

PENDING SUBLEASE

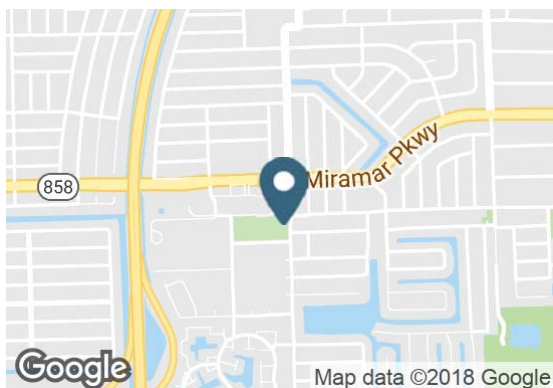
## Former Walgreens - Miramar, FL

6812 Miramar Pkwy | Miramar, FL



## Overview

AVAILABLE	14,440 SF
LEASE END DATE	8/31/2022
RATE	Contact Broker



## Description

- Two tenant building with Wells Fargo
- Located at the traffic light intersection of Miramar Parkway & SW 68th Avenue
- Located adjacent the Miramar Towne Center a fully leased Publix anchored shopping center and across the street from a Bravo Supermarket shopping center
- Cross parking and access
- Neighboring tenants include Publix, Bravo Supermarket, CVS, Family Dollar, Dollar General, Chase Bank, Taco Bell and Pizza Hut

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	26,929	200,298	499,426
2021 Growth	0.92%	1.00%	1.06%
Median HH Income	\$46,909	\$45,911	\$47,712
Daytime Population	2,527	43,022	151,716

Year: 2017 | Source: ESRI

## Contact

MICHAEL WEISS

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## Traffic Counts

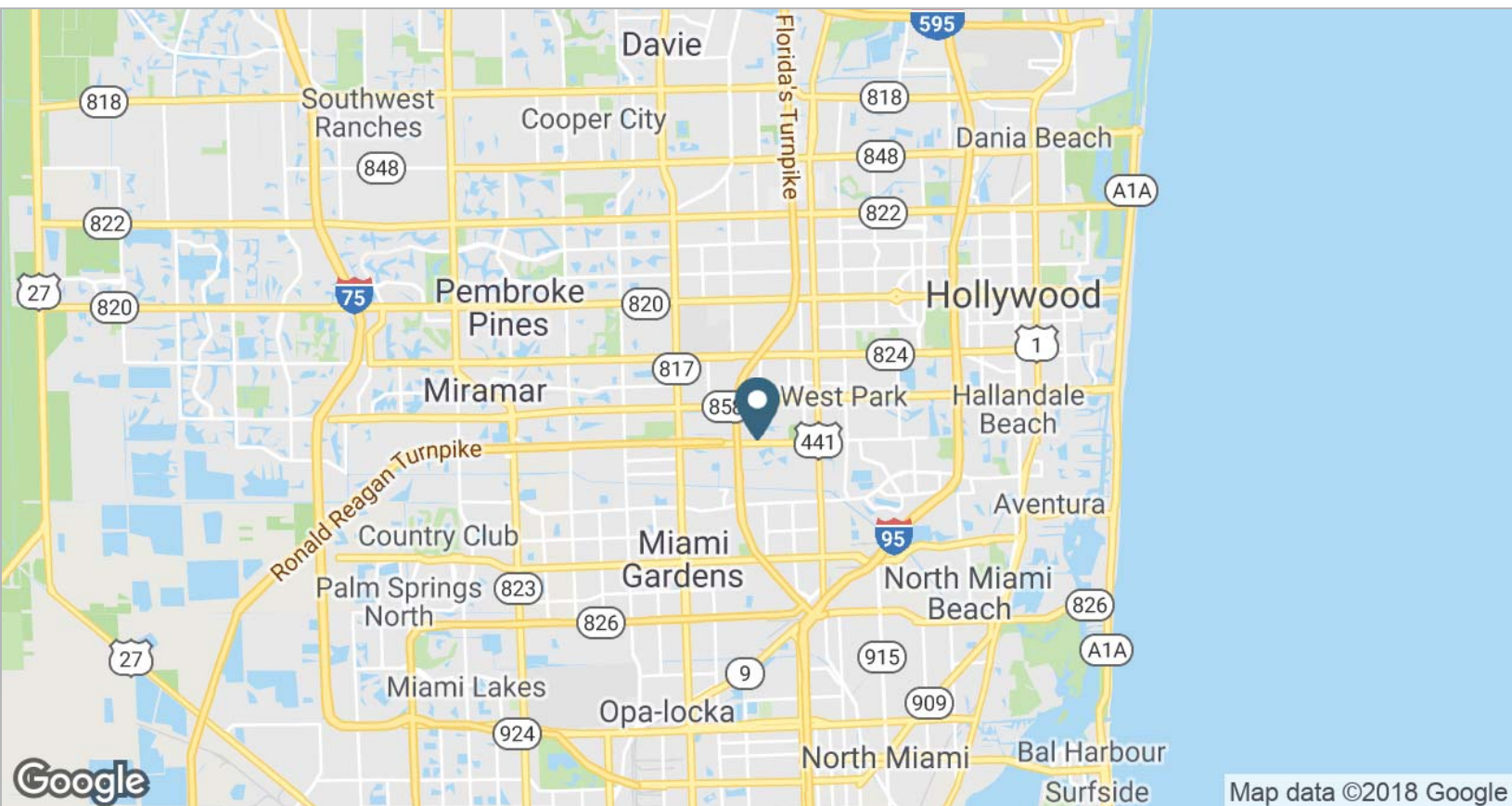
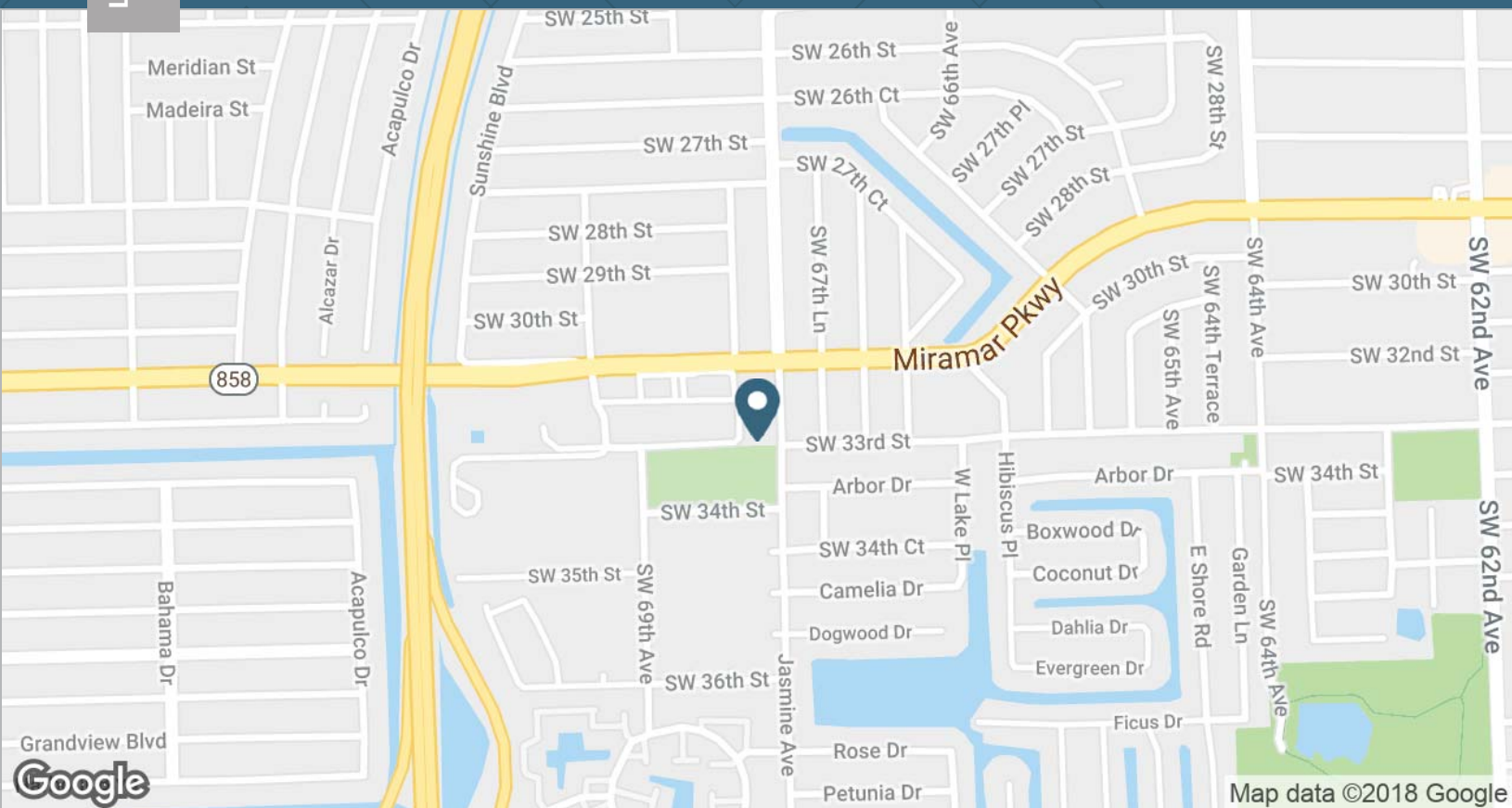
Miramar Pkwy 33,000 VPD

Year: 2016 | Source: FDOT

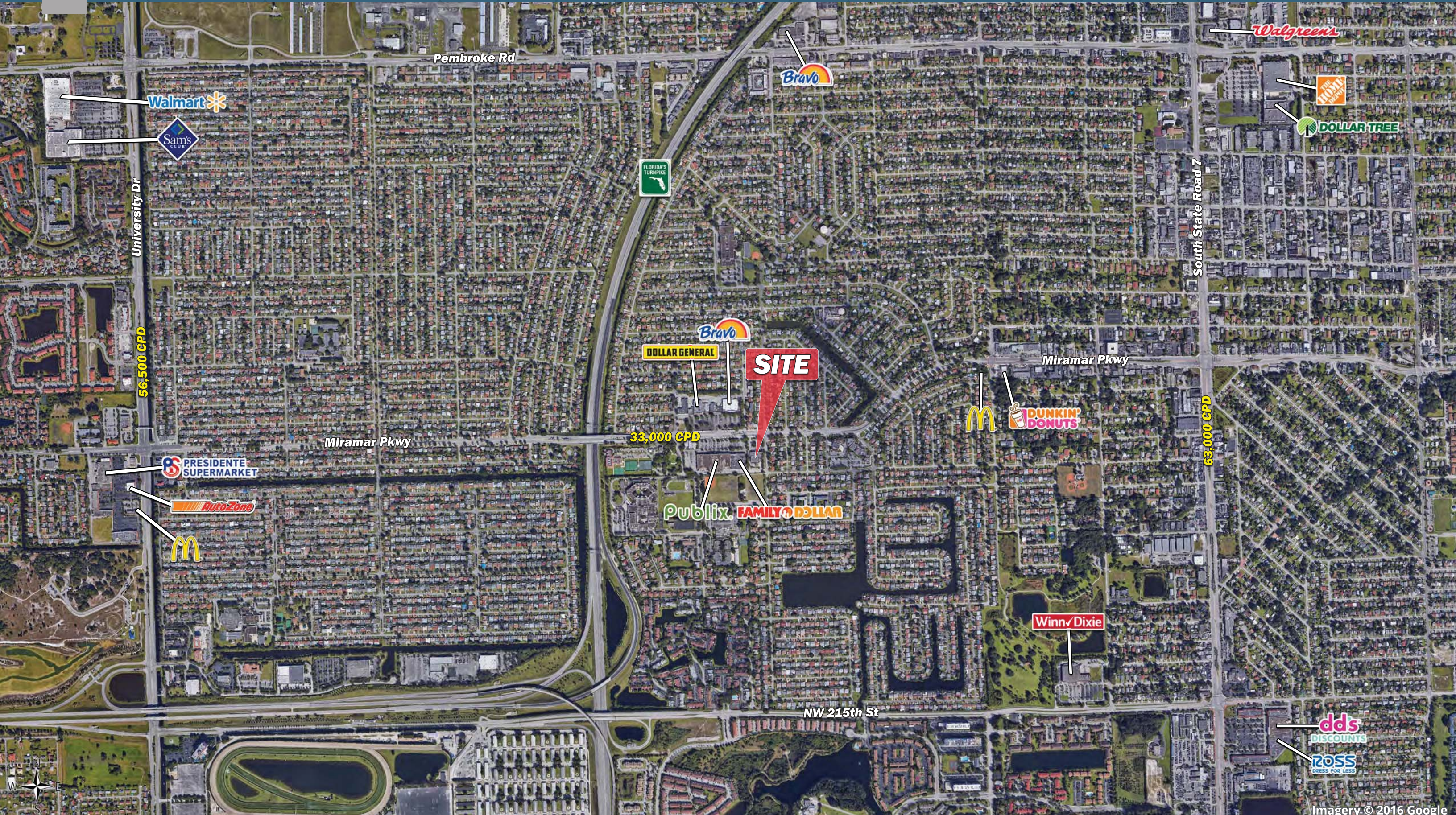
SRS REAL ESTATE PARTNERS | 200 SW 1st Avenue, Suite 970 | Fort Lauderdale, FL 33301 | 954.703.3600

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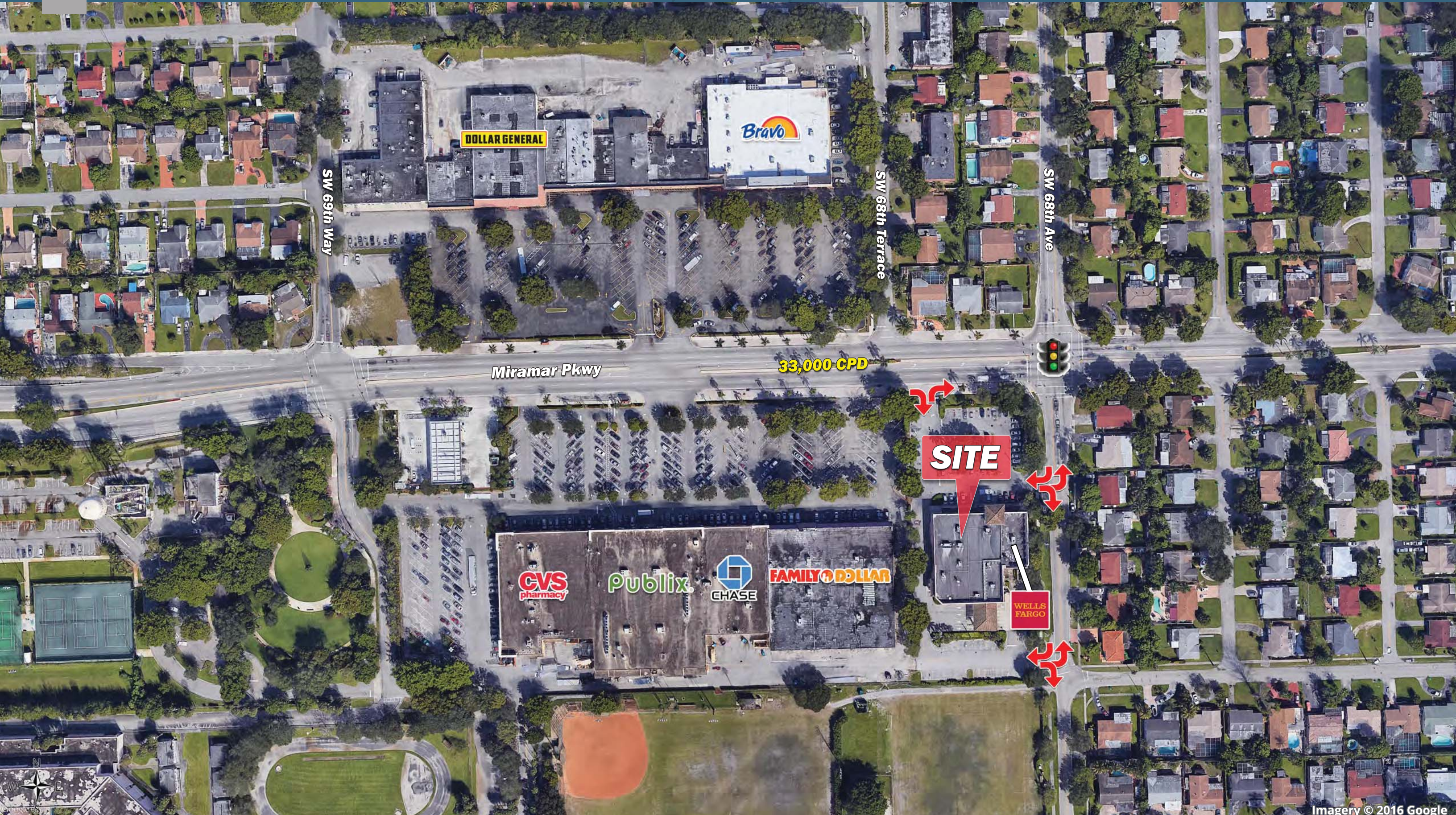






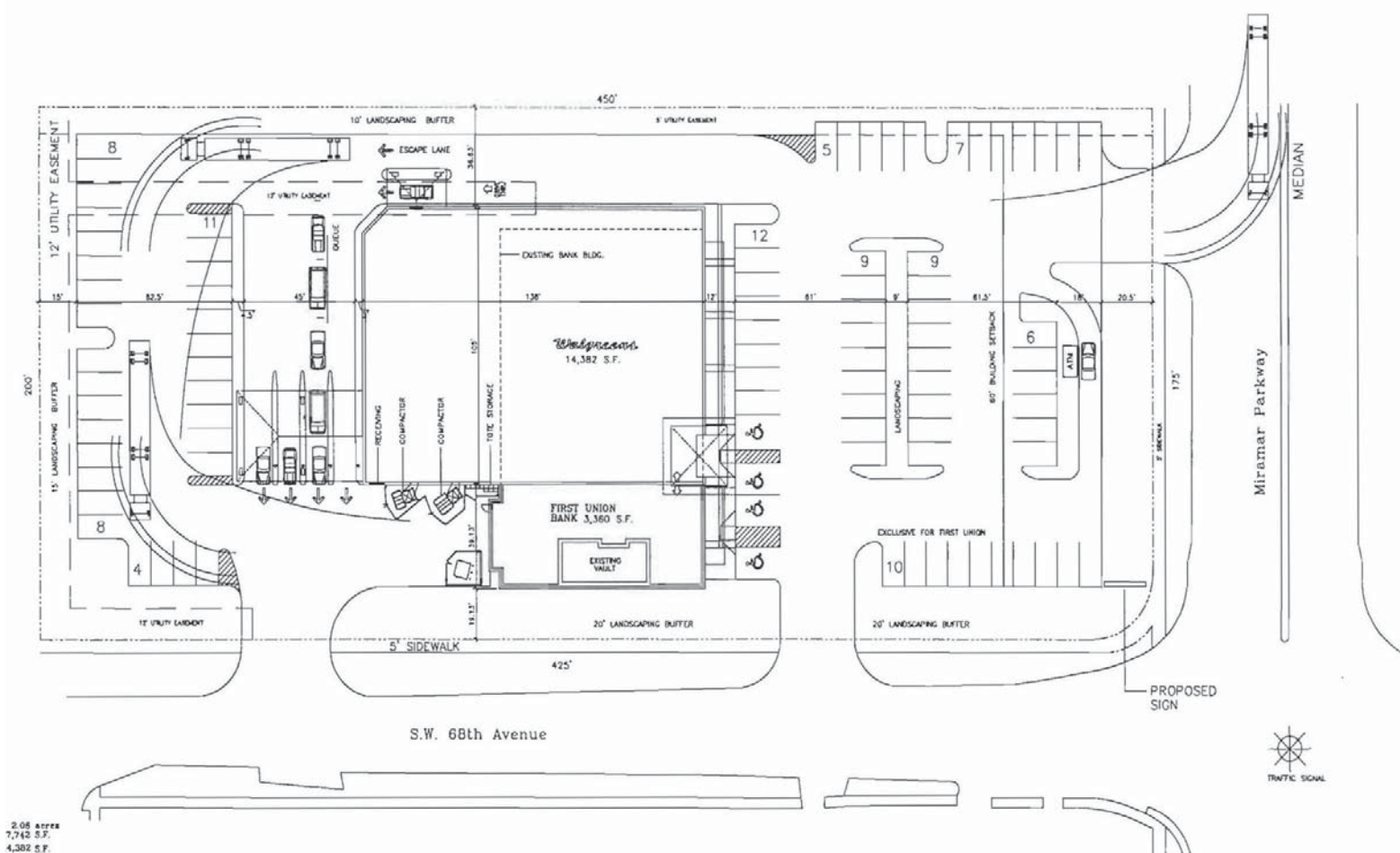
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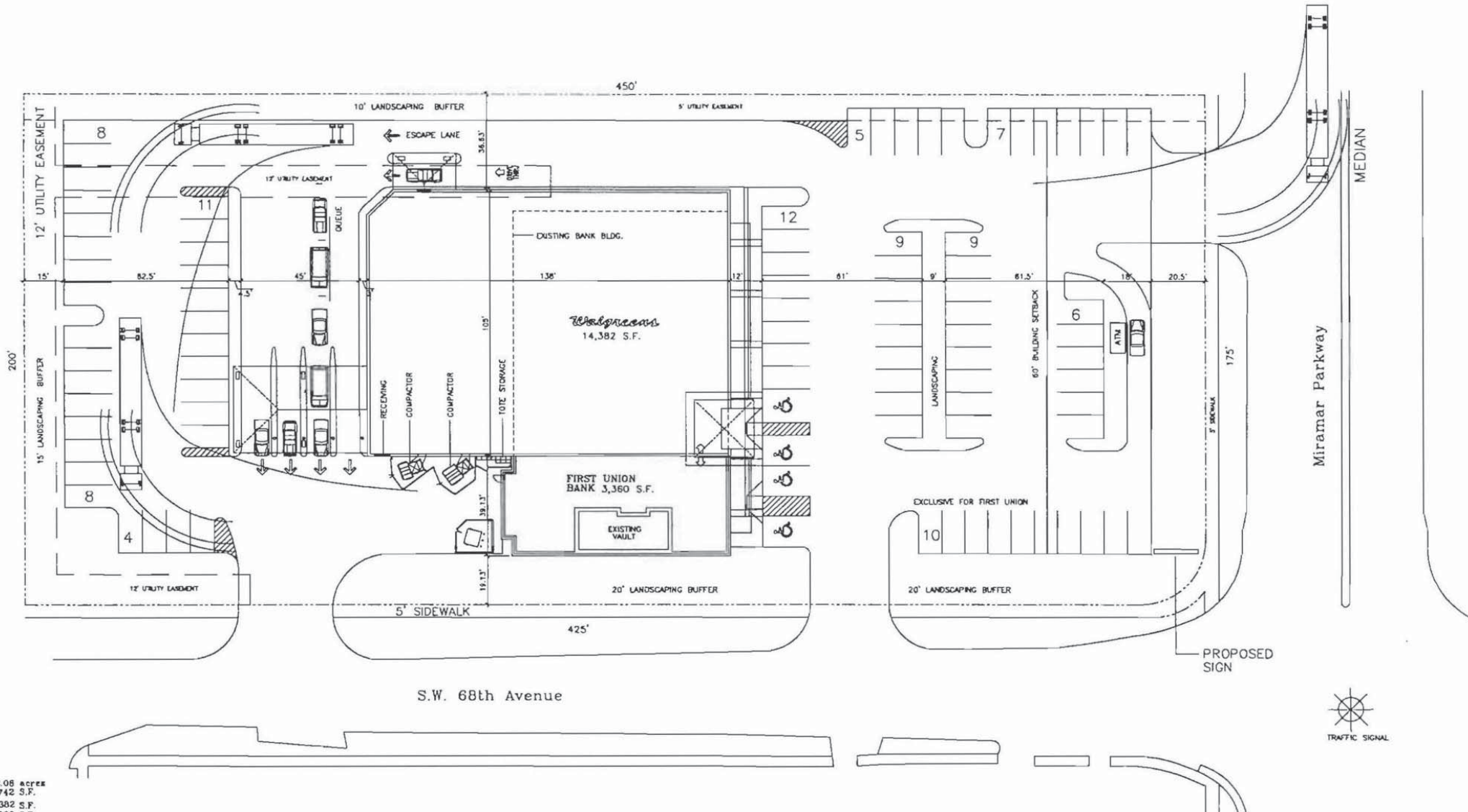
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	1 mile	3 miles	5 miles
<b>Population</b>			
2017 Population	26,929	200,298	499,426
2000 Population	23,637	174,117	438,751
2010 Population	25,474	187,503	464,865
2022 Population	28,185	210,541	526,426
2000-2010 Annual Rate	0.75%	0.74%	0.58%
2010-2016 Annual Rate	0.77%	0.91%	0.99%
2016-2021 Annual Rate	0.92%	1.00%	1.06%
2017 Median Age	34.2	35.9	37.3
<b>Households</b>			
2000 Households	7,552	59,263	153,469
2010 Households	7,891	62,979	160,335
2017 Total Households	8,241	66,653	170,509
2022 Total Households	8,584	69,793	178,998
2000-2010 Annual Rate	0.44%	0.61%	0.44%
2010-2016 Annual Rate	0.60%	0.79%	0.85%
2016-2021 Annual Rate	0.82%	0.92%	0.98%
2017 Average Household Size	3.26	2.99	2.91
<b>Housing Units</b>			
2017 Total Housing Units	8,671	72,381	188,112
2017 Owner Occupied Housing Units	4,946	40,435	103,944
2017 Renter Occupied Housing Units	3,295	26,218	66,565
2017 Vacant Housing Units	430	5,728	17,603
<b>Race and Ethnicity</b>			
2017 White Alone	23.6%	31.7%	44.0%
2017 Black Alone	65.2%	57.5%	44.7%
2017 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2017 Asian Alone	1.6%	2.3%	2.6%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Hispanic Origin (Any Race)	26.7%	29.4%	36.0%
<b>Income</b>			
2017 Median Household Income	\$46,909	\$45,911	\$47,712
2017 Average Household Income	\$56,793	\$57,684	\$62,245
Per Capita Income	\$17,674	\$19,344	\$21,444
<b>2017 Population 25+ by Educational Attainment</b>			
Total	17,499	133,463	339,150
High School Graduate	28.2%	28.3%	27.8%
GED/Alternative Credential	4.3%	3.7%	3.6%
Some College, No Degree	24.7%	21.5%	20.5%
Associate Degree	12.3%	11.1%	10.7%
Bachelor's Degree	10.2%	13.3%	14.9%
Graduate/Professional Degree	4.6%	6.6%	7.8%
<b>Data for all businesses in area</b>			
Total Businesses:	462	5,578	16,330
Total Employees:	2,527	43,022	151,716
Total Residential Population:	26,929	200,298	499,426
Employee/Residential Population Ratio:	0.09:1	0.21:1	0.3:1
2017 Total Daytime Population	15,980	150,309	425,534
Workers	2,331	42,831	159,198
Residents	13,649	107,478	266,336