



125 - acre Lifestyle Waterfront Destination
Miramar Parkway & Red Road, Miramar, FL

Learn More

www.themiramarcove.com

@ miramarcove





A New Way to Live in South Florida

Miramar Cove is a 125-acre waterfront community coming to South Florida. At its heart is a 5.5-acre blue mar basin, a calm, cove-like setting designed to create a unique waterfront experience. Walkways, restaurants, retail, entertainment, residences, and gathering spaces wrap the shoreline, creating an environment that feels coastal, connected, and unlike anything else in the region.

“South Florida’s first inland waterfront destination.”

This is not a typical suburban development. Miramar Cove is a true 15-minute community where residents can live, work, dine, shop, and spend time outdoors without leaving the neighborhood. With more than 40 acres of parks, green space, and trails, a 5-mile walking path network, and a residents only beach club, everyday life here is built around wellness, water, and connection.



Miramar Cove by the numbers



400K

of Retail, Dining &
Entertainment



5.5 AC

Translucent
Blue Mar Basin



3

State of the Art
Water Features



2,874

Contemporary
Style Residences



185

Full Service
Hotel

**OPEN
HOME**

2028

Grand Opening
Q4 2028

Unrivaled Location



Miramar Parkway & Red Road
Full access at the hard corner of Miramar Parkway and Red Road in west Broward County, with direct visibility to more than 80,000 vehicles per day and immediate connection to Florida's Turnpike.



One Block from Florida's Turnpike
Strategically positioned just east of Florida's Turnpike, offering seamless regional access to I-75, I-595 and I-95, and placing Miramar Cove within easy reach of Miami, Fort Lauderdale, and the broader South Florida metro.



Minutes from Hard Rock Stadium & Major Venues
Located a short drive from Hard Rock Stadium and other regional destinations, Miramar Cove benefits from over 100 annual sports, concert and entertainment events that drive year-round visitor and traffic volume.



Unmatched Regional Access
Conveniently located in the heart of South Florida, Miramar Cove is approximately 20 minutes from Fort Lauderdale-Hollywood International Airport, 30 minutes from Miami International Airport, and 60 minutes from Palm Beach International Airport, with direct access to I-75 and Florida's Turnpike.



Entertainment at Your Doorstep

Just 12 minutes from Hard Rock Stadium and surrounded by major entertainment, events, and attractions. Miramar Cove is positioned at the center of year round activity, neighboring the Miramar Park of Commerce home to 165+ companies and approximately 15,000 employees. Miramar Cove combines a strong daily workforce with millions of annual visitors to create consistent traffic and retail demand.



15 Minute Community

Designed for walkability and convenience, Miramar Cove is a true 15-minute community where people can live, work, shop, dine, and play—all within a short walk. **Waterfront restaurants, boutique retail, Class A offices, a neighborhood grocer, hotel, parks, entertainment, and everyday services** come together to create a vibrant, connected destination with consistent all-day foot traffic.



Micro Mobility +
Public Transportation



Health Care
Facilities



Smart
Technologies



Local Playgrounds
& Parks



Parks + Open
Space



Pedestrian
Friendly Streets



Walkability



Ability to Age in
place



Housing
Diversity



Grocer
Store



Local Retail &
Shopping



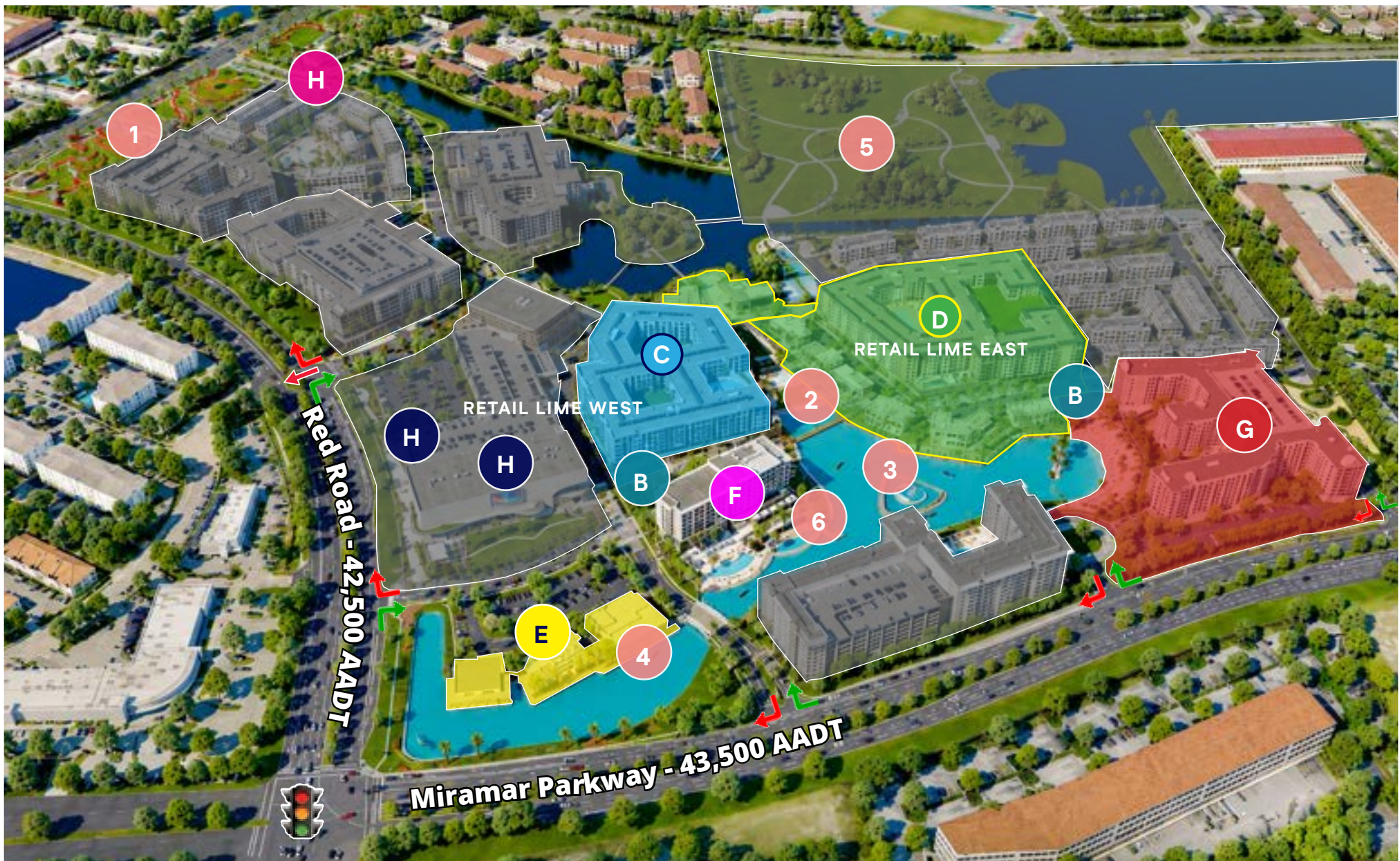
Neighborhood Based
Employment

A 15-Minute Community

A complete lifestyle where most
resident's needs can be met within a
walking distance

Organized into distinct districts, the site creates multiple opportunities for retailers to benefit from consistent foot traffic generated by residents, office employees, visitors, and year-round entertainment. Phase I introduces the project's premier retail opportunities surrounding the waterfront and entertainment district, while future phases continue to expand the community into one of South Florida's most dynamic lifestyle destinations.





Phase I Highlights

- A. ACTIVATIONS**
1. FOUNDERS PARK
 2. ATABEY WATER MAZE
 3. AGWE WATER SHOW
 4. GONDOLA RIDE
 5. THE ESTUARY
 6. AMPITHEATER

- B. VALET PARKING**
W/ BATHROOMS, WAITING
AREAS & PACKAGE
CONCIERGE SERVICE

- C. RETAIL LIME WEST**
1. IN-LINE RETAIL: 42,349 SF
 2. VELORA: 358 APARTMENTS

- D. RETAIL LIME EAST**
1. IN-LINE RETAIL: 60,492 SF
 2. RESTAURANT ROW: 50,000 SF
 3. LUCERA: 363 APARTMENTS

- E. BOATHOUSE ROW**
1. RESTAURANT ROW: 20,413 SF

- F. FULL SERVICE HOTEL**
185 KEY HOTEL

- G. RESIDENTIAL**
1. CALETA: 341 APARTMENTS
 2. PRIVATE RESIDENTS-ONLY BEACH CLUB

- H. LUXURY DOG BOARDING/DAYCARE**

Phase II Highlights

- PHASE II**
1,675 MULTI-FAMILY UNITS

- H. DIGITAL SIGNAGE**
500 & 1,000 SF



Lime West

Lime West blends everyday convenience with destination dining, and lifestyle retail, creating an active neighborhood hub from day to night.



Lime East

Lime East brings fashion, wellness, dining, and lifestyle retail together along a vibrant, walkable main street designed for daily convenience and social experiences.



Boathouse Row

The Boathouse features three signature waterfront restaurants overlooking the Blue Mar Basin, fountain show, gondola rides, and interactive water features.



Hotel

The hotel completes the Miramar Cove experience, offering premier accommodations overlooking the Blue Mar Basin and steps from dining, shopping, entertainment, and waterfront experiences.

Phase 1
Retail Opportunities

1 Lime West

- RESTAURANTS
- RETAIL
- ICE CREAM KIOSK

2 Lime East

- FASHION ROW
- HEALTH, WELLNESS,
DAILY NEED & FITNESS
- RESTAURANTS

3 Boathouse Row

- RESTAURANTS

4 Entertainment

- OUTDOOR ENTERTAINMENT
CONCEPT

5 Commercial Parking

A.136 B.360 C.603



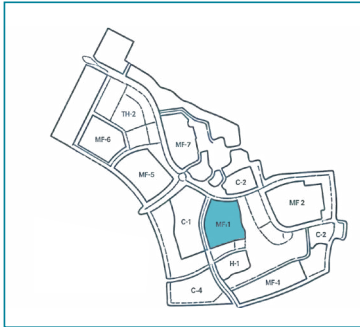
Lime West

Lime West brings together everyday convenience with destination experiences. Anchored by a specialty, restaurants, quick-service dining, desserts, and lifestyle retail, this district creates an active neighborhood gathering place that seamlessly transitions from daytime shopping to evening dining and entertainment.



Lime West MF-1 Building

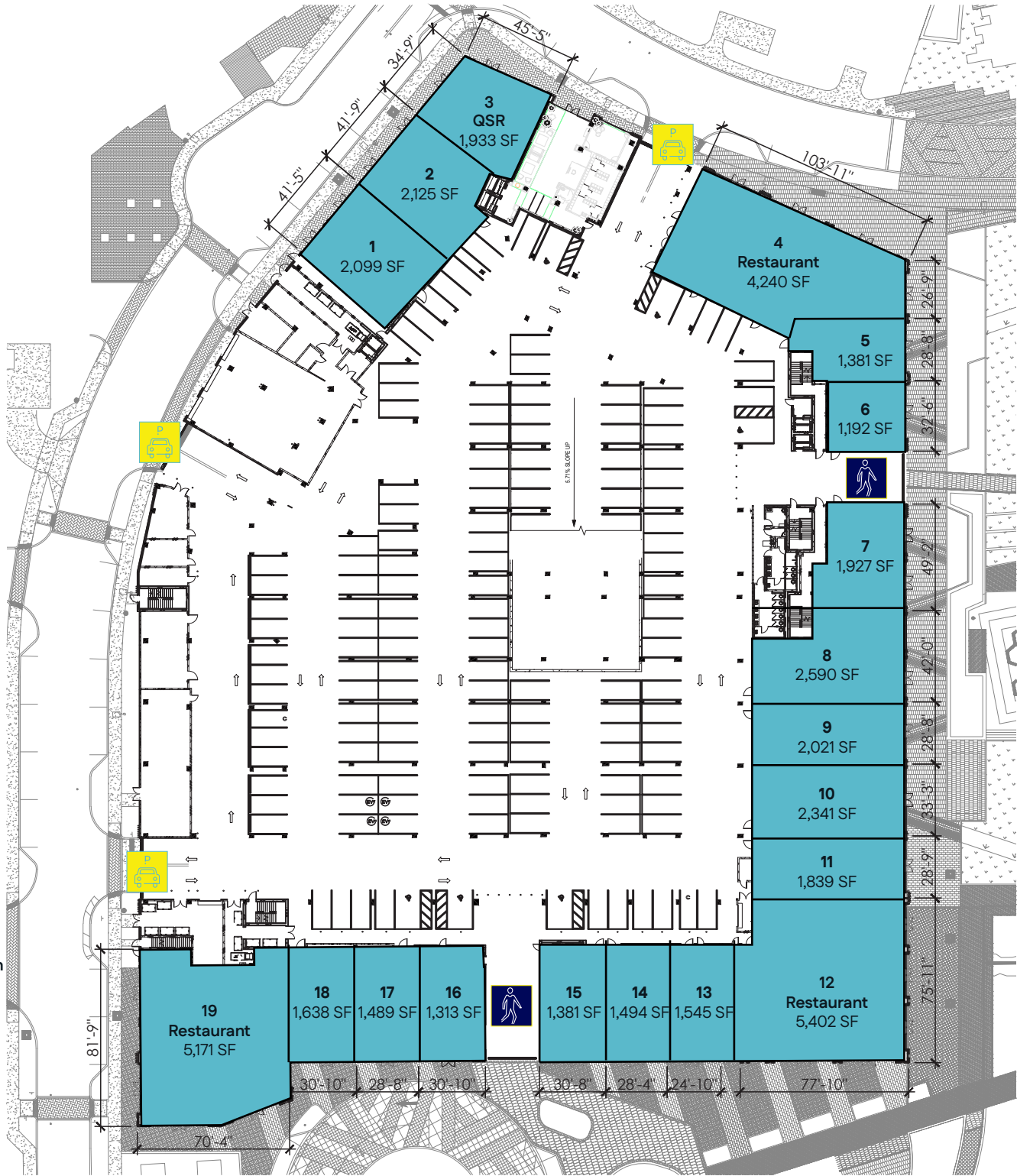
	Use	Total SF	Level	User
1	Retail	2,099	1	
2	Retail	2,125	1	
3	QSR	1,933	1	
4	Restaurant	4,240	1	
5	Retail	1,381	1	
6	Retail	1,192	1	
7	Retail	1,927	1	
8	Retail	2,590	1	
9	Retail	2,021	1	
10	Retail	2,341	1	
11	Retail	1,839	1	
12	Restaurant	5,402	1	
13	Retail	1,545	1	
14	Retail	1,494	1	
15	Retail	1,381	1	
16	Retail	1,313	1	
17	Retail	1,489	1	
18	Retail	1,638	1	
19	Restaurant	5,171	1	
Total SF		42,349		



Parking
Entrance



Pedestrian
Paseo



Lime East

Lime East is Miramar Cove's vibrant lifestyle district, where fashion, wellness, and dining converge along a walkable main street. Anchored by contemporary retailers, boutique fitness, health and beauty concepts, and an energetic restaurant row, this district is designed to serve both the daily routines of local residents and the social experiences that keep visitors returning throughout the week.



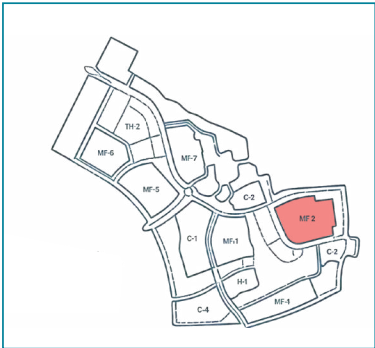
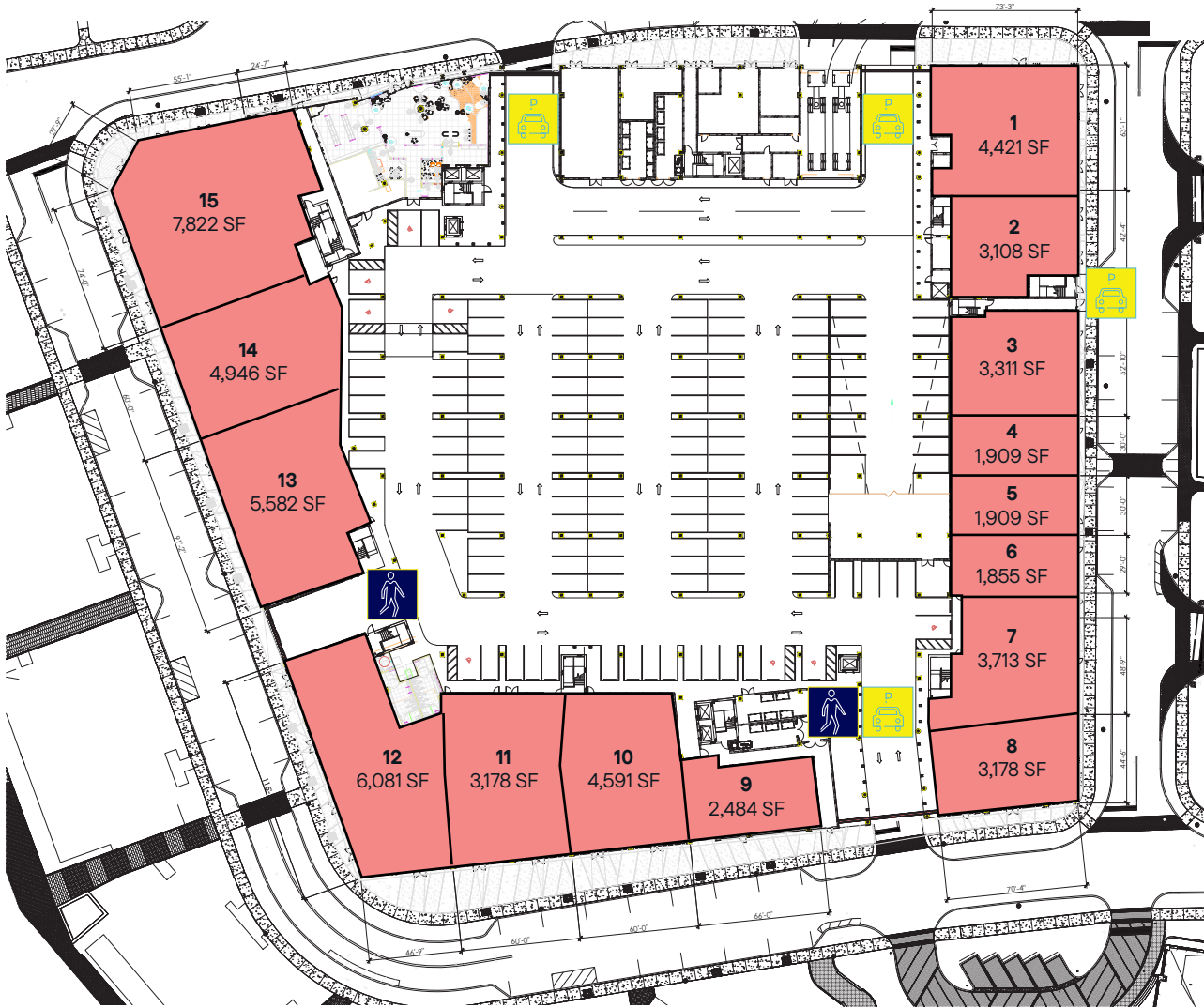
Lime East MF-2 Building



	Use	Total SF	Level	User
1	Retail	4,421	1	
2	Retail	3,108	1	
3	Retail	3,311	1	
4	Retail	1,909	1	
5	Retail	1,909	1	
6	Retail	1,855	1	
7	Retail	3,713	1	
8	Retail	3,178	1	
9	Retail	2,484	1	
10	Retail	4,591	1	
11	Retail	3,178	1	
12	Retail	6,081	1	
13	Retail	5,582	1	
14	Retail	4,946	1	
15	Retail	7,822	1	
Total SF		60,493		

 Parking Entrance

 Pedestrian Paseo



Restaurant Row

Restaurant Row will be a dynamic culinary destination bringing together an eclectic mix of approachable, family-friendly favorites and elevated special-occasion dining. The collection will showcase sought-after national names alongside new-to-market, chef-driven and experiential concepts, creating a vibrant dining scene with something for every occasion, from an impromptu lunch or weeknight dinner to celebrations and memorable nights out.



Lime East Restaurant Row



	Use	Total SF	Level	Notes
C-2.1	Entertainment	7,500 ±	1	Ability to be 2-story with a maximum footplate of 7,500 SF
C-2.2	Restaurant	6,200	1	Ability to be 2-story with a maximum footplate of 6,200 SF
C-3.1	Restaurant	7,500 ±	1	Ability to be 2-story with a maximum footplate of 7,500 SF
C-3.2	Restaurant	7,500 ±	1	Ability to be 2-story with a maximum footplate of 7,500 SF
C-3.3	Restaurant	7,500 ±	1	Ability to be 2-story with a maximum footplate of 7,500 SF
C-3.4	Restaurant	7,500 ±	1	Ability to be 2-story with a maximum footplate of 7,500 SF
C-3.5	Restaurant	7,500 ±	1	Ability to be 2-story with a maximum footplate of 7,500 SF
C-3.6	Restaurant	7,500 ±	1	Ability to be 2-story with a maximum footplate of 7,500 SF



Boathouse Row

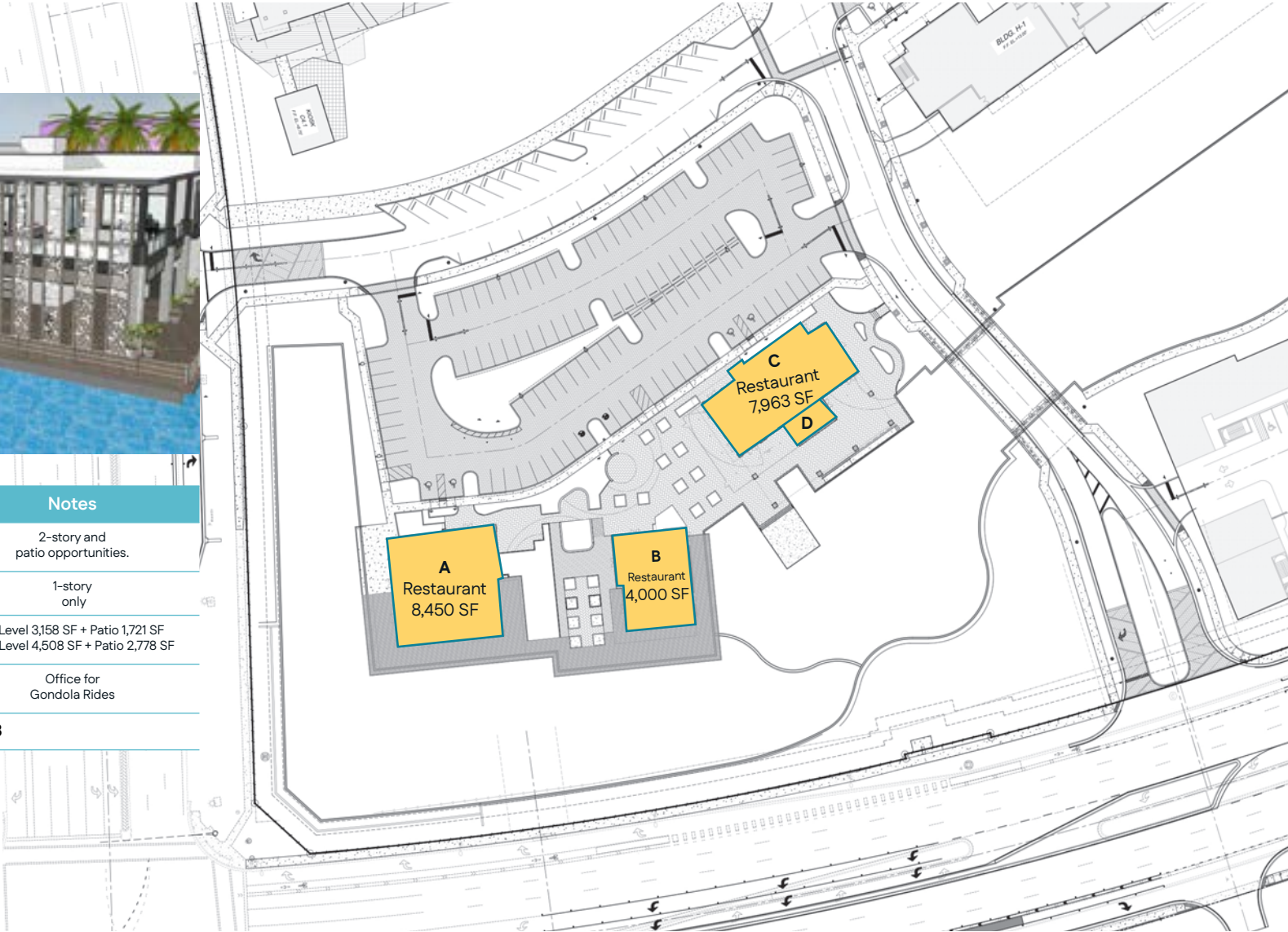
The Boathouse is the signature waterfront destination at the heart of Miramar Cove. Framed by the Blue Mar Basin, gondola rides, and interactive water features, this iconic district is home to premier waterfront dining, landmark restaurants, and unforgettable public spaces designed to create South Florida's next great gathering place.



Boathouse Row



Unit	Total SF	Level	Notes
A	Restaurant 8,450 + Patio	1	2-story and patio opportunities.
B	Restaurant 4,000 + Patio	1	1-story only
C	Restaurant 7,963	1 & 2	1st Level 3,158 SF + Patio 1,721 SF 2nd Level 4,508 SF + Patio 2,778 SF
D	Boathouse 585	1	Office for Gondola Rides
Total SF		20,413	



The Hotel

The hotel completes the Miramar Cove experience by welcoming business travelers, visitors, and staycation guests to the heart of the development. Overlooking the Blue Mar Basin and steps from dining, entertainment, shopping, and waterfront experiences, it reinforces Miramar Cove as a true mixed-use destination where people can stay, explore, and connect.



A Show Stopping Waterfront Experience

At the heart of Miramar Cove, a large-scale fountain will come alive with daily water, light, and music shows, creating a signature attraction that draws visitors throughout the day and into the evening. Designed to inspire repeat visits and longer stays, this immersive experience will generate pedestrian activity and bring added energy to the surrounding restaurants, retailers, and public spaces.



Demographics

Driving Time 5,10,15 Minutes



Population

5-Minutes: 67,988

10-Minutes: 420,521

15-Minutes: 1,046,470



Daytime Population

5-Minutes: 49,001

10-Minutes: 357,480

15-Minutes: 947,409



Average HH Income

5-Minutes: \$120,616

10-Minutes: \$118,409

15-Minutes: \$123,265



Households

5-Minutes: 24,519

10-Minutes: 148,827

15-Minutes: 363,362






Memorial
Hospital West

TPA Group
Class A Office
300,000 SF

TPA Group
350 Apts &
125 Key Hotel

Edison II
165,000 SF Office

FLAMINGO ROAD - 37,500 AADT

Pembroke Pines City
& Lifestyle Center
300,000 SF
1,452 residential units

Medical Office &
Senior Living planned &
under contract with city

PALM AVENUE - 28,500 AADT

PINES BOULEVARD - 60,500 AADT


North Perry
Airport

PEMBROKE ROAD - 35,500 AADT

Baptist Health
4.76 Acres

Miramar Station
648 residential units
26,000 SF Retail

Miramar Cove
2,874 residences,
400,000 SF retail,
125,000 SF office,
185 room hotel

Pinnacle at
La Cabana
110 Residential Units

MIRAMAR PARKWAY - 43,500 AADT

Memorial
Healthcare
Emergency Center

Miramar Park
of Commerce
owned by Sunbeam
165+ companies
±15,000 employees
5.5M SF

UNIVERSITY DRIVE - 55,500 AADT

Fairfield Inn &
Townplace Suites
180 Key Hotel

-108,500 AADT

\$700M
Industrial Complex
by Link Logistics

WSVN & ABC Miami
Broadcast HQ
72,000 SF


Hard Rock
Stadium



The Heart of the Experience

The Blue Mar Basin is the centerpiece of Miramar Cove, connecting each district through a vibrant waterfront experience. Featuring a multi million dollars choreographed fountain show, an interactive water maze, lush green spaces, and a network of pedestrian promenades, the basin serves as the project's central gathering place, transforming every visit into an experience and every district into part of a cohesive destination.

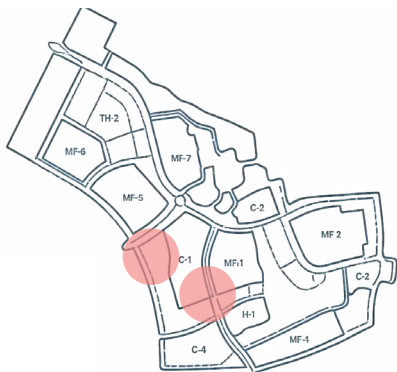


Signage Opportunities

Miramar Cove offers exceptional branding opportunities with 1,000 SF of monument signage and an additional 500 SF marketing sign strategically positioned throughout the property. Designed to maximize visibility for both daily traffic and major event visitors, these prominent signage locations provide retailers and brands with a powerful presence at one of South Florida's premier mixed-use destinations. Combined with the project's entertainment programming and high-profile location, these signage opportunities ensure lasting exposure and brand recognition.



Signage Location



The Miramar Parkway corridor is a premier Southwest Broward retail destination, supported by national retailers, major shopping centers, strong demographics, and a significant daytime workforce. Miramar Cove builds on this established ecosystem with a next-generation mix of experiential retail, dining, entertainment, hospitality, and residential uses.





MIRAMAR COMMONS
Publix
HJTWORX
CALICOFFEE

PEMBROKE ROAD - 39,000 AADT

THE POINT
AT MIRAMAR
LA FITNESS
SWEAT 440

Miramar
Cultural
Center

New Renaissance
Middle School
1,040 Students

PALM AVENUE - 28,500 AADT

HIATUS ROAD - 15,400 AADT

FLAMINGO ROAD - 37,500 AADT

MONARCH
TOWN CENTER
Publix
ROSS
five
BEL'W

ALDI
Chick-fil-A

MIRAMAR PARK PLACE
WOB
FLANIGAN'S
ROBEKS
FIVE GUYS
STARBUCKS

MARKET AT
RIVER RUN
Publix

Miramar Park
of Commerce
owned by Sunbeam
15,000 employees
5.5M SF

MIRAMAR SQUARE
SPROUTS
KOHL'S

sam's club
FULFILLMENT CENTER
TALKING
TACO

amazon
FLOOR
DECOR
FULFILLMENT CENTER

FLORIDA'S
TURNPIKE
- 108,500 AADT



Miramar is a major South Florida employment hub, anchored by the Miramar Park of Commerce and a growing concentration of corporate, healthcare, office, and industrial employers. This strong daytime workforce creates built-in demand for dining, retail, fitness, and services, positioning Miramar Cove as a premier mixed-use destination.



PEMBROKE GARDENS
DSW
Athleta
Sephora
Anthropologie

Memorial Hospital West

PEMBROKE LAKES MALL
jcpenney
Dillard's
macy's
HomeGoods

BOULEVARD SQUARE
Michael's
TJ-maxx
ROSS
YouFit

PEMBROKE COMMONS
LAIFITNESS
Publix
ROSS
five
BEL'W

75
-216,280 AADT

Walmart
BJ's
FLOOR DECOR
ETHAN ALLEN

FLAMINGO ROAD - 37,500 AADT

PEMBROKE CROSSINGS
PET SMART
DICK'S
ULTA
BARNES & NOBLE
Burlington

R.I. BEST BUY

MIRAMAR COMMONS
Publix
HOTWORX
Cafe Coffee

PINES CITY CENTER
Publix
COOPER'S HAWK

PALM AVENUE - 28,500 AADT

PINES BOULEVARD - 53,500 AADT

North Perry Airport

MONARCH TOWN CENTER
Publix
ROSS
five
BEL'W

THE POINT AT MIRAMAR
LAIFITNESS
SWEAT 440

ALDI
Chick-fil-A

PEMBROKE ROAD - 39,000 AADT

Walmart
sam's club

MARKET AT RIVER RUN
Publix

Miramar High School
2,000 Students

MIRAMAR SQUARE
SPROUTS
KOHL'S



Miramar Park of Commerce
owned by Sunbeam
15,000 employees
5.6M SF

-108,500 AADT

MIRAMAR PARK PLACE
WOB
FLANIGAN'S
ROBEKS
BUNNOC'S
DUMPLING PANDA
FIVE GUYS

Hard Rock Stadium





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