLA:** ±161,050 SF

**TRAFFIC COUNT:** ±77,000 (Combined)



- ±161,050 SF neighborhood center anchored by top-performing Publix, Ross, Planet Fitness, and Five Below
- Recently constructed in 2020
- Centrally located in the densely-populated South Florida suburb of Miramar, with more than 1,000 multifamily units under construction or proposed within a one-mile radius
- Strong traffic counts of ±51,500 AADT on Miramar Parkway and ±25,500 AADT on Flamingo Road
- ±3,100 SF endcap available (divisible) adjacent to BurgerFi in the multi-tenant outparcel building

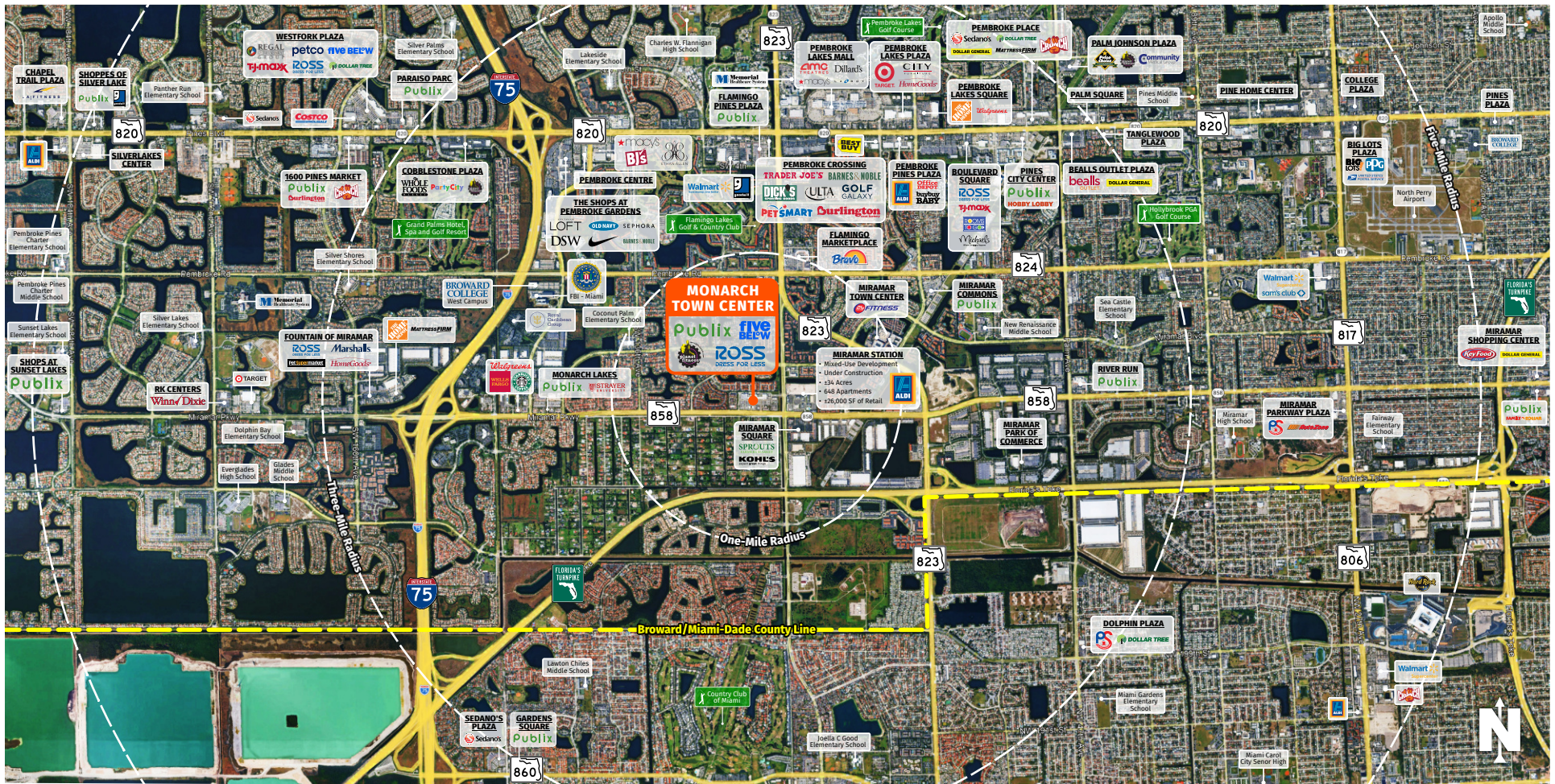
**NOLAN COLLIER** | LEASING AGENT

[ncollier@secenters.com](mailto:ncollier@secenters.com)

(407) 233-1393 | Mobile (407) 864-6897

**SOUTHEAST**  
CENTERS

[WWW.SOUTHEASTCENTERS.COM](http://WWW.SOUTHEASTCENTERS.COM)



**NOLAN COLLIER** | LEASING AGENT  
 ncollier@secenters.com  
 (407) 233-1393 | Mobile (407) 864-6897

**MONARCH TOWN CENTER**  
 12681 Miramar Parkway, Miramar, FL 33027

**SOUTHEAST CENTERS**



**NOLAN COLLIER** | LEASING AGENT  
 ncollier@secenters.com  
 (407) 233-1393 | Mobile (407) 864-6897

**MONARCH TOWN CENTER**  
 12681 Miramar Parkway, Miramar, FL 33027

**SOUTHEAST  
 CENTERS**

| TENANTS                 | UNIT      | SIZE            |
|-------------------------|-----------|-----------------|
| Publix                  | A         | 43,387 SF       |
| Publix Liquor           | B1        | 1,415 SF        |
| Monarch Cleaners        | B2        | 1,250 SF        |
| Verizon                 | B3        | 1,275 SF        |
| <b>Available</b>        | <b>B4</b> | <b>1,892 SF</b> |
| European Wax Center     | B5        | 1,407 SF        |
| Tipsy Salon             | B6        | 3,120 SF        |
| Great Clips             | B7        | 1,050 SF        |
| Ross                    | C         | 25,000 SF       |
| Five Below              | D         | 8,470 SF        |
| Icy N Spicy             | E1        | 4,103 SF        |
| Novus Salon Suites      | E2        | 5,137 SF        |
| Plato's Closet          | E3        | 3,000 SF        |
| Select Physical Therapy | E4        | 1,800 SF        |
| Planet Fitness          | F         | 16,000 SF       |
| Golden Krust            | G1        | 2,400 SF        |
| The Joint               | G2        | 1,560 SF        |
| Sanitas                 | G3        | 5,227 SF        |
| Smoothie King           | G4        | 1,200 SF        |
| Pacific Dental          | H1        | 3,500 SF        |
| For Eyes                | H2        | 2,000 SF        |
| BurgerFi                | I1        | 3,100 SF        |
| <b>Available</b>        | <b>I2</b> | <b>3,100 SF</b> |
| Chipotle                | OP1       | 2,493 SF        |
| Autozone                | OP2       | 12,000 SF       |
| Popeyes                 | OP3       | 2,263 SF        |

# MONARCH TOWN CENTER



Miramar Parkway • ±51,500 AADT

12681 Miramar Parkway, Miramar, FL 33027

Flamingo Road • ±25,500 AADT



| DEMOGRAPHICS   | TOTAL POPULATION | MEDIAN AGE | AVERAGE HH INCOME |
|----------------|------------------|------------|-------------------|
| <b>1 MILE</b>  | 20,509           | 41.1       | \$101,396         |
| <b>3 MILES</b> | 183,945          | 42.8       | \$88,566          |
| <b>5 MILES</b> | 431,872          | 41.4       | \$103,035         |

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.