



## Anatomy of a Lease



Tenant: **Hobby Lobby**  
Developer/Owner: **Terra Group**  
Location: Pines City Center in Pembroke Pines, Fla.  
Property Type: Anchored Space  
Square Footage: 55,000 s.f.

Hobby Lobby signed a 15-year lease as part of the 96,000-s.f. second phase of Pines City Center, an 80-acre master planned mixed-use village that is the central gathering space for the city of Pembroke Pines. The lease was signed back in 2018 and the Hobby Lobby unit opened early last month. A **Chuy's Tex Mex** and **McAlister's Deli** are also expected as part of the new construction. Other tenants at the center include **Publix Super Markets, West Marine, Cooper's Hawk, BurgerFi, Smoothie King, T-Mobile, Outback Steakhouse** and **The Halal Guys**. Pines City Center is also home to 1,465 apartments and potentially 120,000-s.f. of commercial space.



Image provided by Katz & Associates

Traffic counts on Pines Boulevard reach 55,000 vehicles per day, while Palm Avenue has 27,000 vehicles per day. Pembroke Pines has a population of over 160,000 residents with a median household income of \$57,343 within a one-mile radius. Hobby Lobby prefers 49,000- to 75,000-s.f. sites. The retailer plans to open another store at **Urban-X Group's** River Landing project in Miami this month.

Tenant Representation (for Hobby Lobby and Cooper's Hawk):  
**Katz & Associates**, 1900 N.W. Corporate Blvd., East Tower, Suite 450,  
Boca Raton, FL 33431. David Emihovich, Managing Partner, (561) 869-  
4345. [demihovich@dkatz.com](mailto:demihovich@dkatz.com)

Property Representation: **Courtelis Company**, 703 Waterford Way, Suite 800, Miami, FL 33126. James Zaydon, Senior Leasing Manager, (305) 261-4330. [jzaydon@courtelis.com](mailto:jzaydon@courtelis.com)