

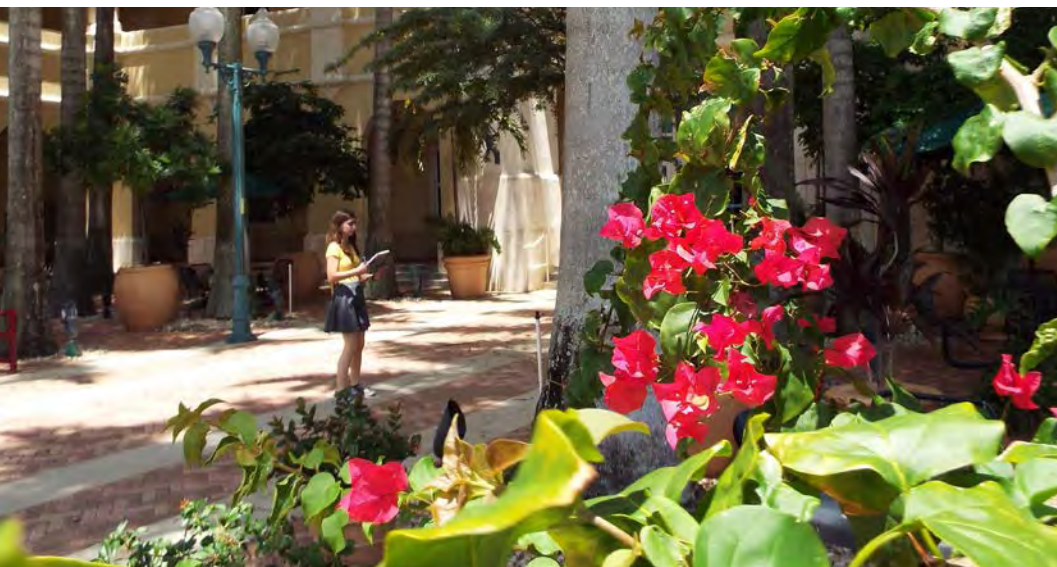


mirabella
p l a z a

Boutique Retail Condominium

Introducing
Mirabella Plaza:
an astonishing
retail plaza
selling retail units





Welcome to suburban Miami — where South Florida's young families call home

Pembroke Pines & Miramar: Two of the fastest growing cities in America for more than a decade.

A market fueled by expansion

FBI New Headquarters in Miramar ↓



Opening 2,500 new residential units with 7,500 consumers by 2016 ↓



Future Pembroke City Center by Turnberry, 1 mile from Mirabella ↓



Population has rapidly grown 66% in the last 15 years.

New Bridge under construction to extend Pembroke Road over I-75, expanding Mirabella's market ↓



← Miramar Town Center, Hub of culture and community



Major corporations are attracted to Pembroke Pines & Miramar

The corporate parks extend more than 8.5 million SF and create thousands of jobs.

Humana®

FedEx®

Comcast.



spirit airlines



BELLSOUTH®



A solid customer base supports a thriving retail market.

Strong Demographics

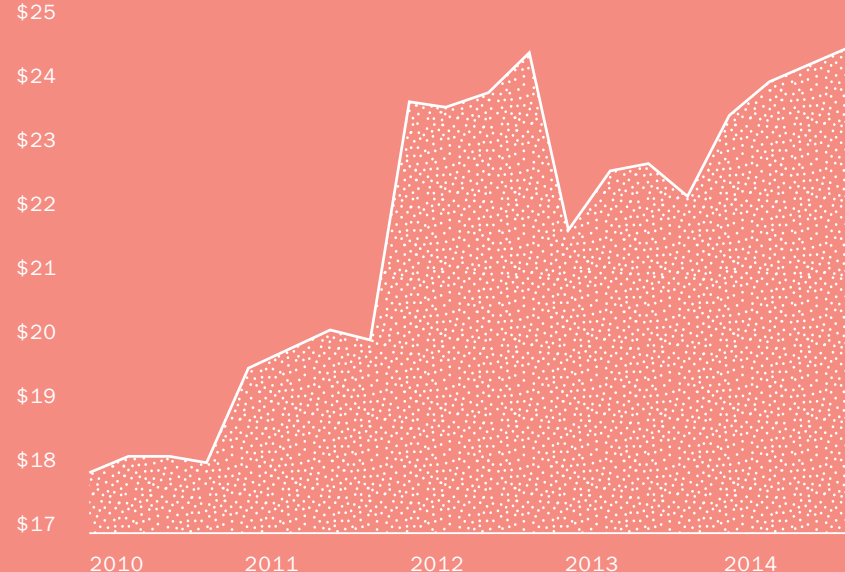
292,521
Habitants

42% of households earn more than
\$75,000

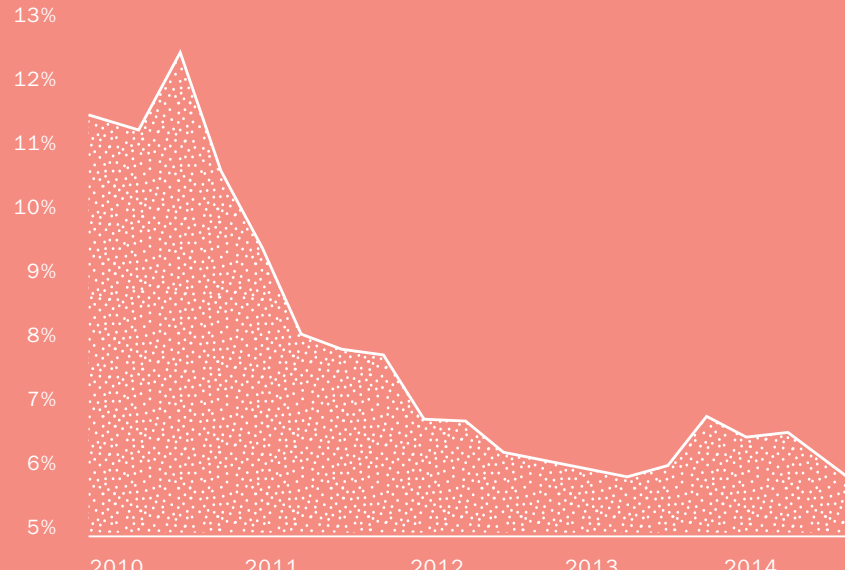
95%
Employment

\$80,075
Average household income

High Rent \$35 SF



Low Vacancy 5%



Welcome to Mirabella Plaza



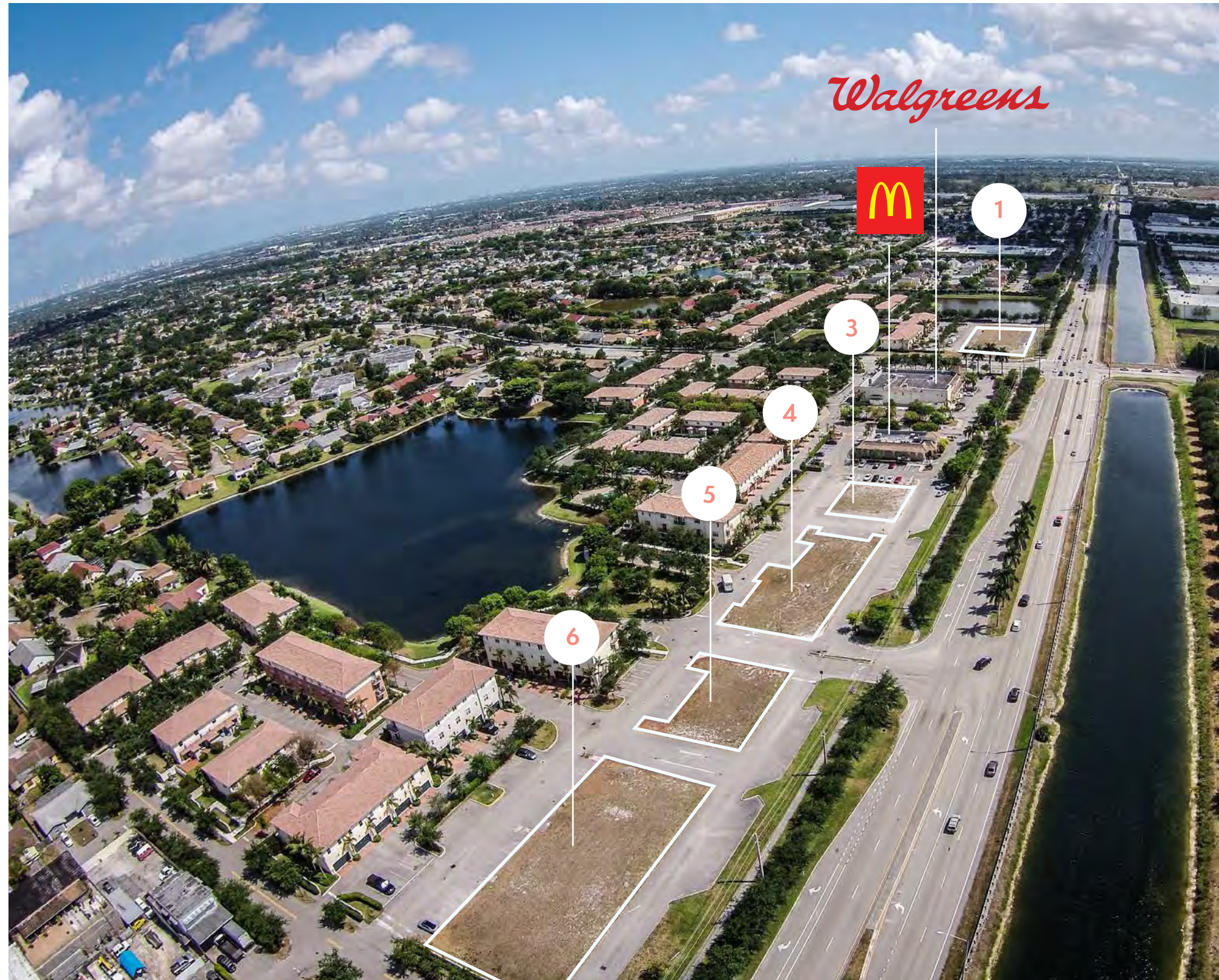
Mirabella Plaza will be anchored by the leaders in real estate site selection:



Walgreens

“When you buy a Walgreens you are buying the best corner in town”

- Deerfield Partners



High traffic of consumers

+33,000

vehicles/day on Palm Ave.

+29,000

vehicles/day on Miramar Blvd.

The Florida Department of Transportation reports that +60,000 drive by Mirabella Plaza every day, bringing thousands of customers to your doors.





Our tenants will benefit from over 1,600 ft. of direct street frontage

This provides maximum exposure and visibility to every store sign

Poised for success

Centrally located to interact with the community, Mirabella Plaza will provide a strategic location for successful retailers that will be proud to call Mirabella home.





Second floor units

The second floor provides a convenient location for the thousands of personal service providers such as Spas, Nail Salons, Insurance Agents, Yoga Studios, Dance/ Karate Schools, After School Tutoring, etc.

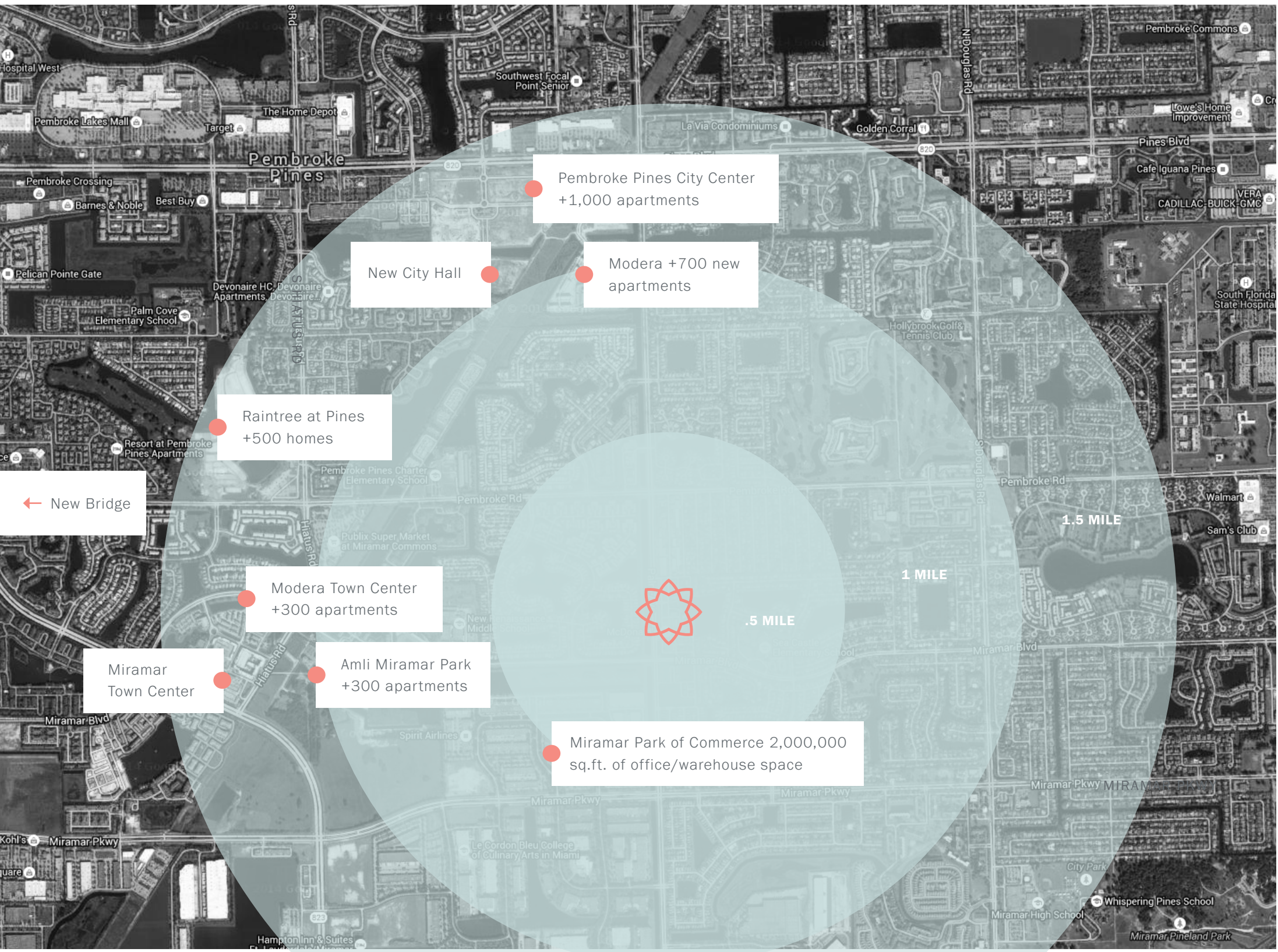
Ground floor units

Provide easy access to booming local businesses like hair salons, coffee shops, boutique stores, real estate agents, travel agents and cell phone stores, just to name a few.

Own a piece of Suburban Miami

- Ample parking ratio 1 : 225
- Revival mediterranean architecture
- Impact windows
- Private bathrooms
- Efficient layouts



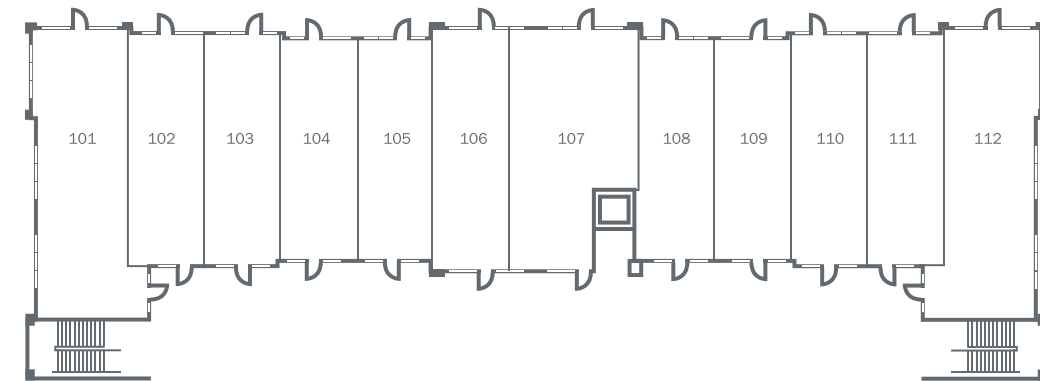


Mirabella Plaza – ideally located at the center of the expansion

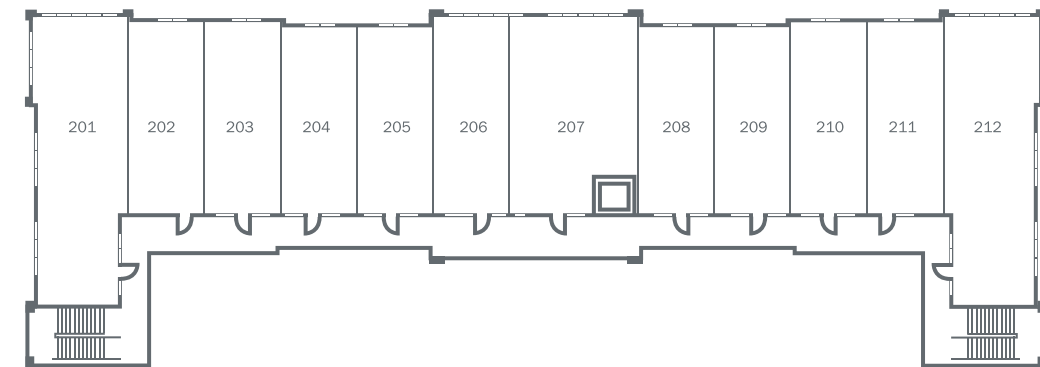
Floorplans

Building 01

FIRST FLOOR

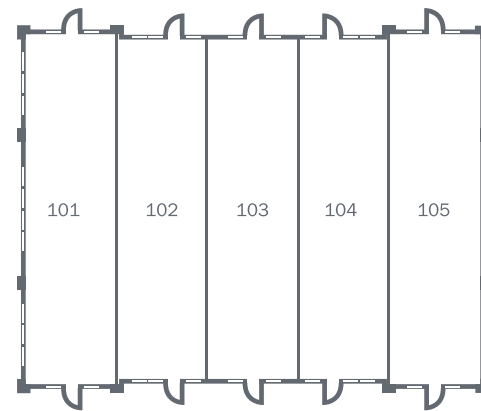


SECOND FLOOR



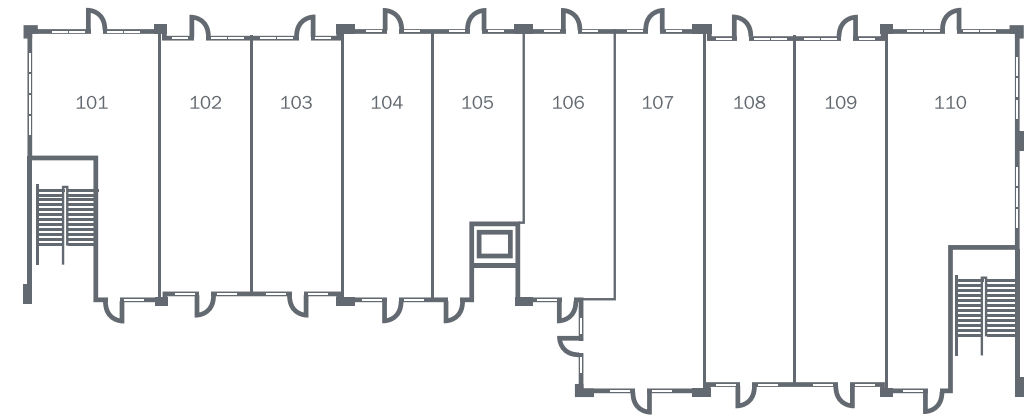
Building 03

FIRST FLOOR

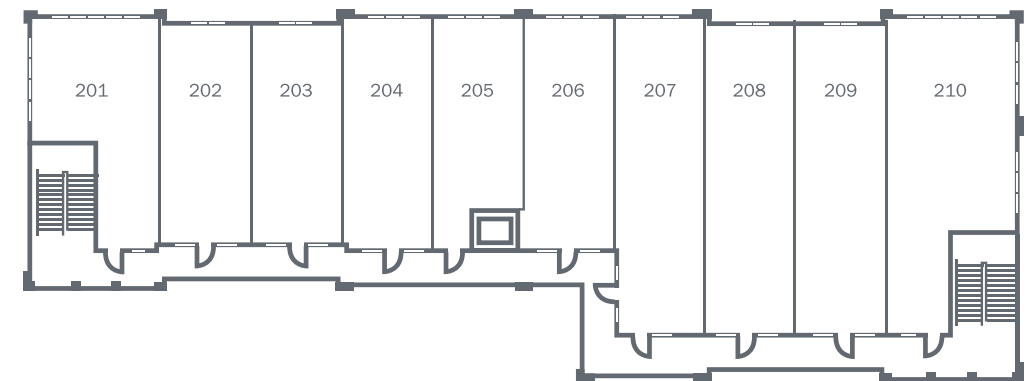


Building 04

FIRST FLOOR

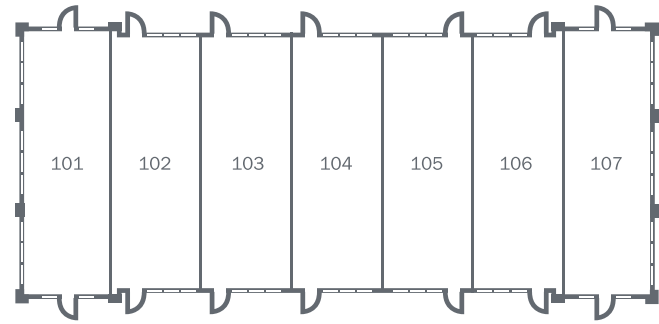


SECOND FLOOR



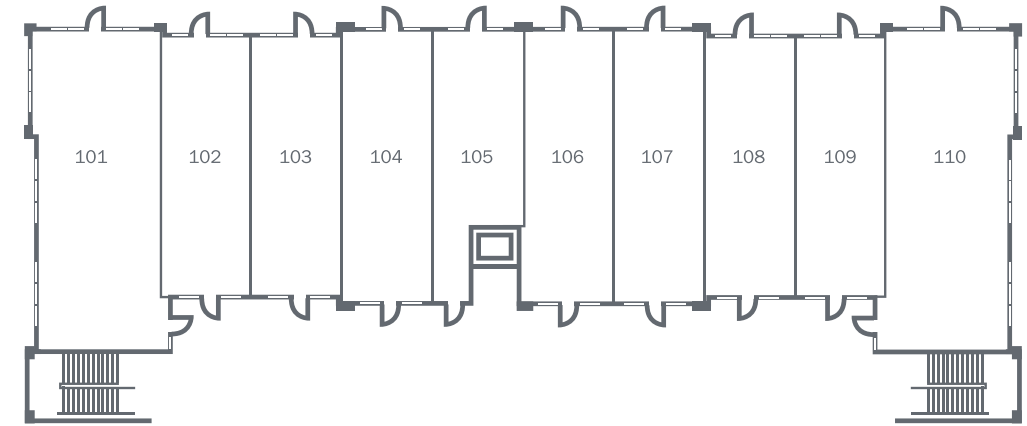
Building 05

FIRST FLOOR

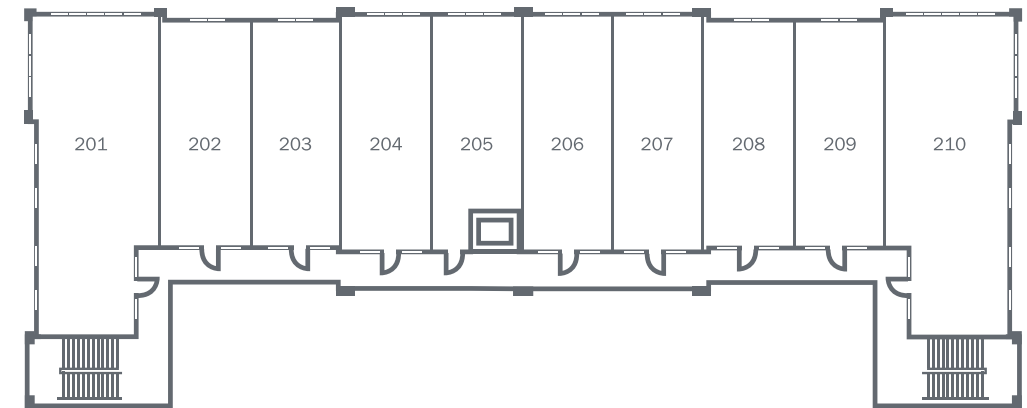


Building 06

FIRST FLOOR



SECOND FLOOR





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