



River Run

Intersection of Miramar Pkwy and Palm Ave
 9951 Miramar Parkway
 Miramar, FL 33025

Center Type: Neighborhood
 GLA: 93,643

Leasing Contact

Angela DeMartino

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PROPERTY HIGHLIGHTS

- Top Grocer Anchor: Grocery-anchored center featuring Publix, the No. 1 grocer in Florida.
- Strong Annual Traffic: Generates approximately 1.02 million annual visits.
- Growing Suburban Market: Located within a dense and growing Fort Lauderdale suburb.
- Regional Connectivity: Positioned 1.3 miles northeast of the Florida Turnpike/Red Road interchange, 12 miles southwest of downtown Fort Lauderdale and 16 miles north of downtown Miami.
- Signalized Access: Direct signalized access to Miramar Pkwy with traffic counts of 25,000 VPD.

DEMOGRAPHICS

	1M	3M	5M
POPULATION	14,123	80,352	184,269
HOUSEHOLDS	4,548	27,239	62,699
AVG HH INCOME	\$75,383	\$68,541	\$68,416

MAJOR TENANTS



River Run

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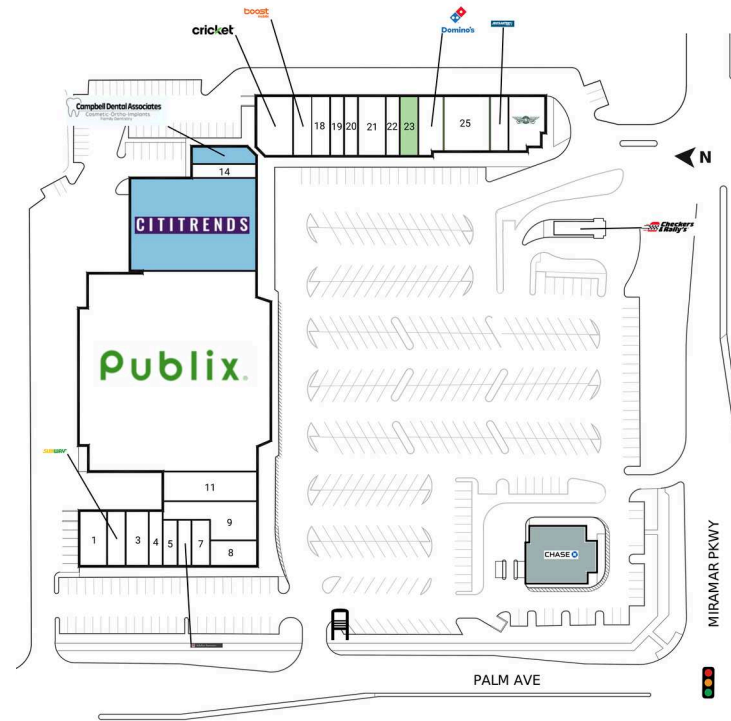
AVAILABLE SPACES

23 1,300 SF

COMING AVAILABLE

13 13,500 SF

15 1,350 SF



CURRENT TENANTS

Pad	Checkers		11	Empire Urban Wear	3,000 SF	20	Localicious Old Fashioned	975 SF
1	River Run Animal Clinic	1,800 SF	12	Publix Supermarket	42,968 SF	21	SND Signature Cut & Salon	1,950 SF
2	Subway	1,200 SF	13	Citi Trends	13,500 SF	22	Irie Mon Cafe	975 SF
3	Cool Runnings	1,500 SF	14	Miramar Vision Center	1,050 SF	24	Domino's	1,625 SF
4	Tien Tien Chinese Restaurant	900 SF	15	Campbell Dental Associate	1,350 SF	25	Van's Nails	3,000 SF
5	Indigo Cuts	750 SF	16	Cricket Wireless	2,550 SF	27	Any Lab Test Now	1,200 SF
6	Arbelaez Insurance	750 SF	17	Boost Mobile	1,300 SF	27B	Wingstop	2,225 SF
7	Metro By T-Mobile	1,000 SF	18	Dluxe Medspa & Wellness	1,300 SF			
8	Dryclean USA	1,500 SF	19	Estrella Insurance	975 SF			
9	Diamond Girl Beauty Supply	3,000 SF						

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.