

FOR LEASE

BOULEVARD SQUARE

10800 PINES BOULEVARD, PEMBROKE PINES, FL



CLICK TO VIEW
SITE VIDEO



JOIN **T.J. Maxx** **ROSS DRESS FOR LESS** **Michaels** AND OTHER NATIONAL RETAILERS
LOCATED ACROSS FROM PEMBROKES LAKES MALL

EXCLUSIVE RETAIL LEASING

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PROPERTY OVERVIEW

HIGHLIGHTS

- Dominant shopping center in one of the top tier retail markets in South Florida
- ±10,115 SF junior anchor available
- ±1,200 - 5,336 SF retail space available
- Caddy corner to Pembroke Lakes Mall
- Over 75,000 Vehicles Per Day at the Intersection
- Anchored by: **TJ-maxx** **ROSS** **Michael's** **SHOE CARNIVAL**

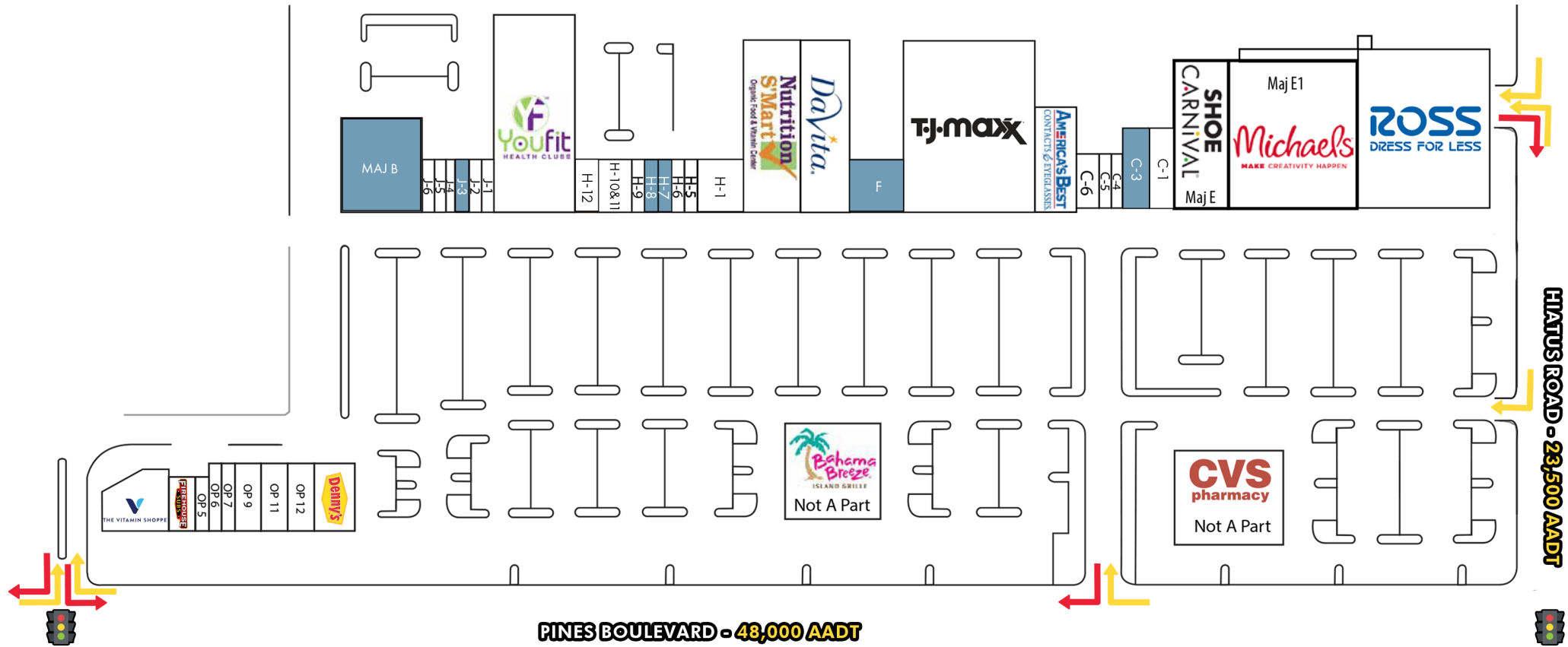


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	24,845	161,463	421,067
HOUSEHOLDS	9,565	61,706	144,223
DAYTIME EMPLOYEES	20,296	133,486	344,783
AVERAGE HH INCOME	\$74,379	\$79,530	\$85,155
	5 Minutes	10 Minutes	15 Minutes
POPULATION	68,541	207,521	507,605
HOUSEHOLDS	26,961	76,482	173,430
DAYTIME EMPLOYEES	56,677	170,505	414,955
AVERAGE HH INCOME	\$74,918	\$81,660	\$84,936



BOULEVARD SQUARE | EXECUTIVE SUMMARY

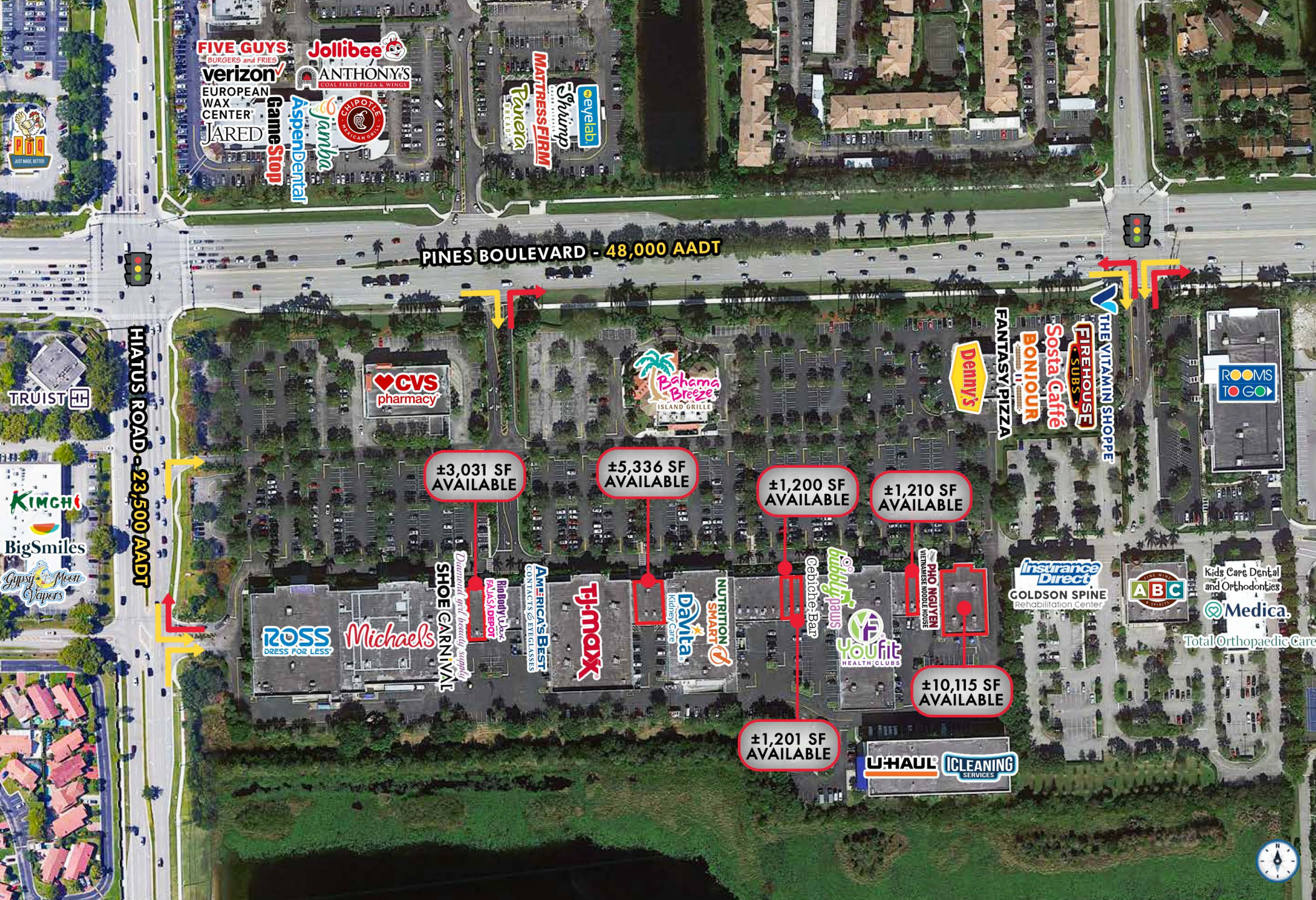


TENANT ROSTER

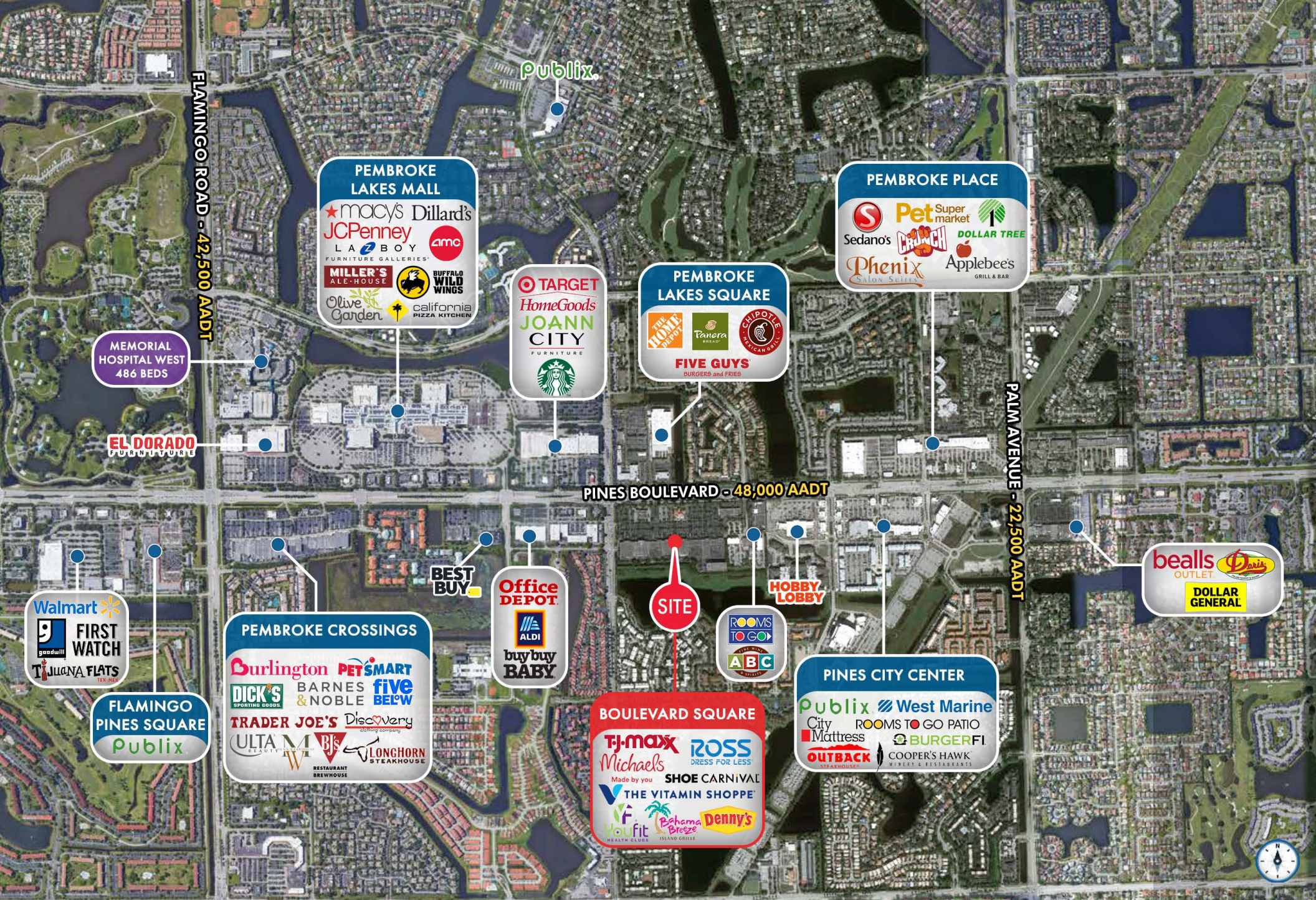
C-1 DIAMOND GIRL BEAUTY	3,033 SF	H-1 AKUMIN	5,087 SF	H-12 BUBBLY PAWS	1,474 SF	MAJ A YOUFIT HEALTH	24,970 SF	MAJ F TJ MAXX	29,980 SF	OP-12 FANTASY PIZZA	1,964 SF
C-3 AVAILABLE	3,031 SF	H-5 HAIR SALON	1,201 SF	J-1 RAW ADDICTION	1,221 SF	MAJ B AVAILABLE	10,115 SF	OP-1 VITAMIN SHOPPE	3,696 SF	OP-15 DENNY'S	3,913 SF
C-4 FAJAS DEPOT	1,203 SF	H-6 NEW IMAGE NAILS	1,210 SF	J-2 RUSH CHIROPRACTIC	1,201 SF	MAJ C NUTRITION SMART	12,216 SF	OP-3 FIREHOUSE SUBS	1,796 SF	OP-E BAHAMA BREEZE	
C-5 RIO BODY WAX	1,227 SF	H-7 AVAILABLE	1,200 SF	J-3 COMING AVAILABLE	1,210 SF	MAJ C1 TOTAL RENAL CARE	11,217 SF	OP-5 SOSTA CAFFE	2,190 SF	OP-F CVS	
C-6 GARCIA'S DENTAL	2,400 SF	H-8 COMING AVAILABLE	1,201 SF	J-4 PHO NGUYEN	1,210 SF	MAJ D ROSS	30,137 SF	OP-7 SOSTA CAFFE	1,200 SF		
D AMERICA'S BEST	6,517 SF	H-9 YA YA FOOT MASSAGE	1,200 SF	J-5 INDIGO CUTS	1,201 SF	MAJ E SHOE CARNIVAL	12,919 SF	OP-9 BONJOUR BAKERY	3,600 SF		
F COMING AVAILABLE	5,336 SF	H-10&11 CEBICHE BAR	2,400 SF	J-6 BEAUTY CAFE	1,227 SF	MAJ E1 MICHAELS	24,739 SF	OP-11 VAPOR SHARK	1,200 SF		



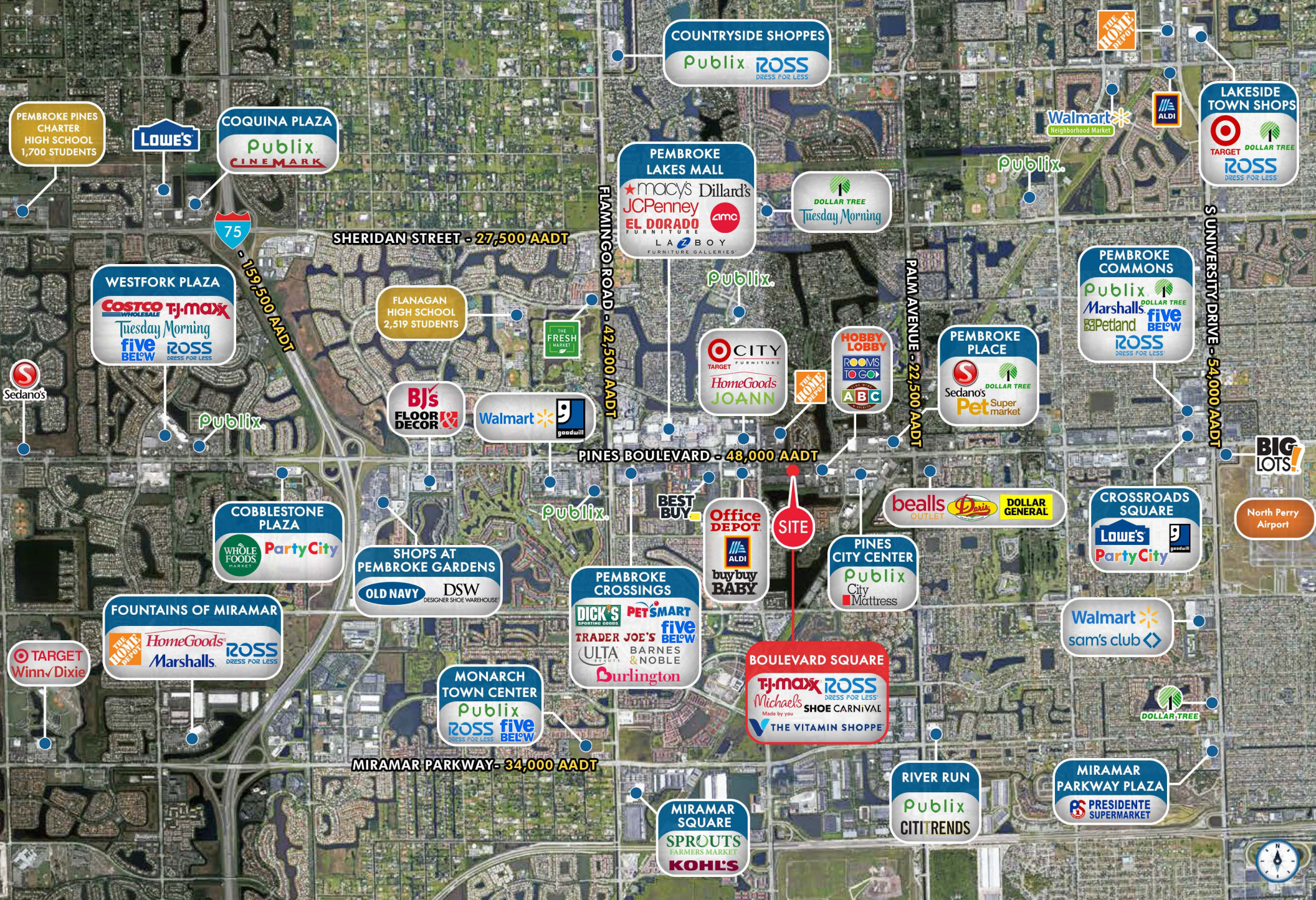
BOULEVARD SQUARE | SITE PLAN



BOULEVARD SQUARE | CLOSE AERIAL



BOULEVARD SQUARE | MARKET AERIAL



BOULEVARD SQUARE | EXTENDED AERIAL



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