

# Miramar Square

Out Parcel ~ End Cap ~ Inline space available

Southeast corner of Miramar Parkway & Flamingo Road – Miramar, FL 33027



## SHOPPING CENTER HIGHLIGHTS

- Ground up development located on the border of Miami-Dade and Broward Counties. Main and Main intersection. Delivery Late 2008
- Area is dense with office parks and residential
- 1,200 sq ft – 22,000 sq ft available
- Seeking restaurants, retail, and service uses
- Coming soon: Kohl's Department Store, and other national retailers and restaurants

\*ABOVE Proposed Kohl's coming late 2008

For more information:



## DEMOGRAPHICS

Population: 10,000 in 1 mile  
170,000 in 3 miles  
400,000 in 5 miles

Average Household Income:  
\$75,000 in 1 mile  
\$62,000 in 3 miles  
\$69,000 in 5 miles

Median Age: 32 in 1 mile  
36 in 3 miles  
35 in 5 miles

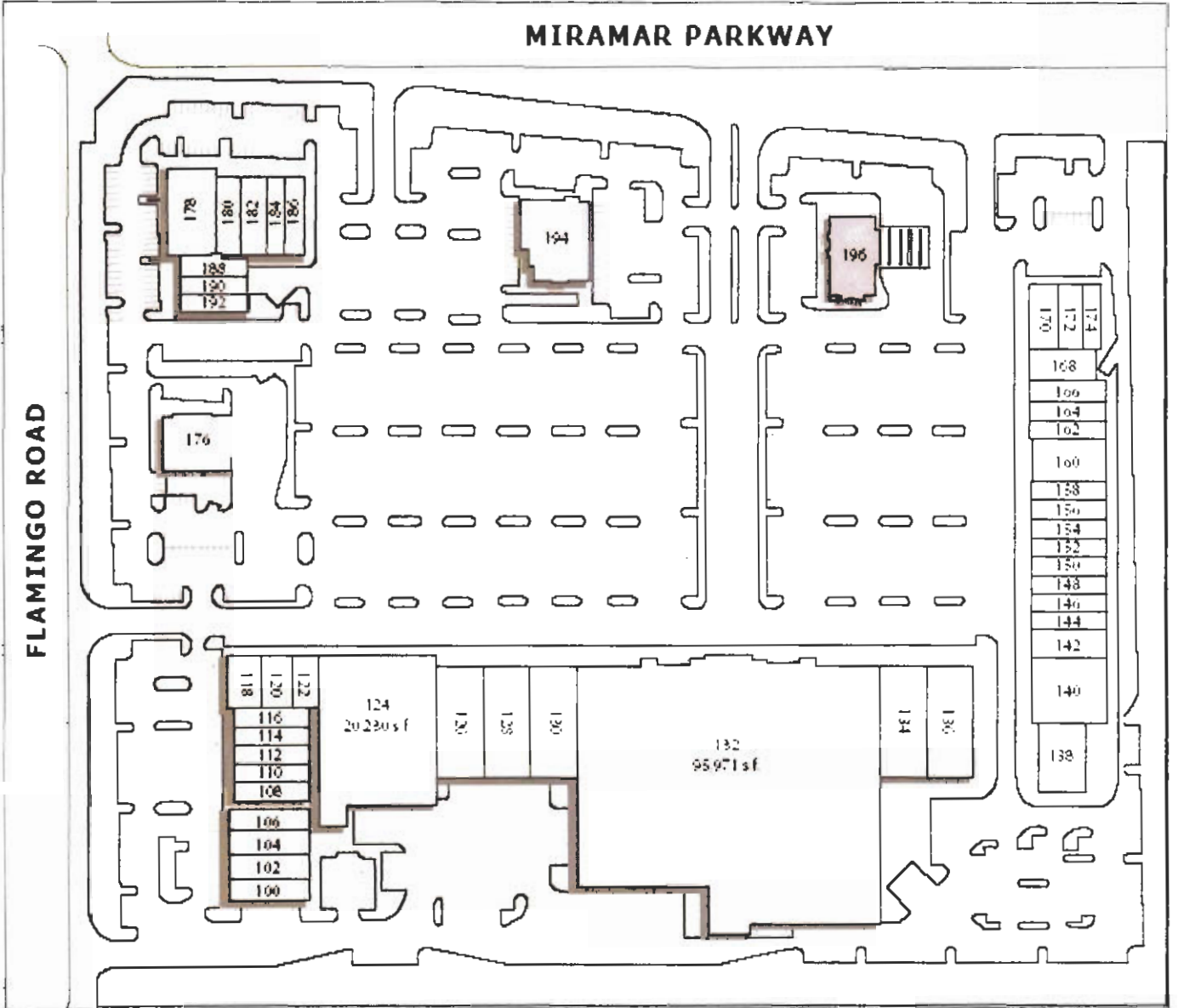
Traffic Counts of over 62,000 cars/day

120052 40/45 + 9.22

SITE PLAN

MIRAMAR PARKWAY

FLAMINGO ROAD





Address **Miramar Pkwy & S Flamingo Rd**  
**Hollywood, FL 33027**

