

Shoppes at Monarch

12721 Miramar Pkwy

Miramar, FL 33027

FOR LEASE



Property Facts

AVAILABLE:

2,832 SF

Subdividable into 2 bays of 1,400SF

RENT:

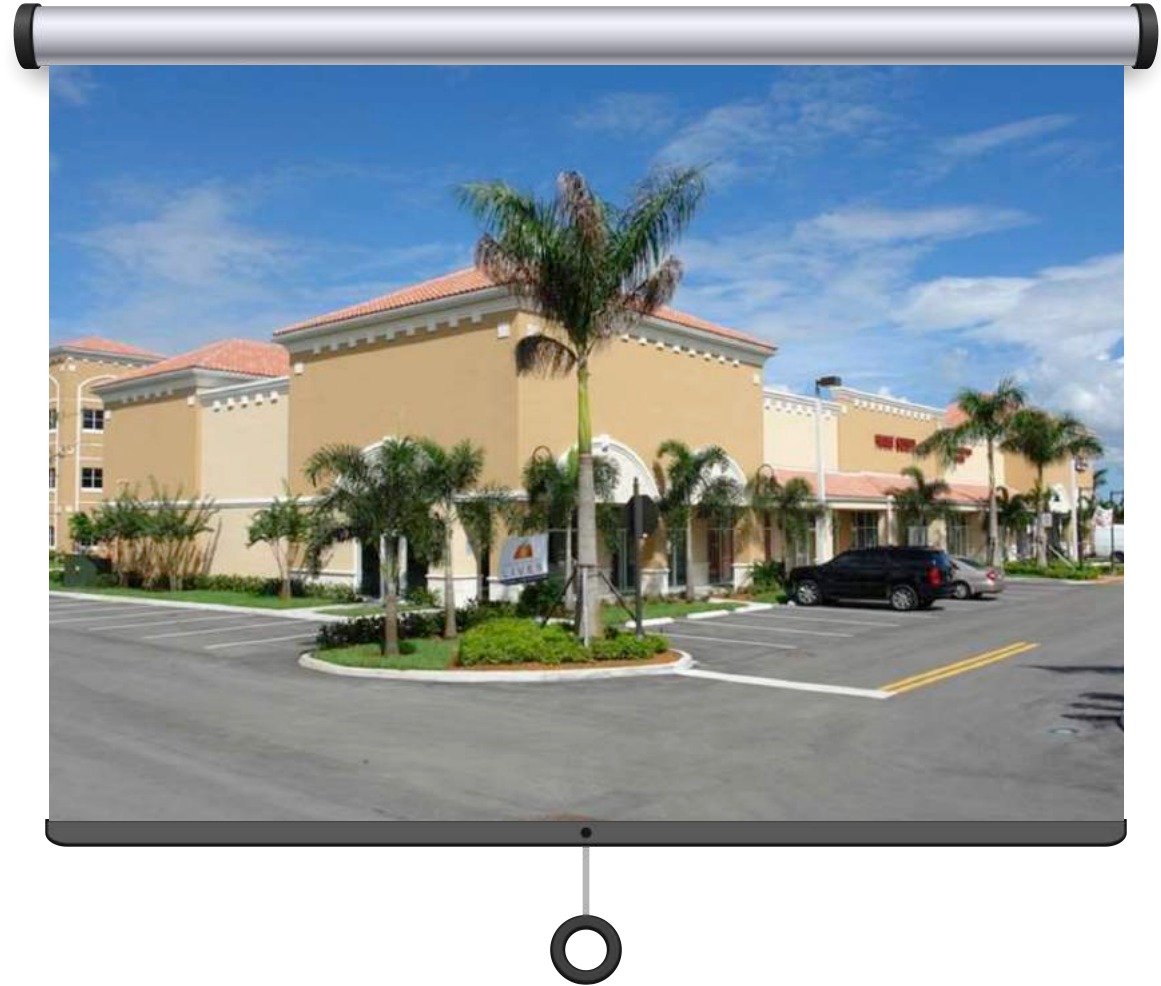
\$32.50/SF NNN

TRAFFIC COUNTS:

51,000+ VPD along Miramar Parkway

FEATURES:

- Co Tenants: Little Caesars, Nails, Plastic Surgery Medical Center, Salon & Spa, Nami Sushi, Eye Max Optical, El Point Restaurant
- Outstanding visibility from Miramar Parkway
- Nearby Tenants: Wells Fargo, Bank of America, Kohl, CVS, Speedway, Sherwin Williams, T-Mobile, Panda Express, Florida Academy of Nursing, Orange Theory



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Demographics

2018	1 Mile	3 Mile	5 Mile
Population	16,836	172,117	418,439
Households	5,791	62,692	142,040
Med HH Income	\$75,759	\$55,000	\$58,284



- Great Location on Miramar Parkway just west of Flamingo Road
- Easy access from I-75 and the Florida Turnpike
- Excellent ingress / egress

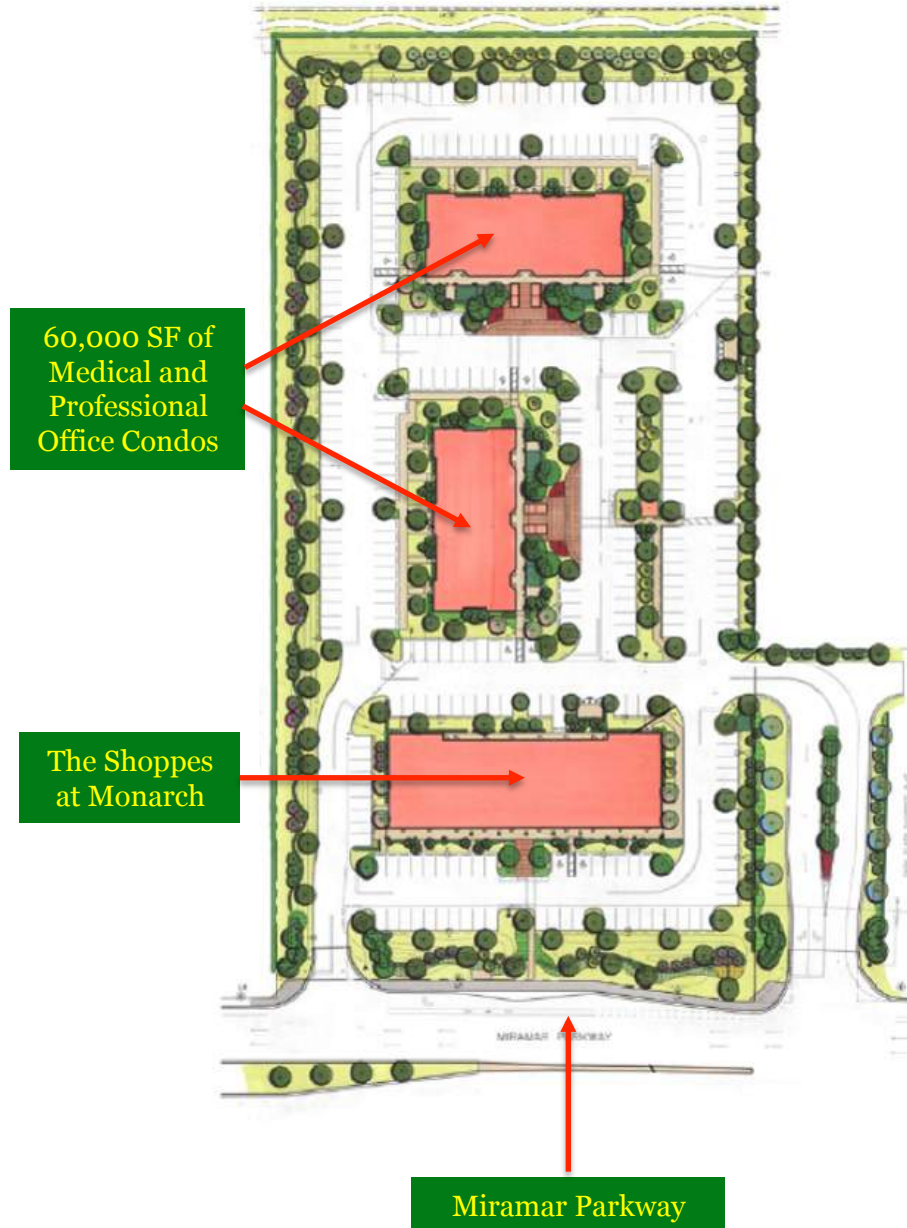
Miramar Pkwy - 51,000 VPD



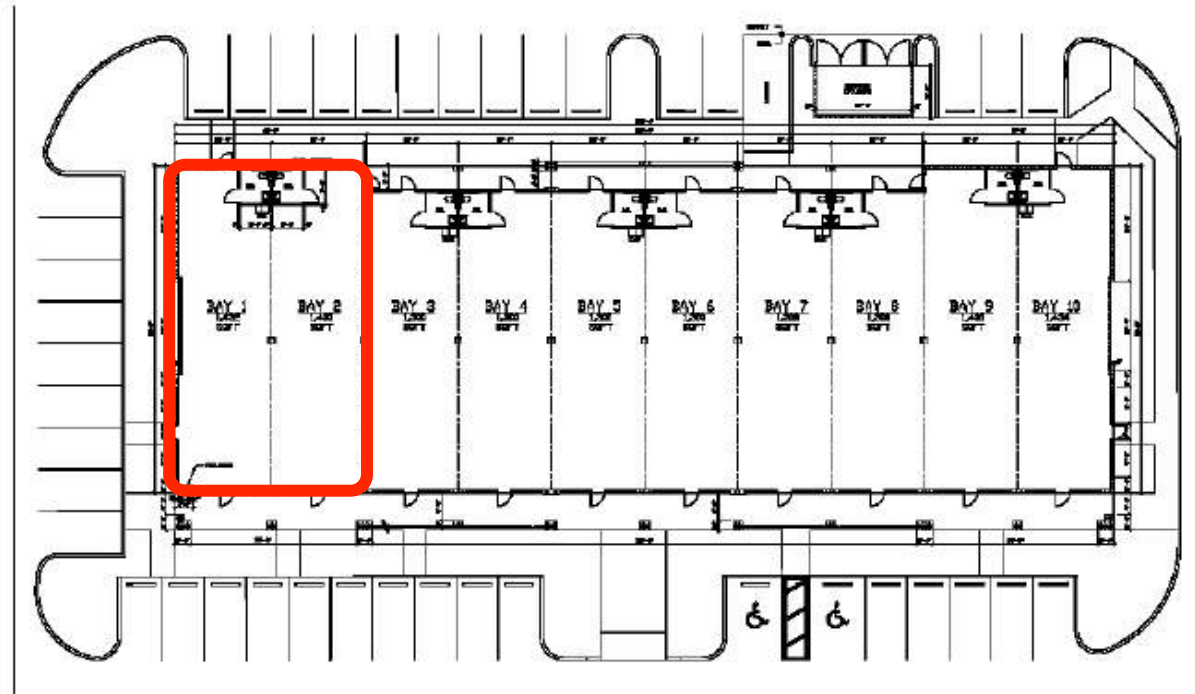
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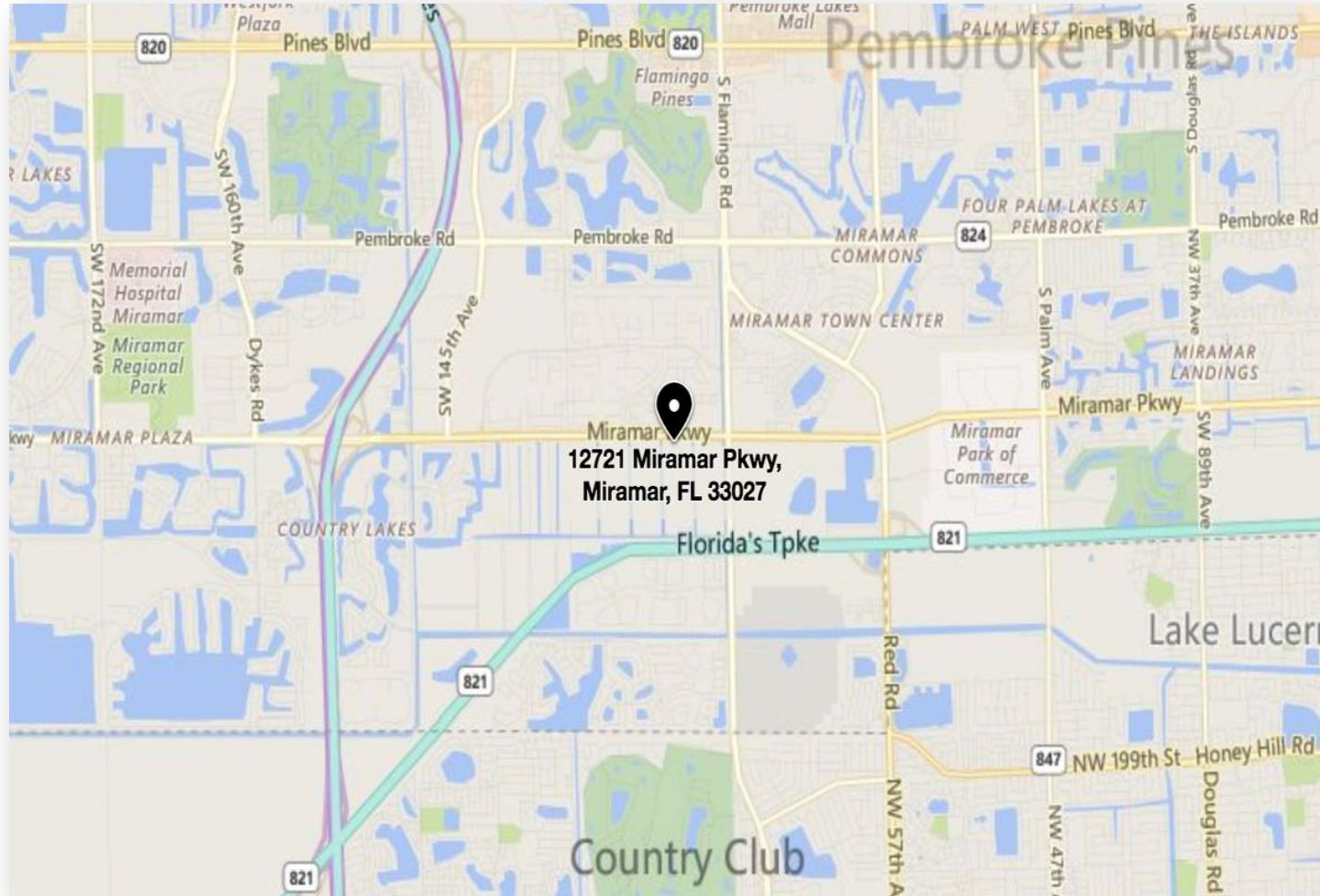
Site Plan



Floor Plan



Location



Contact Us



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