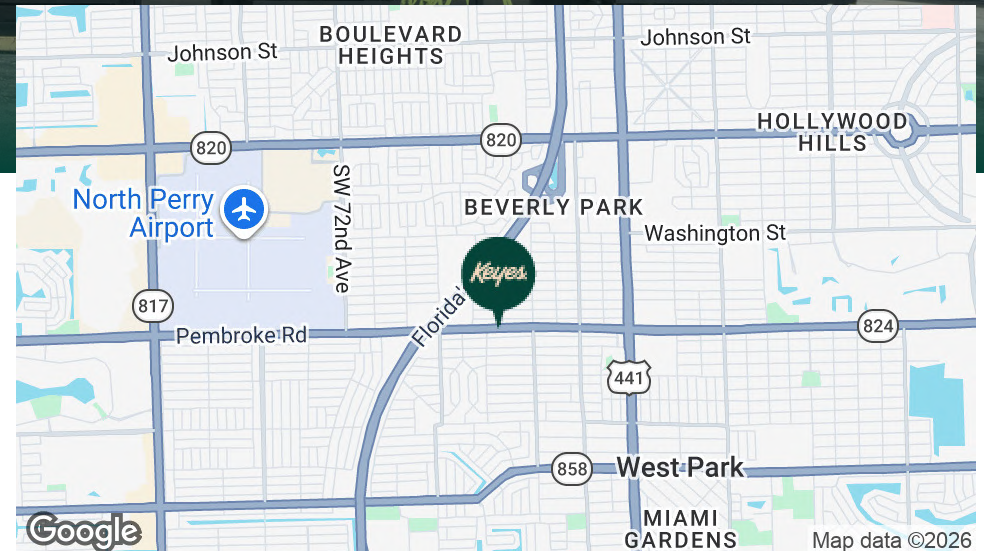


**6546 Pembroke Rd**  
**Miramar, FL 33023**

Sale Price  
**\$1,250,000**

Turnkey commercial opportunity in a prime Miramar corridor. Situated on a 5,703 SF lot with approximately 60 feet of frontage along Pembroke Road, this property offers excellent visibility, accessibility, and exposure along a high-traffic thoroughfare. The space is fully built out with a modern interior, upscale finishes, and an open-concept layout.

Ask about Seller Financing opportunities! Call today to schedule a showing.



**Jimmy Alor**  
*Commercial Specialist*

305.766.7958  
jalor@jimmyalor.com



**Jonathan Lorber**  
*Commercial Sales Associate*

516.978.6008  
JonathanLorber@keyes.com

**The Keyes Company** 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

### Confidentiality & Disclaimer

All materials and information received or derived from The Keyes Company its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Keyes Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Keyes Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Keyes Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Keyes Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

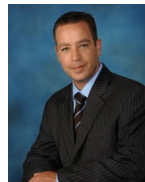
### Table of Contents

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
COMPLETE HIGHLIGHTS	5
ADDITIONAL PHOTOS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
DEMOGRAPHICS	12



**Jimmy Alor**  
*Commercial Specialist*

305.766.7958  
jalor@jimmyalor.com



**Jonathan Lorber**  
*Commercial Sales Associate*

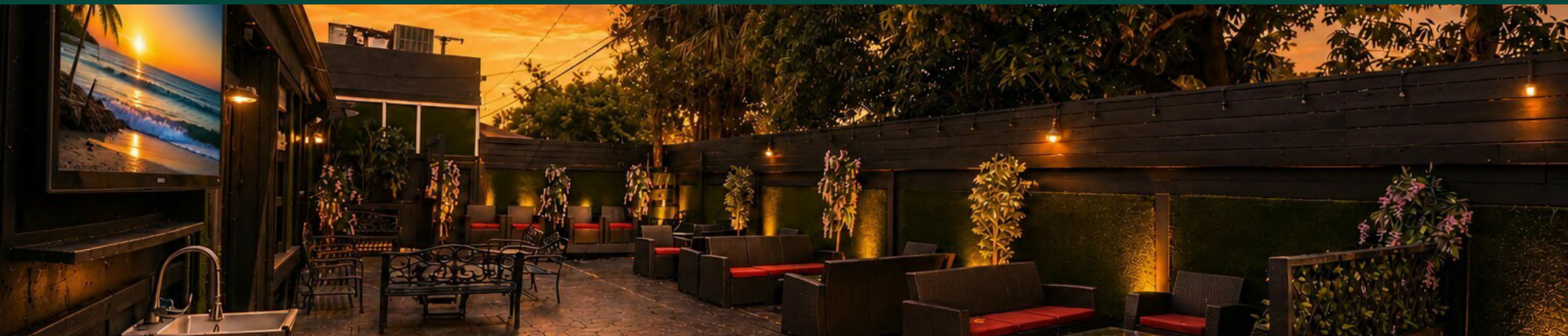
516.978.6008  
JonathanLorber@keyes.com

**The Keyes Company** 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

Section 1

*PROPERTY INFORMATION*



### Property Description

Features include a backyard patio with designated food truck and entertainment area. The property includes three individual meters, with two units combined into one larger main space and a third independent end unit—offering flexibility for additional income, owner occupancy, or complementary use. Zoned TOC Mixed-Use Low, permitted uses include medical/dental, office, personal services, restaurant, retail, liquor-selling establishment, entertainment, production studios, banquet hall, childcare/daycare, salon/barber, religious institution, educational facilities, and pet services (buyer to verify with the City of Miramar). A true plug-and-play opportunity for an owner-user or investor seeking immediate operation, expansion, or repositioning potential.

### Offering Summary

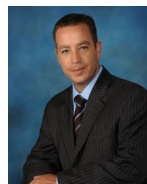
Sale Price:	\$1,250,000
Number of Units:	3
Lot Size:	5,708 SF
Building Size:	2,950 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	585	2,269	7,404
Total Population	2,211	8,512	26,191
Average HH Income	\$84,654	\$83,996	\$83,929



**Jimmy Alor**  
Commercial Specialist

305.766.7958  
jalor@jimmyalor.com



**Jonathan Lorber**  
Commercial Sales Associate

516.978.6008  
JonathanLorber@keyes.com

The Keyes Company 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



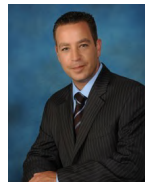
**Building Information**

Building Class	B
Tenancy	Multiple
Number of Floors	1
Number of Units	3
Number of Electrical Meters	3
Number of Restrooms	3
Number of ACs	3
Year Built	1961
Year Last Renovated	2025
Building Square footage	2,950
Lot Square footage	5,703



**Jimmy Alor**  
*Commercial Specialist*

305.766.7958  
jalor@jimmyalor.com



**Jonathan Lorber**  
*Commercial Sales Associate*

516.978.6008  
JonathanLorber@keyes.com

**The Keyes Company** 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



**Jimmy Alor**  
*Commercial Specialist*

305.766.7958  
jalor@jimmyalor.com

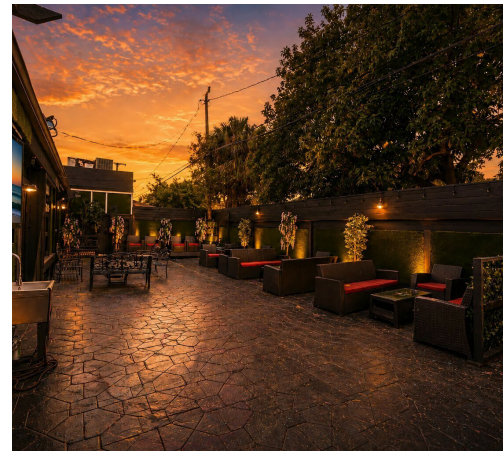


**Jonathan Lorber**  
*Commercial Sales Associate*

516.978.6008  
JonathanLorber@keyes.com

**The Keyes Company** 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



**Jimmy Alor**  
Commercial Specialist

305.766.7958  
jalor@jimmyalor.com



**Jonathan Lorber**  
Commercial Sales Associate

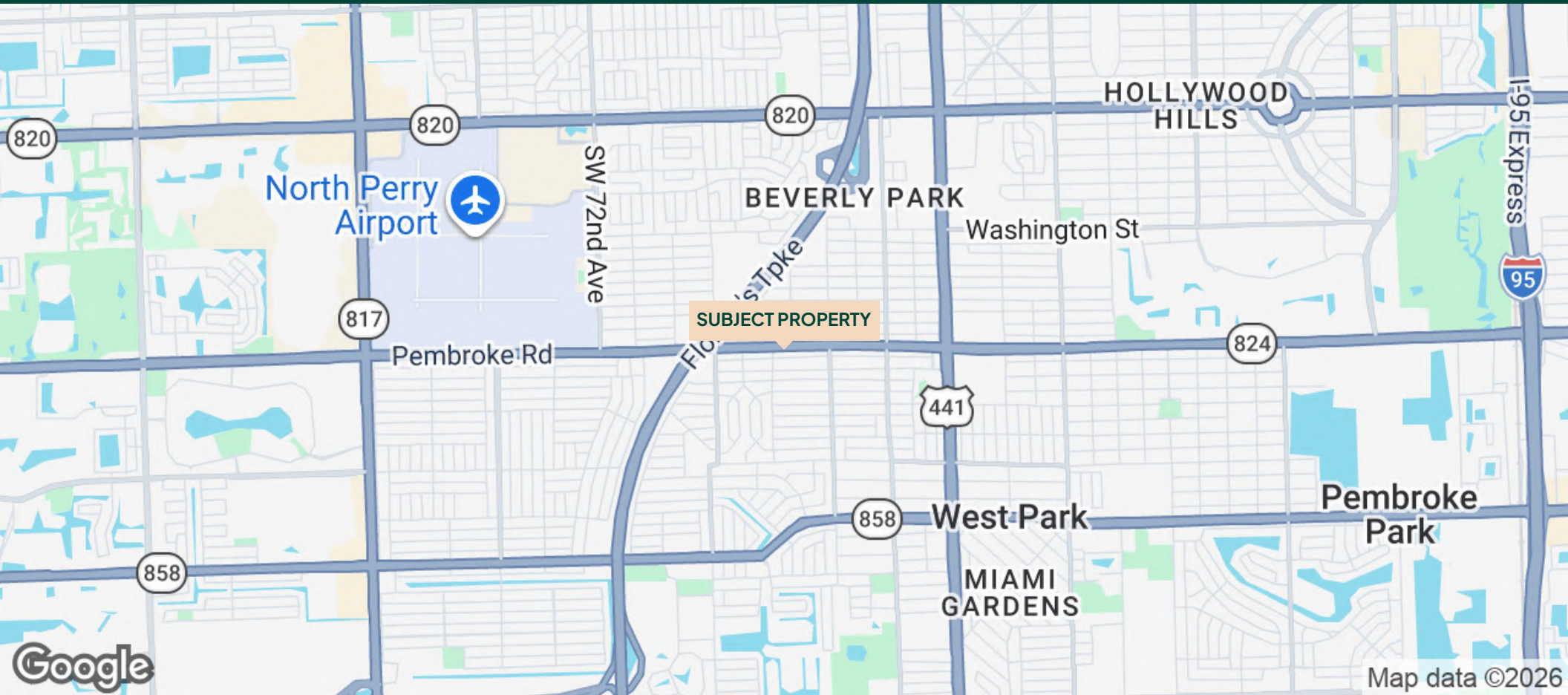
516.978.6008  
JonathanLorber@keyes.com

**The Keyes Company** 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

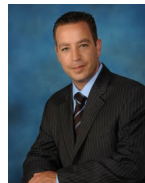
Section 2

*LOCATION INFORMATION*



**Jimmy Alor**  
*Commercial Specialist*

305.766.7958  
jalor@jimmyalor.com



**Jonathan Lorber**  
*Commercial Sales Associate*

516.978.6008  
JonathanLorber@keyes.com

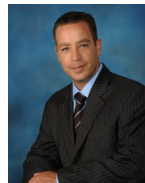
The Keyes Company 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



**Jimmy Alor**  
*Commercial Specialist*

305.766.7958  
jalor@jimmyalor.com

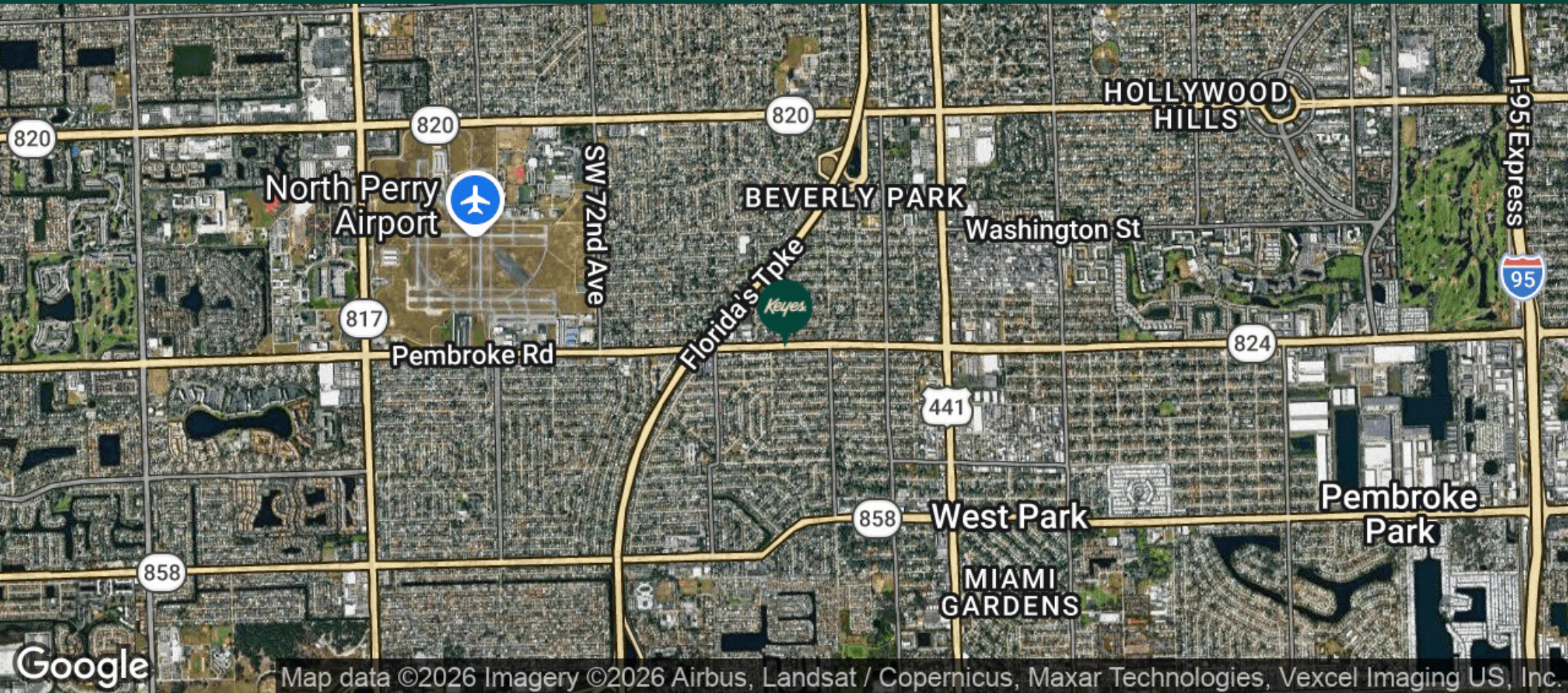


**Jonathan Lorber**  
*Commercial Sales Associate*

516.978.6008  
JonathanLorber@keyes.com

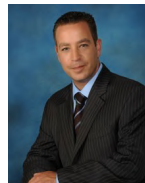
**The Keyes Company** 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



**Jimmy Alor**  
*Commercial Specialist*

305.766.7958  
jalor@jimmyalor.com



**Jonathan Lorber**  
*Commercial Sales Associate*

516.978.6008  
JonathanLorber@keyes.com

The Keyes Company 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

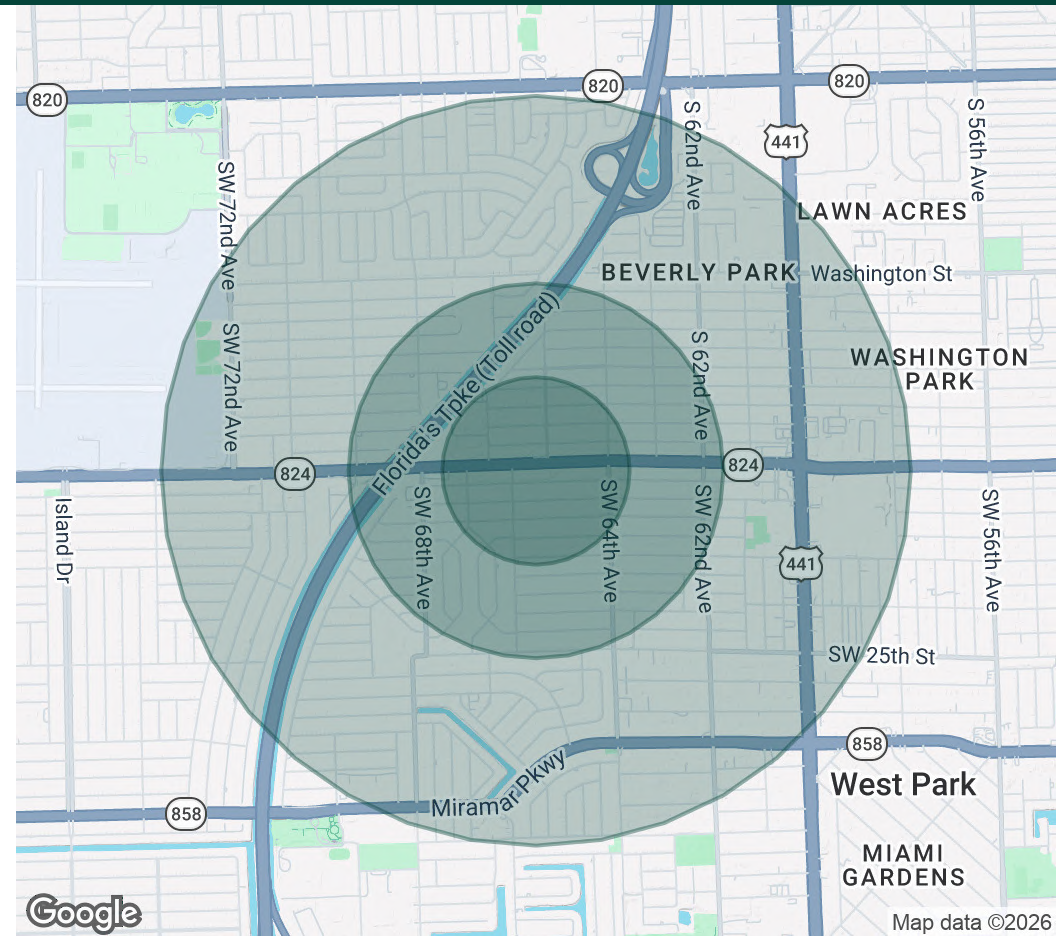
Section 3

*DEMOGRAPHICS*

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,211	8,512	26,191
Average Age	35.2	35.3	36.5
Average Age (Male)	32.1	30.7	34.9
Average Age (Female)	37.1	36.8	37.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	585	2,269	7,404
# of Persons per HH	3.8	3.8	3.5
Average HH Income	\$84,654	\$83,996	\$83,929
Average House Value	\$348,828	\$359,350	\$348,292

2023 American Community Survey (ACS)



**Jimmy Alor**  
Commercial Specialist

305.766.7958  
jalor@jimmyalor.com



**Jonathan Lorber**  
Commercial Sales Associate

516.978.6008  
JonathanLorber@keyes.com

The Keyes Company 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.