

# MIRAMAR COVE



KATZ & ASSOCIATES  
RETAIL REAL ESTATE ADVISORS

COMING 2028

  
SUNBEAM

# MIRAMAR COVE



CLICK TO VIEW  
LISTING VIDEO

MIRAMAR PARKWAY & RED ROAD, MIRAMAR, FL

125-ACRE UPSCALE LIFESTYLE PROJECT

400K

SF OF RETAIL  
SPACE

35,000

SF GROCER BOX

125K

SF OF CLASS A  
OFFICE SPACE

2,874

CONTEMPORARY  
STYLE HOMES

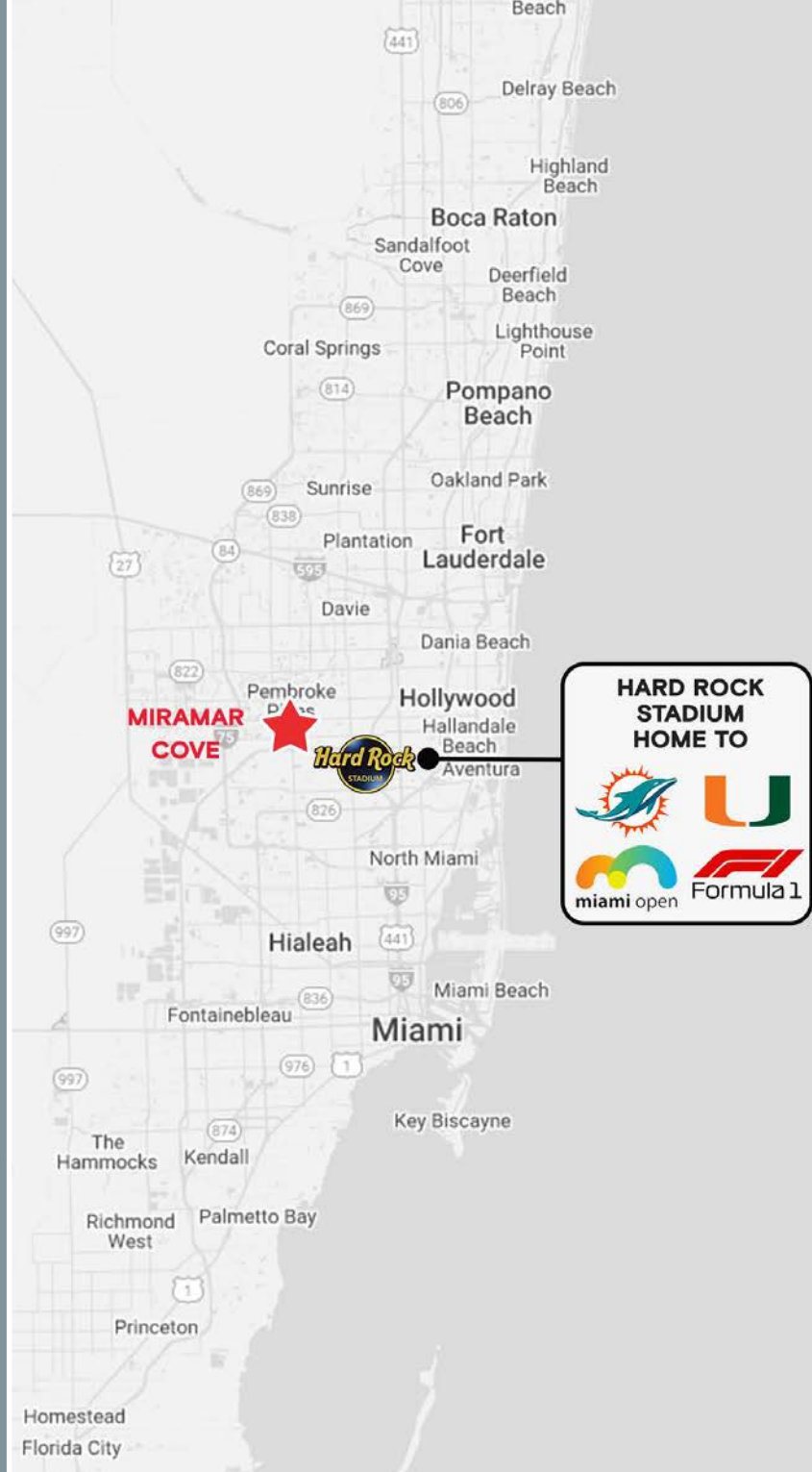
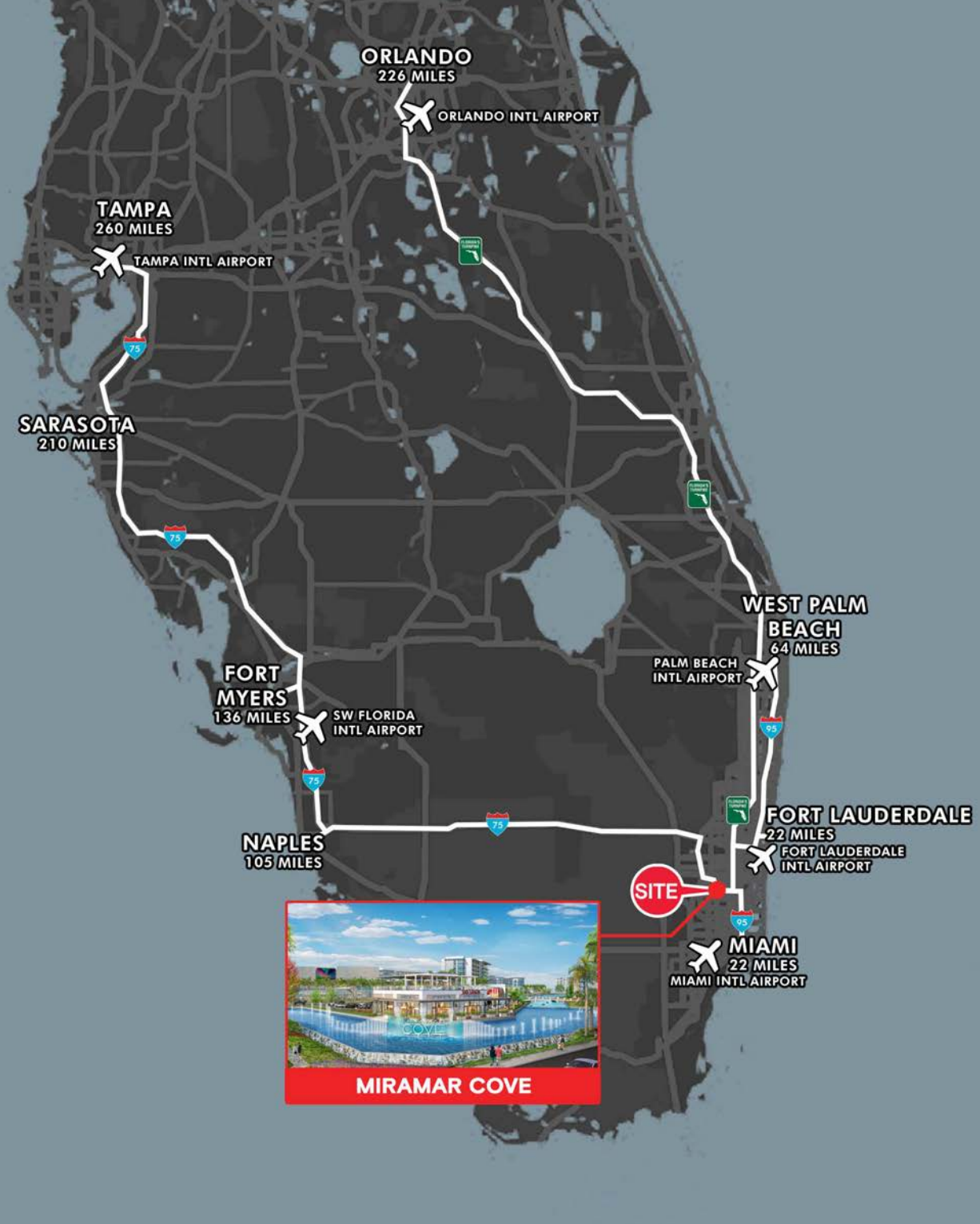
185

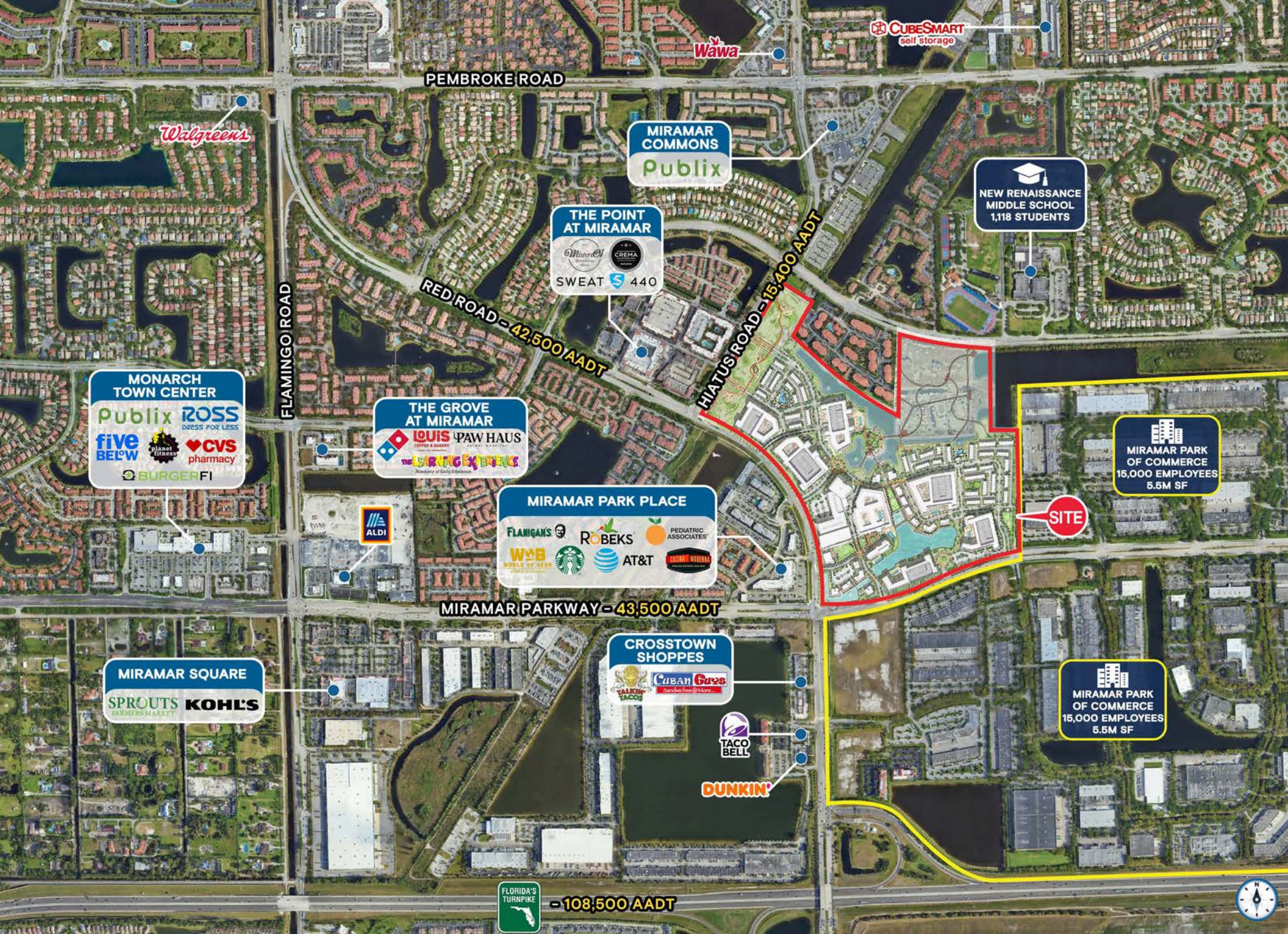
KEY HOTEL

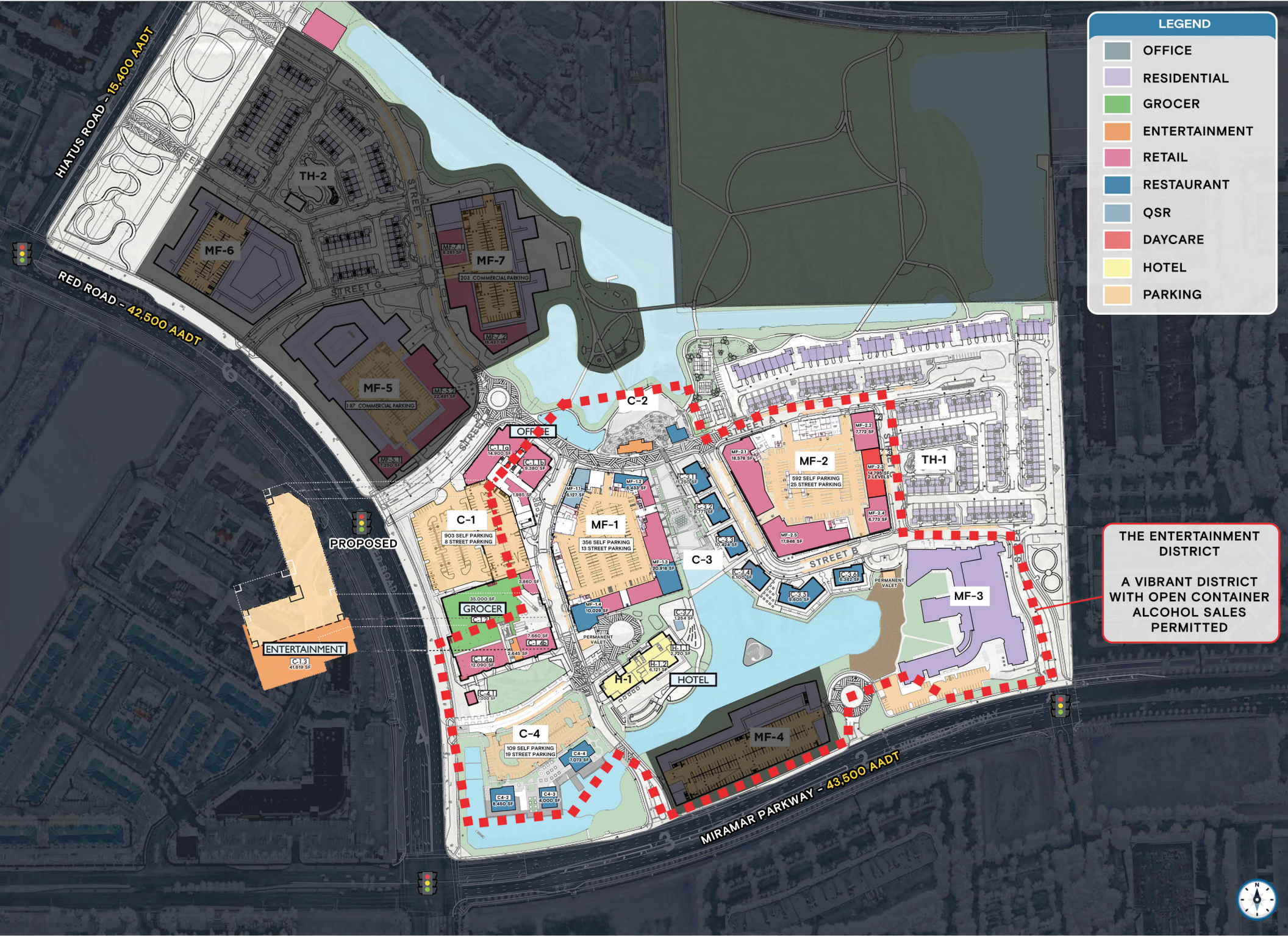
2028

GRAND OPENING  
Q4 2028





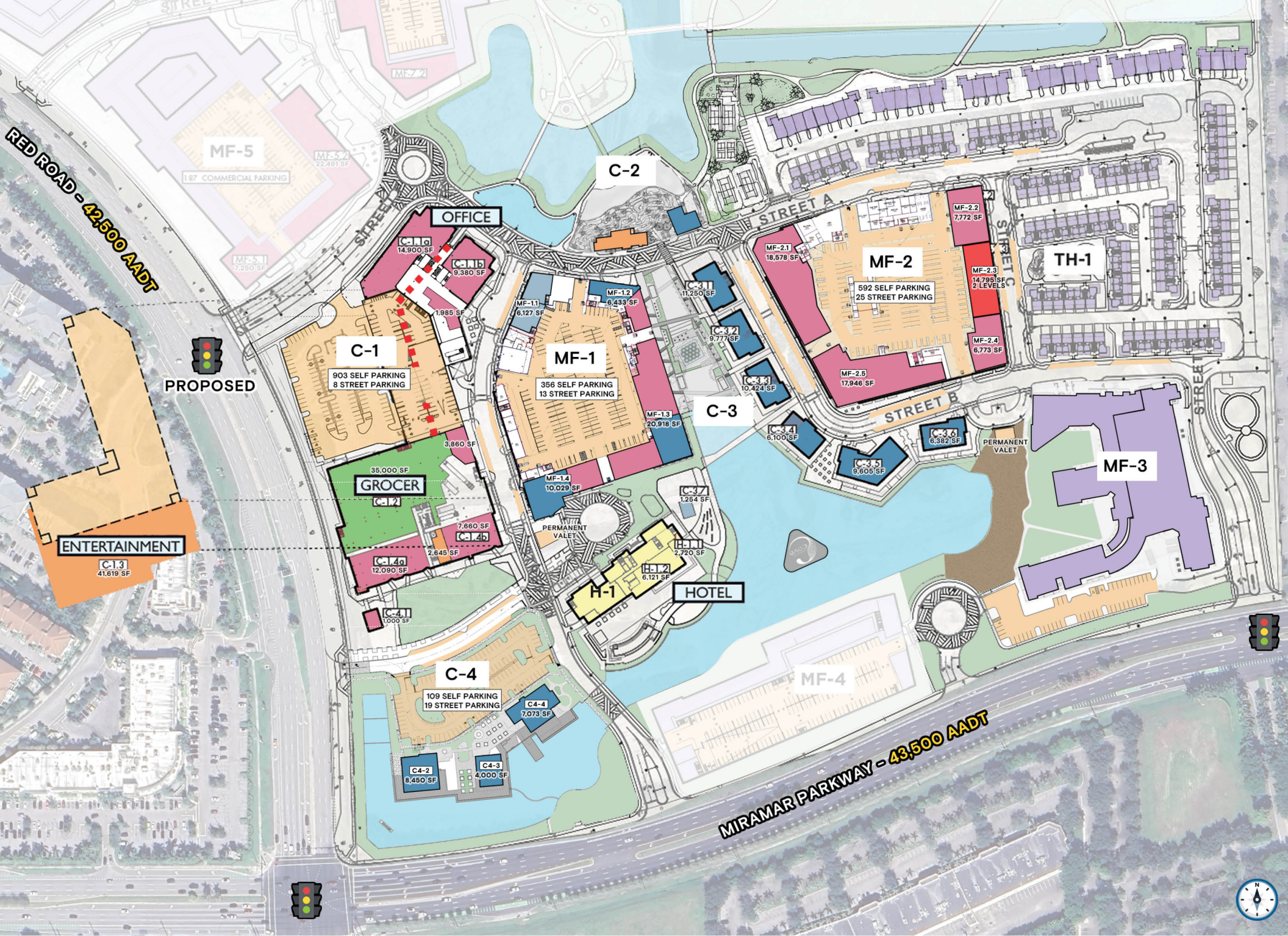




LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	OFFICE
<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span>	RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span>	GROCER
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	ENTERTAINMENT
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	RETAIL
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	RESTAURANT
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	QSR
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	DAYCARE
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	HOTEL
<span style="display:inline-block; width:15px; height:15px; background-color:lightorange;"></span>	PARKING

**THE ENTERTAINMENT DISTRICT**  
 A VIBRANT DISTRICT WITH OPEN CONTAINER ALCOHOL SALES PERMITTED







## WITHIN 5 MILES OF MIRAMAR COVE



476,762  
population



41.4  
average age



\$109,000+  
average household  
income



137,000+  
employees



15,000  
employees





## TARGET RESIDENTS

8,000

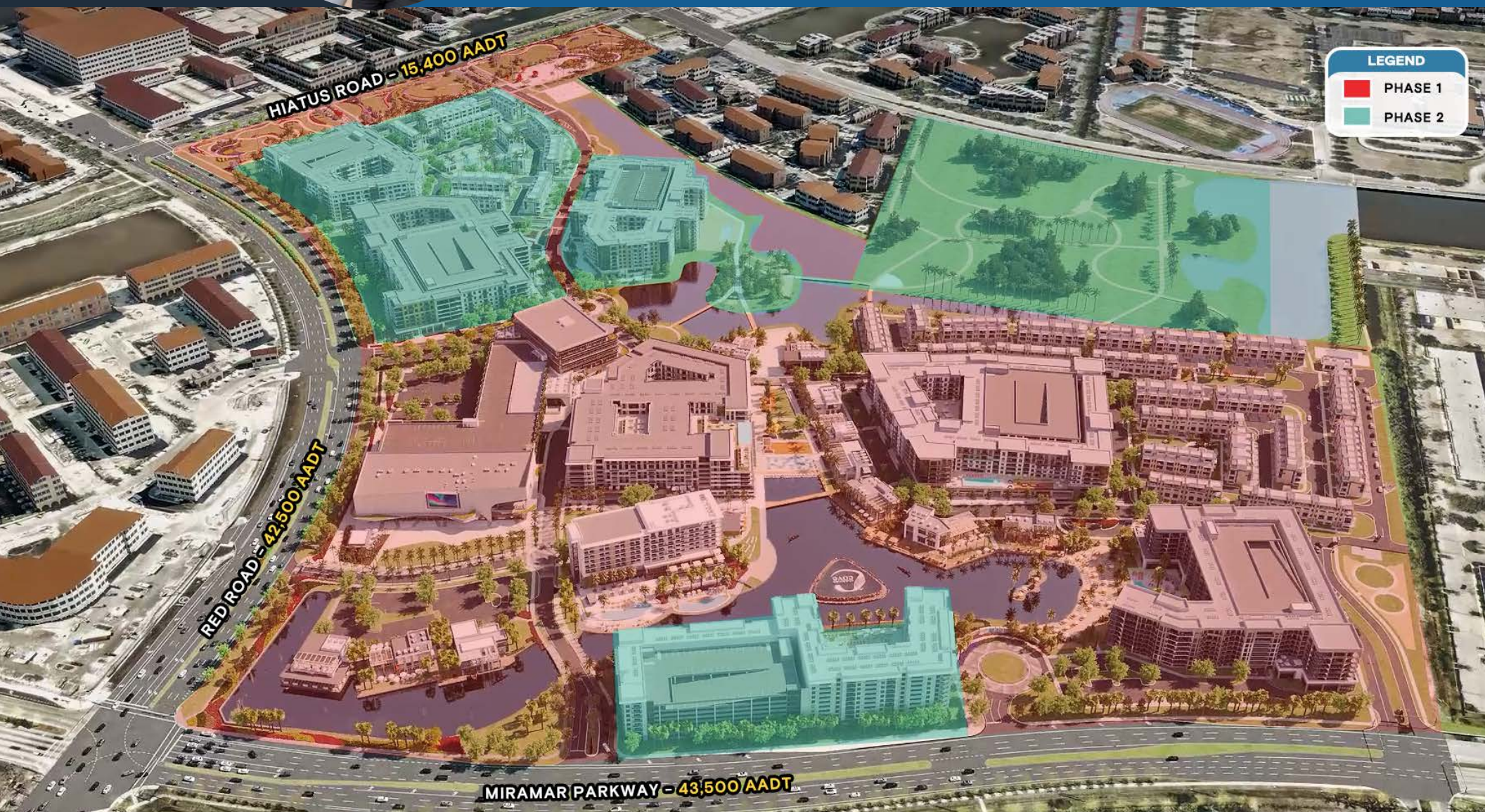
RESIDENTS LIVING IN  
PHASE 1 & PHASE 2

\$150,000

AVERAGE HOUSEHOLD  
INCOME AT OPENING

25-45

AGE RANGE



One block from the Florida Turnpike exit providing access to all major highways connecting South Florida

Minutes from Hard Rock Stadium which holds 100+ events annually



Seeking grocer, entertainment,  
high end retail and all types of  
restaurant concepts.





1

## SUNSET SHORE

The Sunset Shore is the place where friends, food, and fun come together. Spend time at the beach club with music, drinks, tacos, dancing, volleyball, and puppies!

2

## LAS BAHIAS

Las Bahias is a premium hospitality and lifestyle experience. Here, luxury is an experience that focuses on chill, over thrill.

3

## THE LIME

The Lime will become a neighborhood hub, filled with a variety of amenities and all day activities for all ages.

4

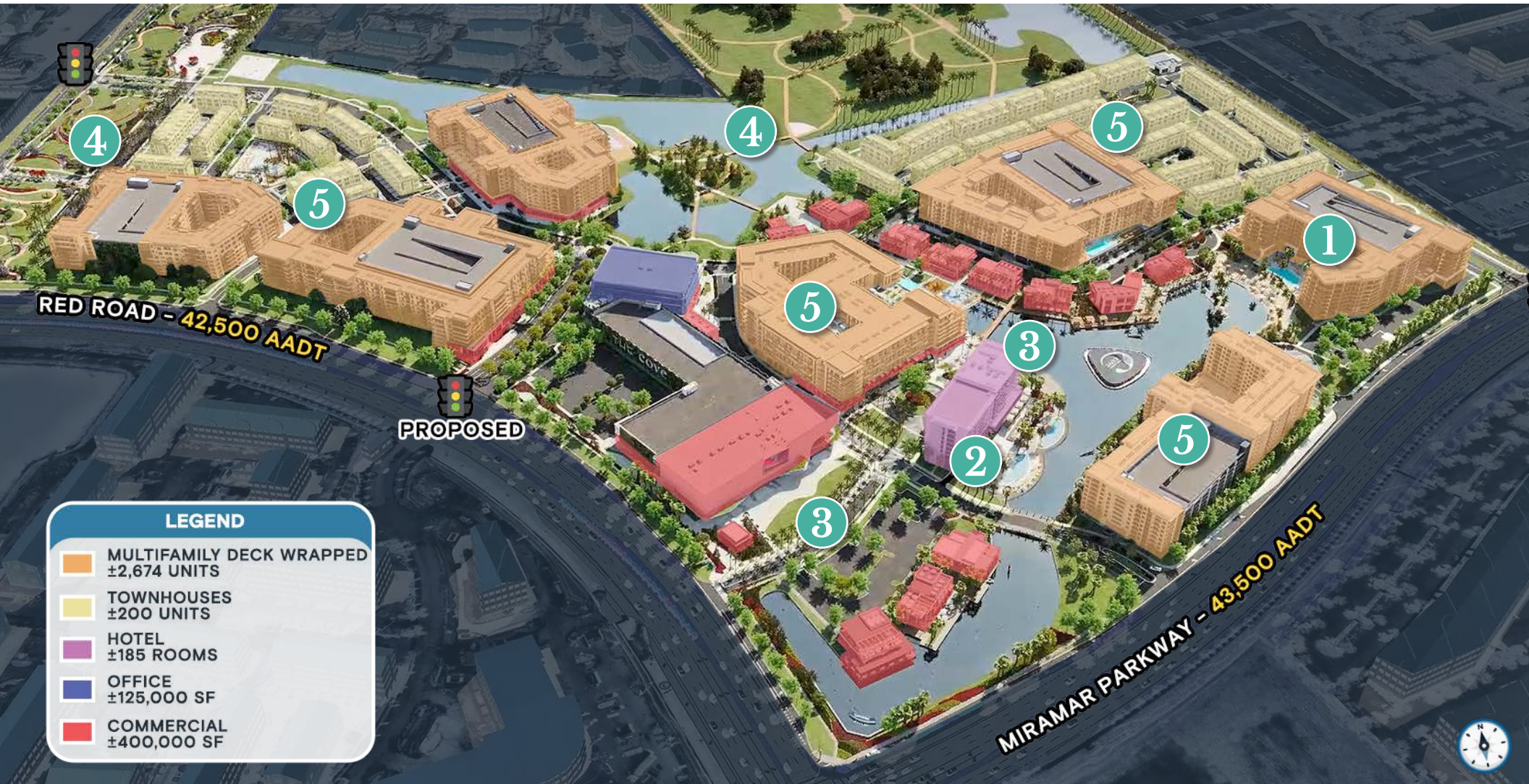
## THE PARKS

Visitors will enjoy Founders Park, a 9.5 acre of high-energy space, connected to a regional greenway. Additionally, the Estuary is a 24.4 acre space with nature trails and a 2.1 mile perimeter park/trail loop.

5

## PARKS LIVING

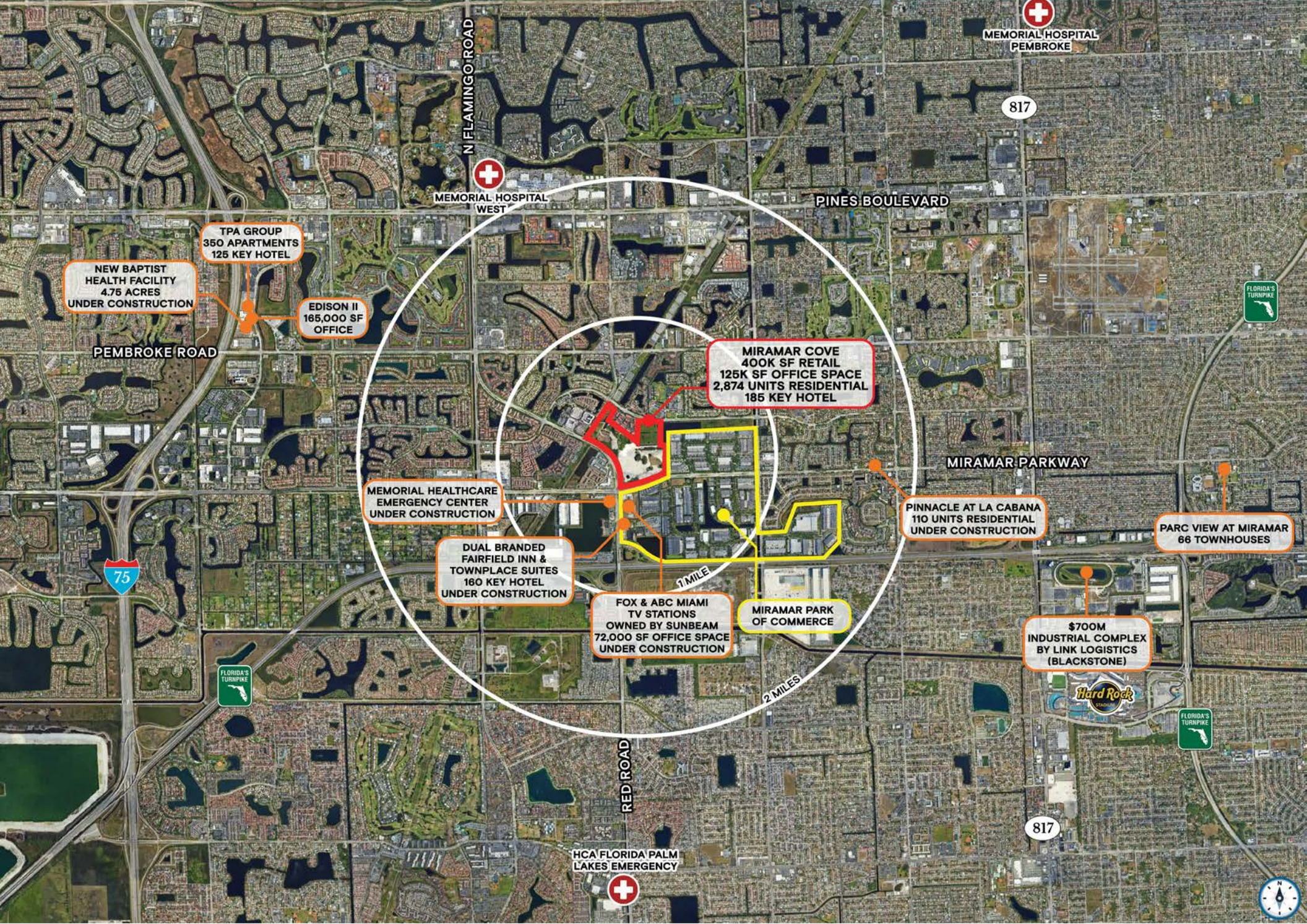
With 2,674 homes, the neighborhood of the Park will be bustling with daily life. The community will have a range of cultures and ages, and be anything but homogeneous.

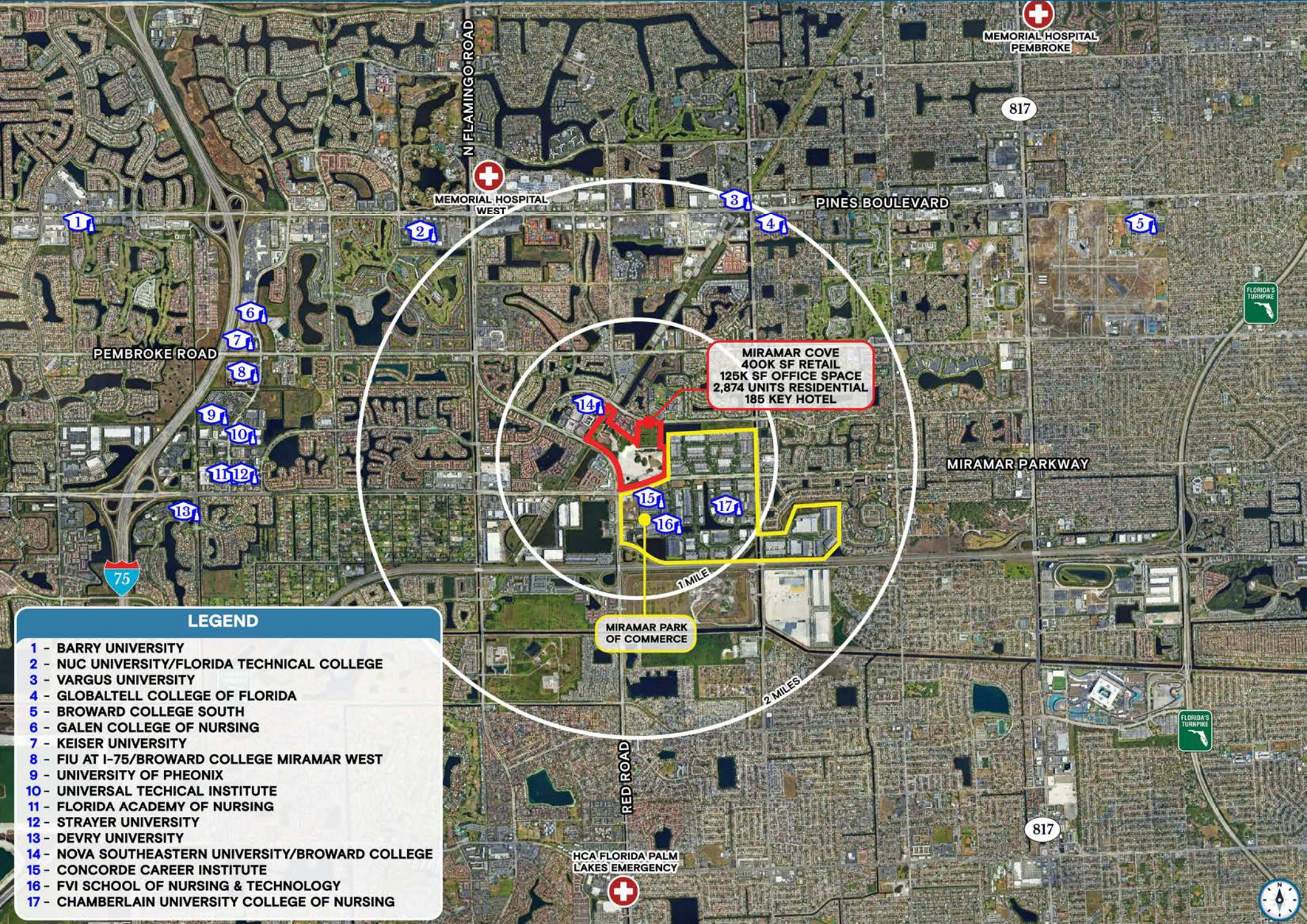


### LEGEND

- MULTIFAMILY DECK WRAPPED  
±2,674 UNITS
- TOWNHOUSES  
±200 UNITS
- HOTEL  
±185 ROOMS
- OFFICE  
±125,000 SF
- COMMERCIAL  
±400,000 SF









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