



For Lease

Neighborhood Center

- 64,020 SF Publix-anchored neighborhood center
- Located in Southern Broward County in a family-oriented, upper-middle income trade area with high population density and one of the highest growth rates in the nation
- 348,054 residents and 105,082 employees within 5 miles

Key tenants

- Publix, The UPS Store, State Farm Insurance, Dunkin' Donuts, Dry Clean USA, Subway, Banfield Pet Hospital

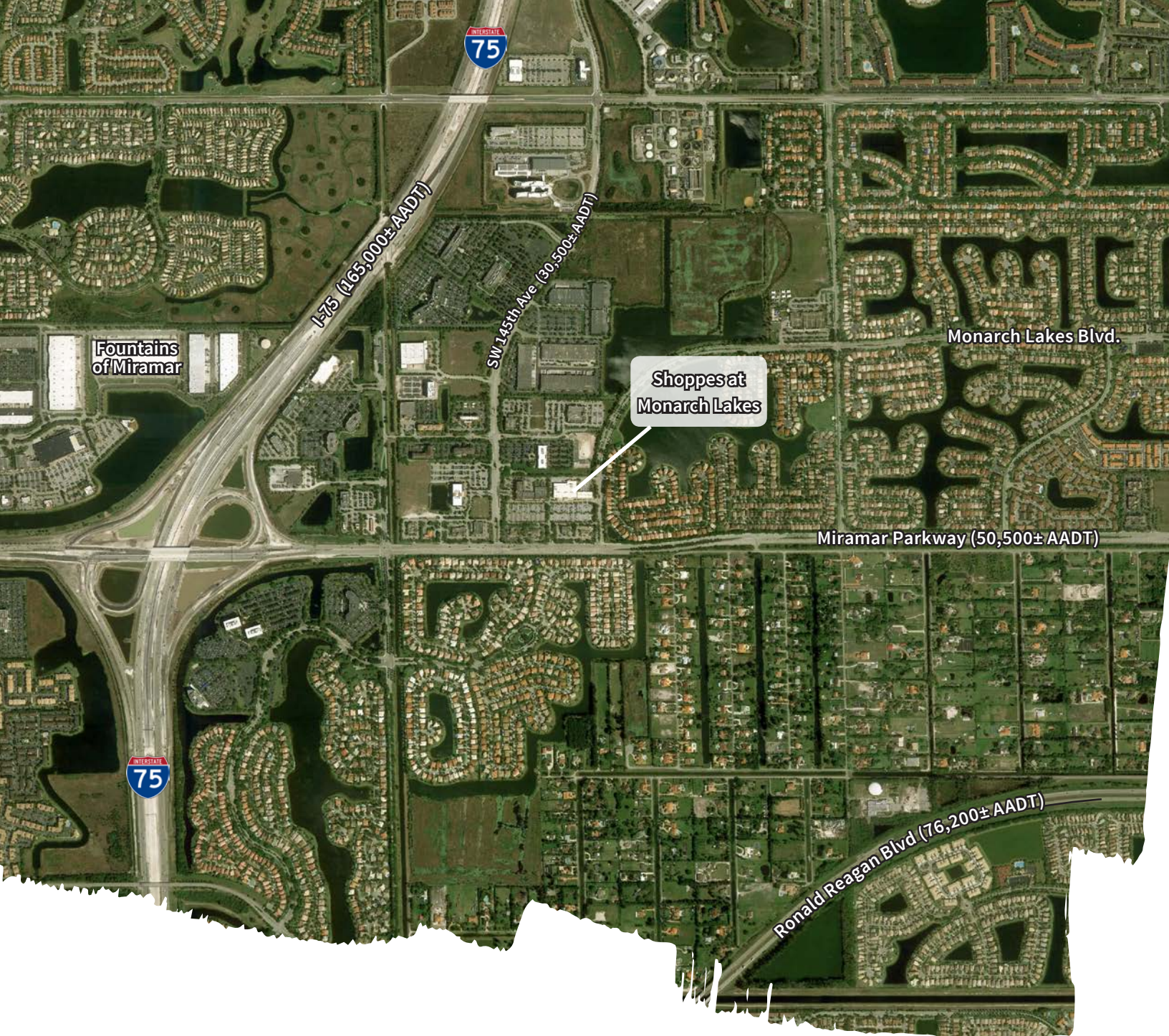
Shoppes at Monarch Lakes

14305 Miramar Parkway
Miramar, FL 33027

Justin Greider
+1 407 982 8594
justin.greider@am.jll.com

jllretail.com





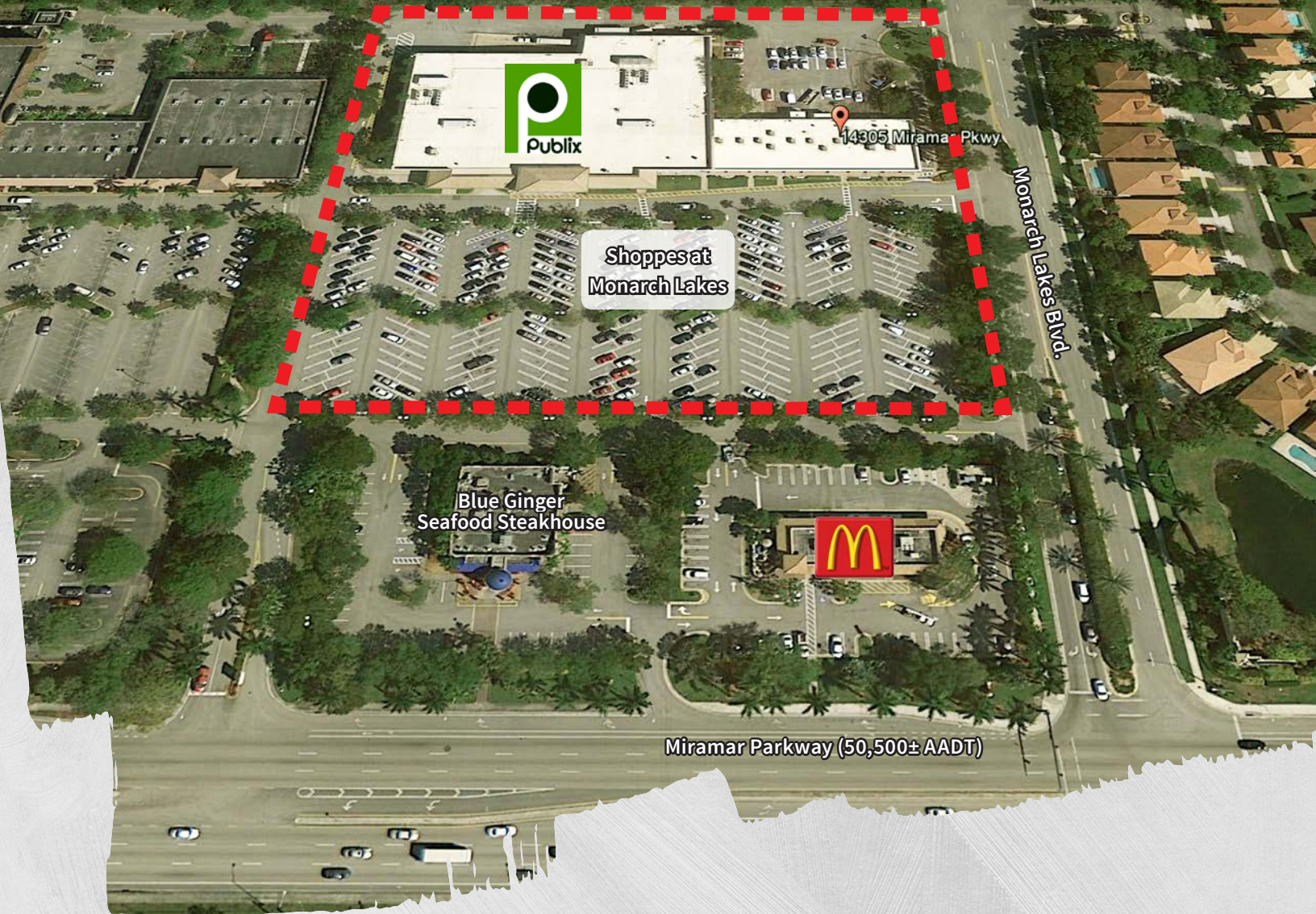
Retail Aerial





TENANT ROSTER		
SUITE #	TENANT	SF
14305	Dunkin' Donuts	2,100
14317	Sals Italian Restaurant	2,100
14323 & 29	Banfield Pet Hospital	2,800
14335	State Farm Insurance	1,050
14341	Subway	1,050
14347	Paris Nails	1,050
14353	Monarch Lakes Dental Group	1,400
14359	The UPS Store	1,050
14375	Publix	51,420
TOTAL GLA		64,020

Site Plan & Tenant Roster



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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Current Population	130,537	348,054	1,122,958
5-Year Population Projection	139,165	369,120	1,187,253
Daytime Population	37,518	105,082	505,236
Average Household Income	\$85,344	\$82,465	\$71,175
Median Household Income	\$66,650	\$62,781	\$51,486
Per Capita Income	\$29,074	\$27,536	\$23,576
Total Households	44,642	116,379	368,364
Total Businesses	3,052	9,621	45,066
Median Age	38.4	37.9	38.4
Source: ESRI 2017			

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