

MIRAMAR SHOPPING CENTER

6819 - 6961 MIRAMAR PARKWAY | MIRAMAR, FL 33023



FOR LEASE



PROPERTY HIGHLIGHTS

CONTACT OUR AGENTS

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www.RotellaGroup.com

SPACES
840 to 5,510 SF

VPD
30,000 Miramar Parkway

The Rotella Group has been retained as the exclusive agent for leasing **4 available spaces**, located on 6819 Miramar Parkway in Broward County in Southeast Florida Market, between Florida's Turnpike and South State Road 7.

Excellent visibility with prominent building signage and ample parking. There are approx. 210,443 residents within a 3-mile radius.



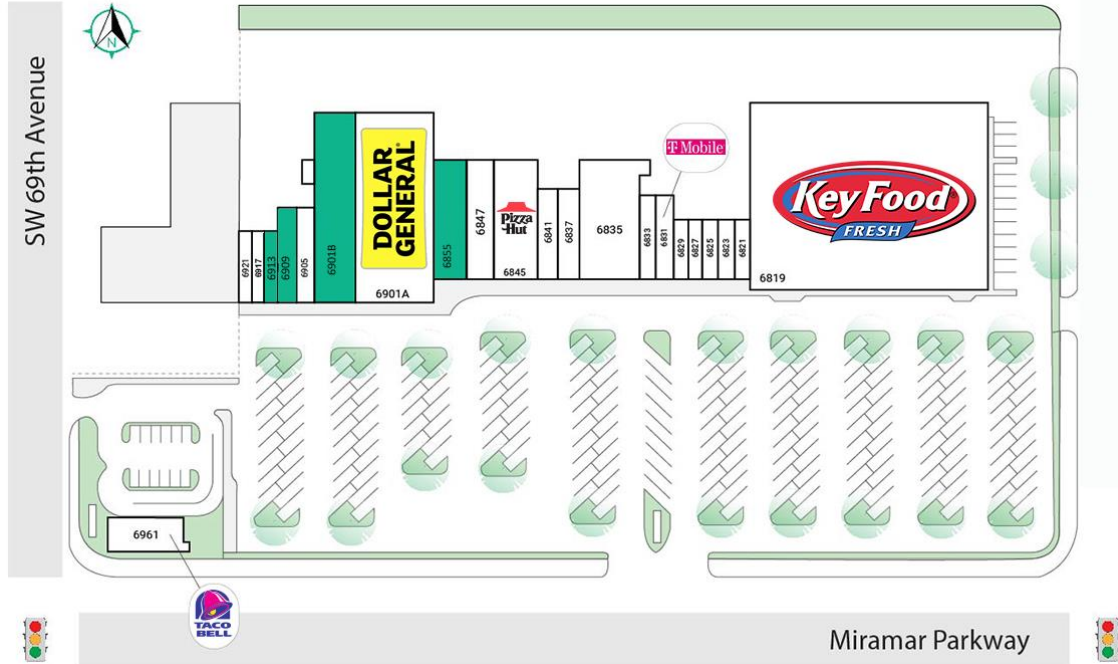
3300 N. Federal Highway
Suite 200
Fort Lauderdale, FL 33306
o. 954-568-9015

12200 W. Colonial Drive
Suite 300 - H
Winter Garden, FL 34787
o. 407-347-7361

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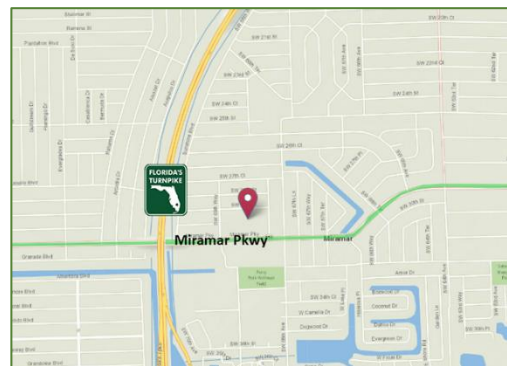
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Unit	Tenant	SqFt
6819	Key Food	26,220
6821	Nutrition	600
6823	Apparel	600
6825	Insurance	600
6827	Barber	700
6829	Salon	700
6831	T-Mobile	980
6833	Jamaican Restaurant	980
6835	Beauty Supply	5,000
6837	Cell Phone Repair	1,125
6841	Accubis	1,500
6845	Pizza Hut	2,024
6847	Jamaican Bakery	1,865
6855	Available	3,352
6901A	Dollar General	10,490
6901-B	Available	5510
6905	JN Money	1,200
6909	Available	1,200
6913	Available	840
6917	Dentist	840
6921	Nails	720
6961	Taco Bell	1,921

Unit	Tenant	SqFt	Former Use	Base Rent per SF	Expense	Monthly Estimate*
6855	Available	3,352	Retail	\$18.00	\$8.11	\$7,293.39
6901-B	Available	5,510	Retail	\$18.00	\$8.11	\$11,988.84
6909	Available	1,200	Restaurant	\$25.00	\$8.11	\$3,311.00
6913	Available	840	Retail	\$25.00	\$8.11	\$2,317.70

Demographics 2022	1 Mile	3 Mile	5 Mile
Est. Population	26,315	210,443	514,792
Avg HH Income	\$75,047	\$74,118	\$80,672
Median Age	35.2	36.8	37.8
Total Business'	699	8,260	25,795
Total Daytime Population	16,518	160,572	440,584



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