



SIZE

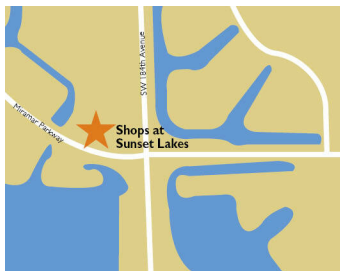
70,274 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
12,857	69,952	167,225
<b>Households</b>		
3,743	20,836	54,237
<b>Median HH Income (\$)</b>		
149,724	130,777	106,224

MAJOR TENANT(S)

Publix  
Goodwill  
State Farm Insurance



LOCATION

18401-18499 Miramar Parkway | Miramar, FL 33029

PROPERTY HIGHLIGHTS

- 70,288-square-foot shopping center anchored by Publix with Goodwill and State Farm Insurance
- Population exceeds 69,900 people with an average household income greater than \$155,700 in a three-mile radius
- Located at the high-traffic intersection of Miramar Parkway and SW 184th Avenue

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



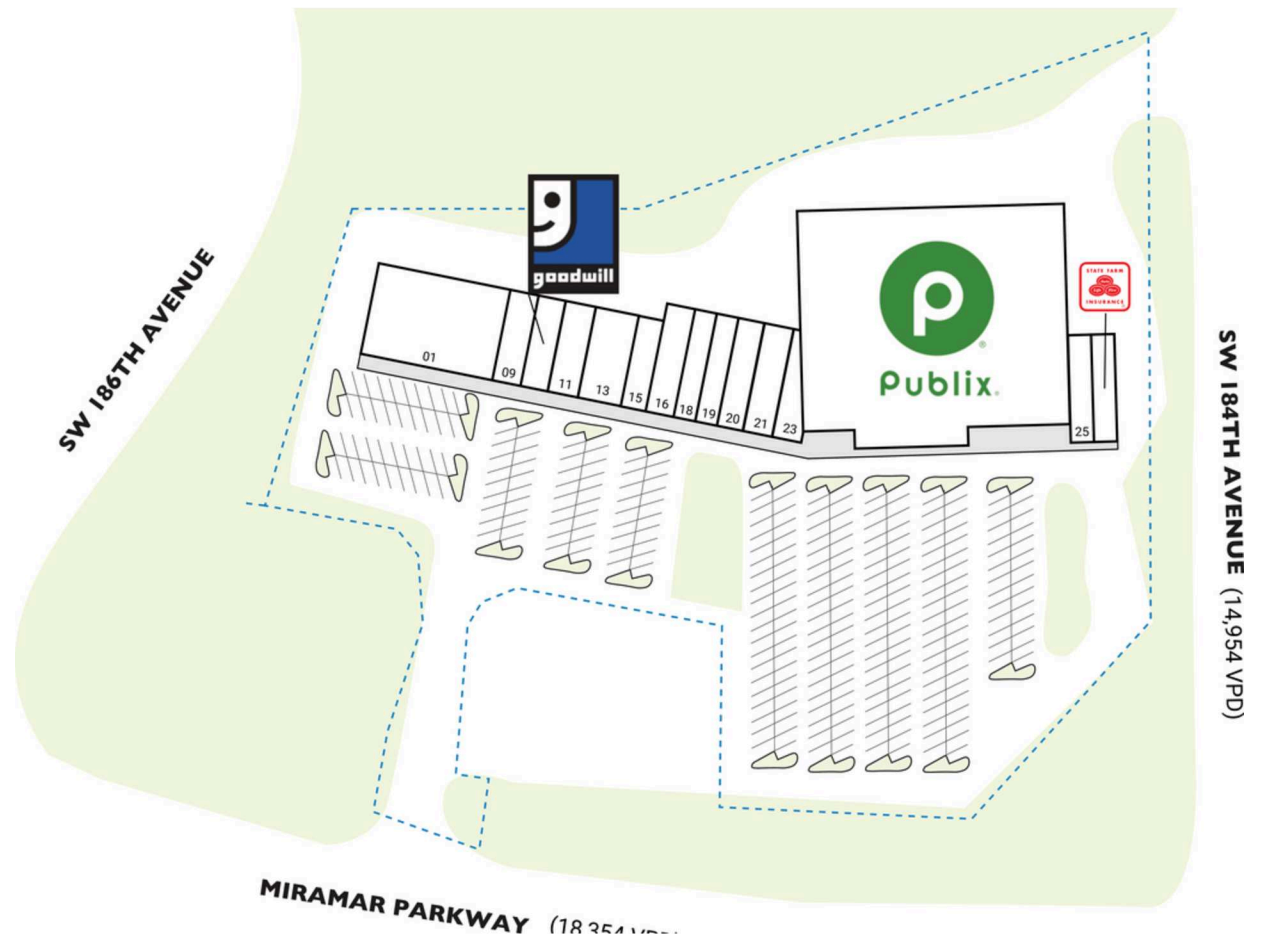
# SHOPS AT SUNSET LAKES

18401-18499 Miramar Parkway | Miramar, FL 33029

SPACE	TENANT	SQ. FT.
01	Small World Montessori Method School	8,400 SF
09	China I	900 SF
10	Goodwill	1,200 SF
11	Kick Zone	1,200 SF
13	Sunset Lakes Animal Clinic	2,100 SF
15	Lovely Nails	900 SF
16	Sedation Dental Spa	2,100 SF
18	The Tutoring Center	1,050 SF
19	Matteli's Pizza	1,143 SF
20	The Crazy Vegan	1,122 SF
21	Sushi Sake	2,450 SF
23	Kari Kleaners	1,486 SF
24	Publix	44,123 SF
25	CutzPro	1,050 SF
26	State Farm Insurance	1,050 SF
<b>TOTAL SQ. FT.</b>		<b>70,274</b>

SITE LEGEND	
<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightgray; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; border-bottom: 2px dashed blue; width: 20px;"></span> Site Boundary	





# SHOPS AT SUNSET LAKES

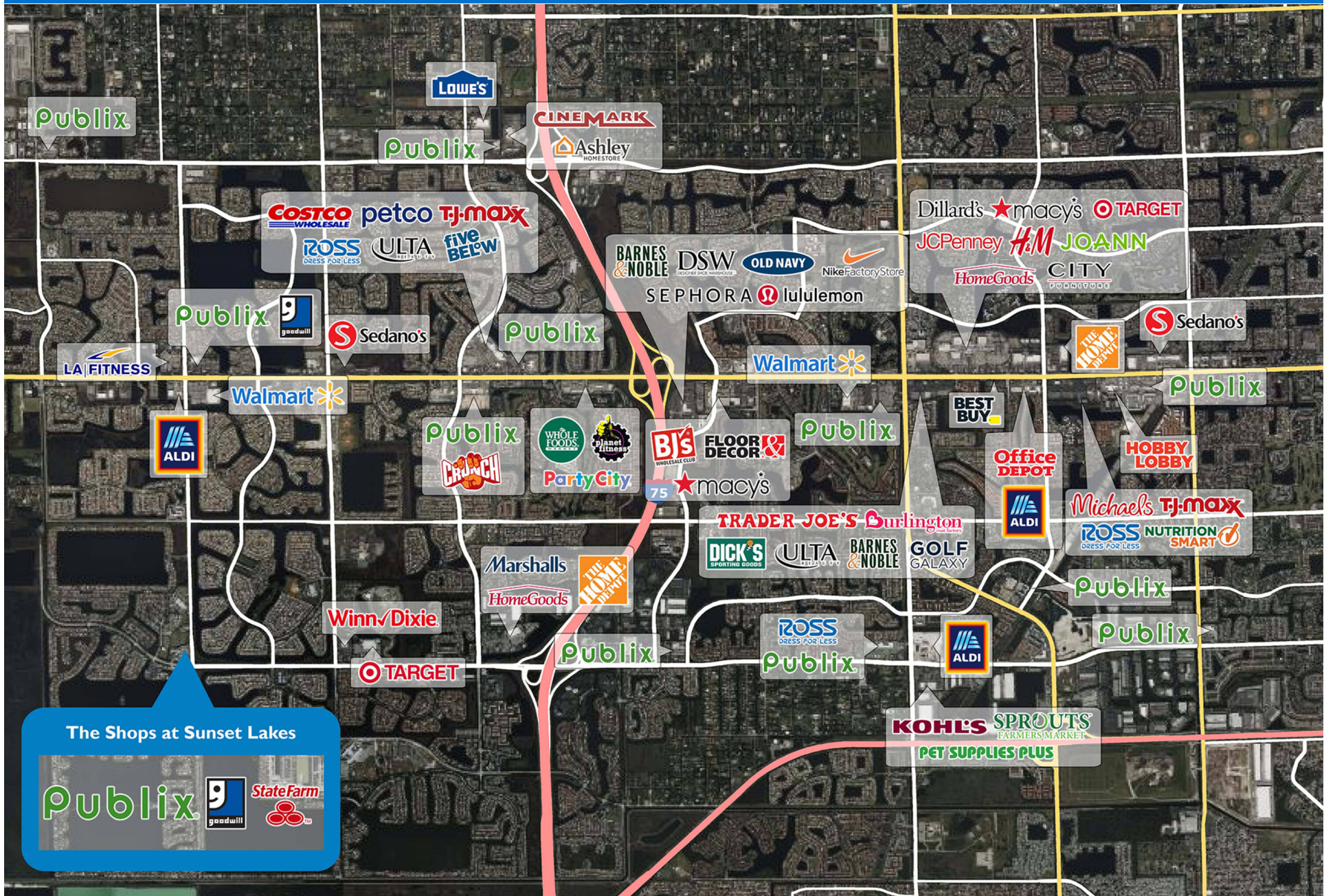
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# SHOPS AT SUNSET LAKES

18401-18499 Miramar Parkway | Miramar, FL 33029





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 25.979804

Longitude: -80.393076

Shops at Sunset Lakes Miramar, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	12,857	69,952	167,225
	2028 Projected Population	13,304	70,812	169,588
	2010 Census Population	12,093	66,182	154,301
	2000 Census Population	6,654	40,659	99,068
	1990 Census Population	2	1,609	19,976
	Historical Annual Growth 1990 to 2000	125.64%	38.12%	17.37%
	Historical Annual Growth 2000 to 2010	6.16%	4.99%	4.53%
	Estimated Annual Growth 2010 to 2023	0.45%	0.40%	0.59%
	Projected Annual Growth 2023 to 2028	0.69%	0.24%	0.28%
	Median Age	41.6	41.4	43.2
Households	Q4 2023 Estimated Households	3,743	20,836	54,237
	2028 Projected Households	3,873	21,081	54,889
	2010 Census Households	3,448	19,524	49,170
	2000 Census Households	1,950	12,266	33,495
	1990 Census Households	1	327	7,983
	Historical Annual Growth 1990 to 2000	113.90%	43.69%	15.42%
	Historical Annual Growth 2000 to 2010	5.87%	4.76%	3.91%
	Estimated Annual Growth 2010 to 2023	0.60%	0.47%	0.72%
	Projected Annual Growth 2023 to 2028	0.68%	0.23%	0.24%
	Population per Household	3.43	3.35	3.08
Population by Race	White	16.4%	19.0%	18.4%
	Black or African American	25.2%	21.4%	16.4%
	Asian & Pacific Islander	7.5%	7.8%	6.5%
	Other Races	4.2%	4.7%	4.0%
	Hispanic Population	46.7%	47.0%	54.7%
Income	Average Household Income	\$174,831	\$155,733	\$128,919
	Median Household Income	\$149,724	\$130,777	\$106,224
	Per Capita Income	\$50,903	\$46,410	\$41,829
Education (Age 25+)	Elementary	0.9%	1.8%	3.0%
	Some High School	2.2%	3.3%	3.6%
	High School Graduate	20.5%	21.2%	25.0%
	Some College	18.5%	14.7%	14.8%
	Associates Degree Only	8.0%	12.0%	11.4%
	Bachelors Degree Only	33.4%	28.8%	25.8%
	Graduate Degree	16.7%	18.3%	16.5%
Business	Number of Businesses	126	1,656	3,994
	Total Number of Employees	834	13,587	34,223
	Employees per Business	6.60	8.20	8.57
	Residential Population per Business	101.70	42.23	41.87

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.