



RETAIL SPACE FOR LEASE



1,125 to 5,510 SF Spaces at Miramar Shopping Center

6819 Miramar Parkway, Miramar, FL 33023

Steven Miller | steve@rotellagroup.com

Anna Shon | anna@rotellagroup.com

954-568-9015 | rotellagroup.com

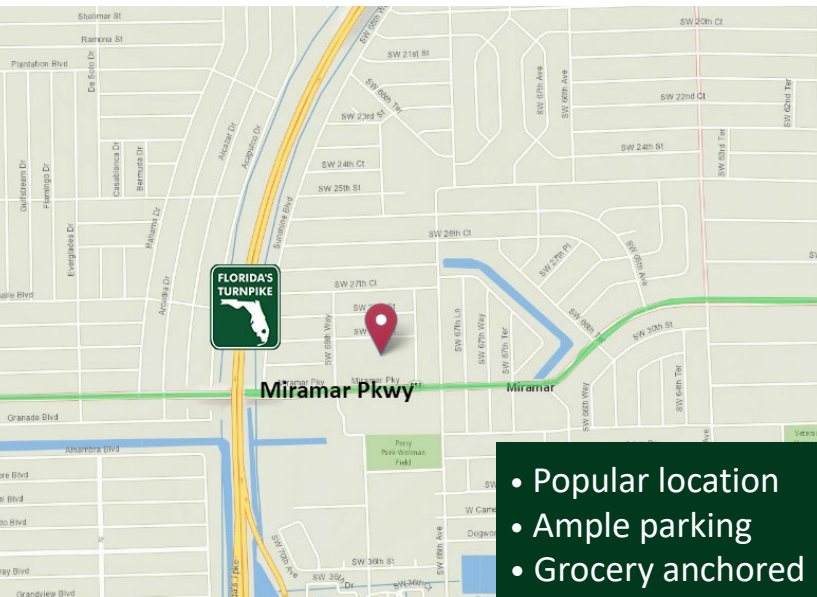
The Rotella Group Inc.
COMMERCIAL REAL ESTATE



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The Rotella Group has been retained as the exclusive agent for leasing **available spaces**, located at 6819 Miramar Pkwy, Miramar, Broward County, in the Southeast Florida Market, **between Florida's Turnpike bridge and S. State Rd 7.**



- Popular location
- Ample parking
- Grocery anchored



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

Unit	SqFt	Former Use	Base Rent per SF	Common Area Maintenance	Monthly Estimate*	Monthly Estimate*
6837	1,125	Retail	\$18.00	\$6.65	\$2,310.94	\$2,310.94
6901 B	5,510	Retail	\$18.00	\$6.65	\$11,318.46	\$11,318.46
6855	3,352	Retail	\$18.00	\$6.65	\$6,885.57	\$6,885.57

* Not included: taxes and other expenses

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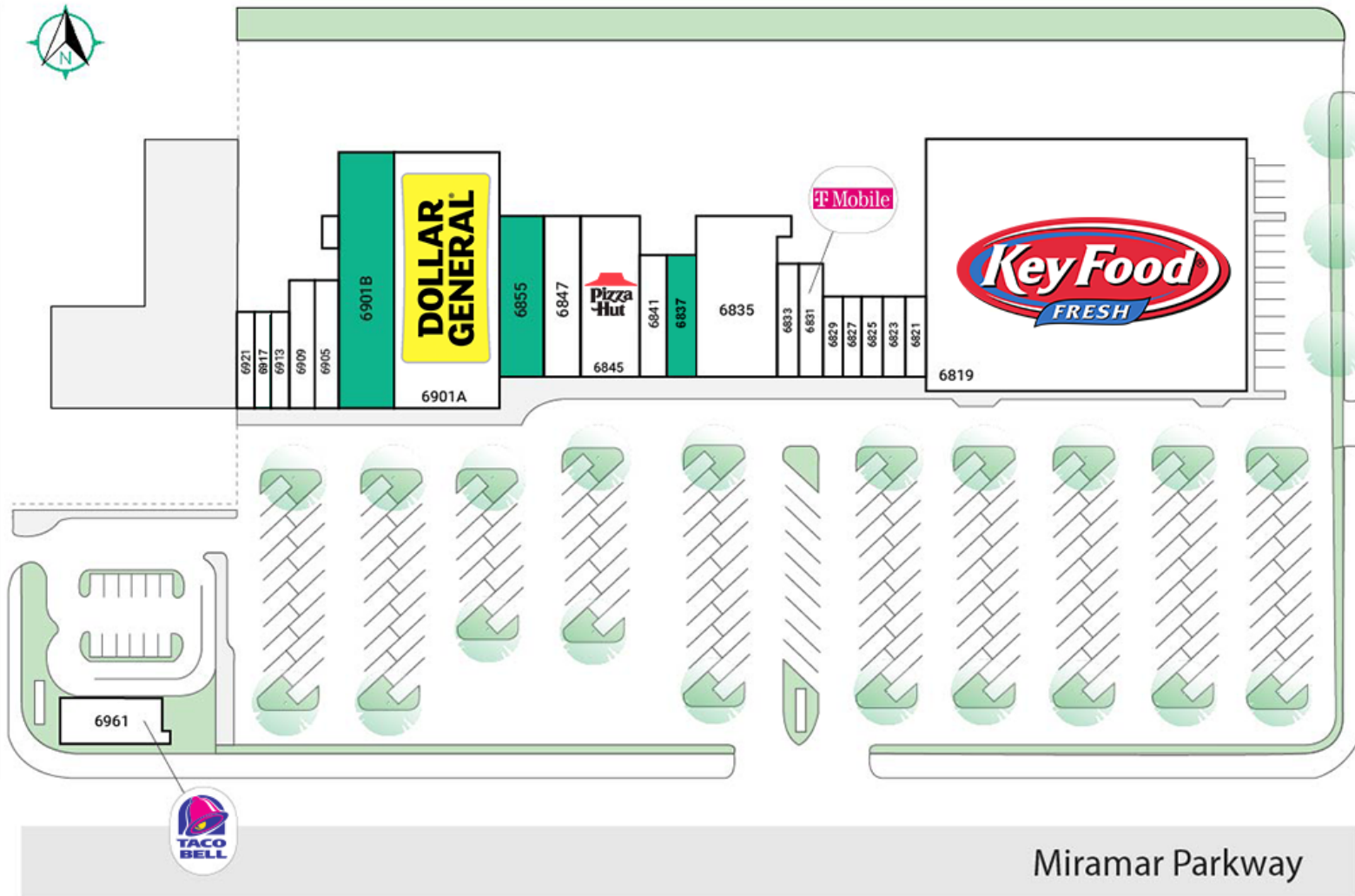


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Site Plan

SW 69th Avenue



SUITE	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	Available	1,125
6841	Accubis	1,500
6845	Pizza Hut	2,024
6847	Jamaican Bakery	1,865
6855	Available	3,352
6901-B	Available	5,510
6901A	Dollar General	10,490
6905	JN Money	1,200
6909	Soul Food Restaurant	1,200
6913	Printer	840
6917	Dentist	840
6921	Nails	720
6961	Taco Bell	1,921

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Commercial Real Estate Brokers

SOUTH FLORIDA

3300 North Federal Highway, Suite 200
Fort Lauderdale, FL 33306
Phone 954-568-9015

NORTH & CENTRAL FLORIDA

12200 West Colonial Drive, Suite 300-H
Winter Garden, FL 34787
Phone 407-718-1849

www.rotellagroup.com
info@rotellagroup.com

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