

# Miramar Town Center

# Retail Space For Lease

Address: 11645 Red Road, Miramar, FL 33025



**Units From 1,536 Sq. 3,825 Sq.**

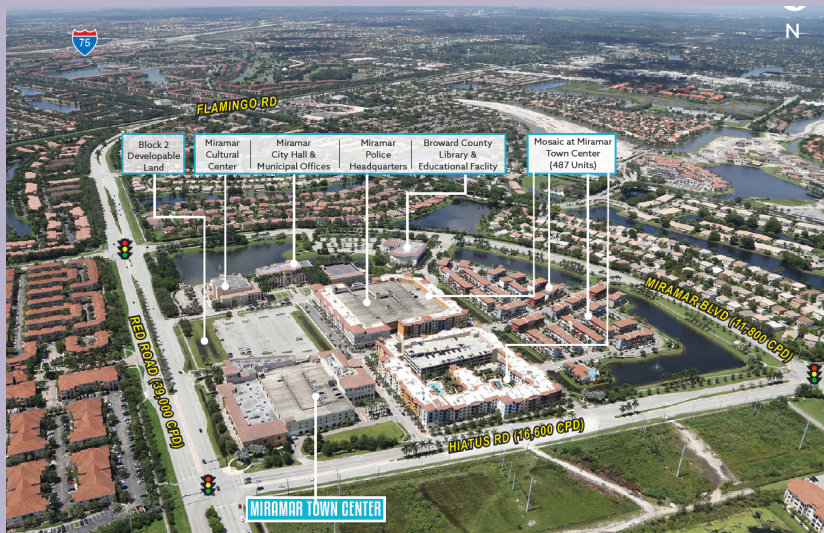
## Anchor Tenants



**+ Office: 41,405 Sf.**

**Residential: 26,888 Sf.**

Miramar Town Center, is a 54-acre combination municipal and private mixed-use development exceptionally well positioned in the heart of uber high-growth southwest Broward County. Prominently located between Red Road, Hiatus Road and Miramar Boulevard less than 1 mile north of the Florida Turnpike, the property offers a combination of established retail and high credit office tenants



## TRAFFIC COUNTS

THOROUGHFARE	CARS PER DAY
RED ROAD	39,000
HIATUS ROAD	16,600
MIRAMAR BLVD	11,800

## Demographics



EQUITY GROUP

	1 MILE	3 MILES	5 MILES
2016 POPULATION	16,087	166,603	446,841
2021 POPULATION	18,025	179,579	480,400
PERCENT POP CHANGE: 2010 TO 2016	21.5%	11.1%	10.7%
PERCENT POP CHANGE: 2016 TO 2021	12.1%	7.8%	7.5%
2016 AVERAGE HOUSEHOLD INCOME	\$78,001	\$64,968	\$71,020

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