



MONARCH TOWN CENTER

12681 Miramar Parkway, Miramar, FL 33027

MIRAMAR, FL

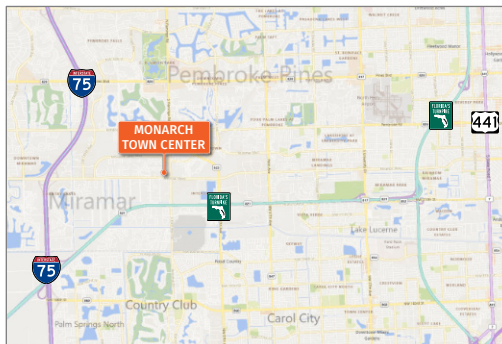


MARKET: South Florida

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

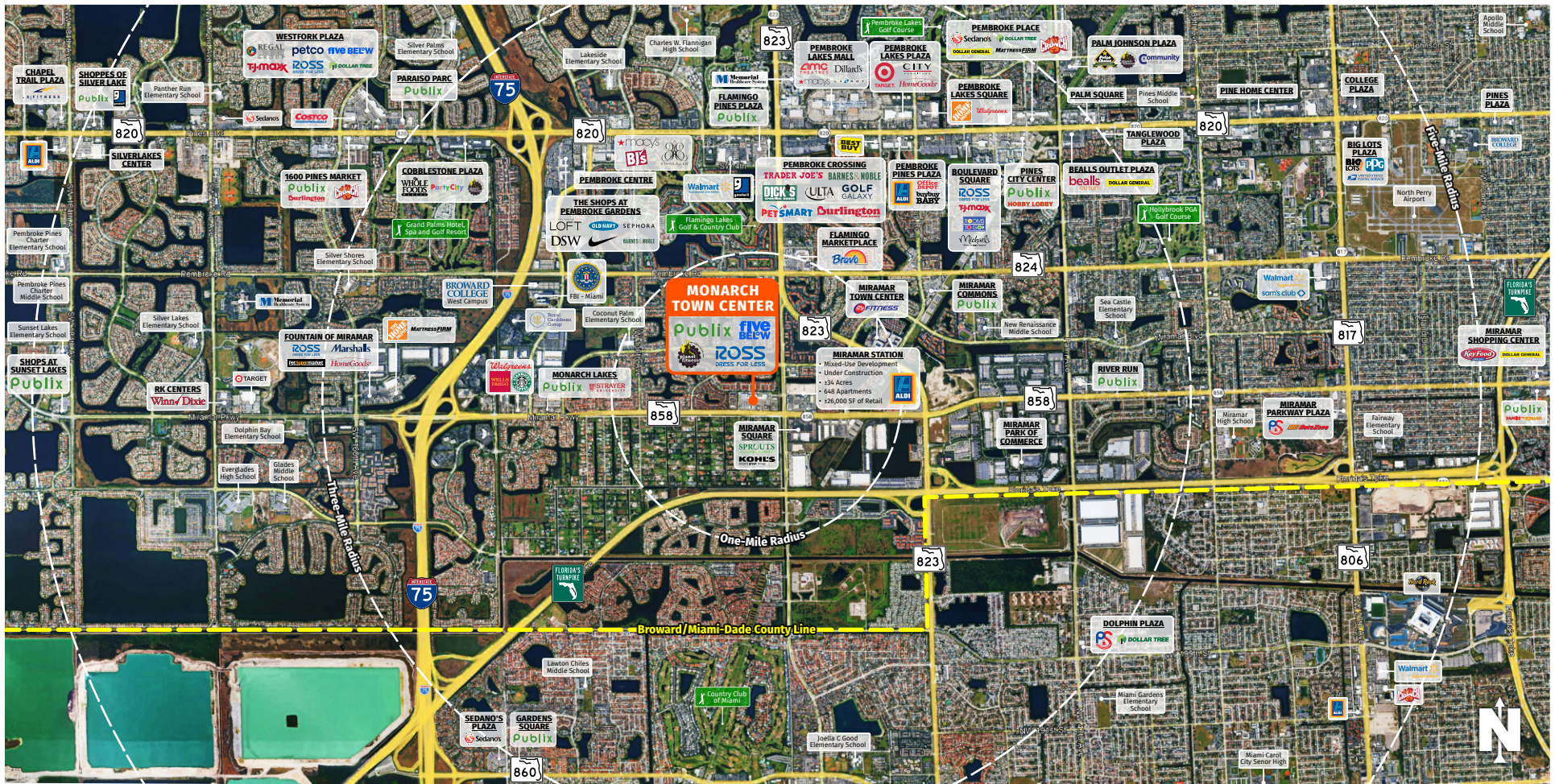
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SOUTHEAST
CENTERS

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**SOUTHEAST
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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
Available	B4	1,892 SF
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
Available	I2	3,100 SF
Chipotle	OP1	2,493 SF
AutoZone	OP2	12,000 SF
Popeyes	OP3	2,263 SF

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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	20,509	41.1	\$101,396
3 MILES	183,945	42.8	\$88,566
5 MILES	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.