

RETAIL SPACE FOR LEASE

BOULEVARD SQUARE

10800 Pines Boulevard, Pembroke Pines, FL



CLICK TO VIEW LISTING VIDEO



JOIN **TJ-maxx** **ROSS** *Michael's* AND OTHER NATIONAL RETAILERS
LOCATED ACROSS FROM PEMBROKE LAKES MALL

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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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**



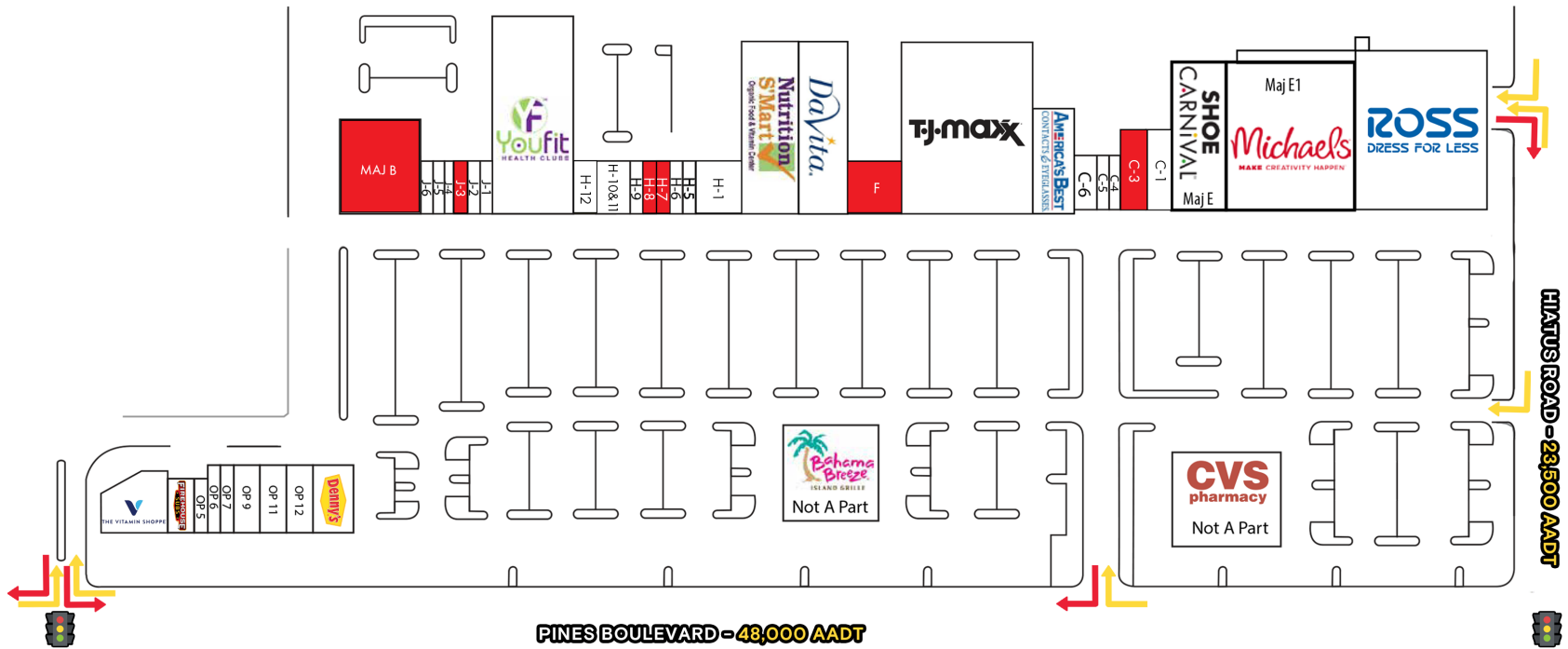
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	24,845	161,463	421,067
HOUSEHOLDS	9,565	61,706	144,223
EMPLOYEES	20,296	133,486	344,783
AVERAGE HH INCOME	\$74,379	\$79,530	\$85,155

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	68,541	207,521	507,605
HOUSEHOLDS	26,961	76,482	173,430
EMPLOYEES	56,677	170,505	414,955
AVERAGE HH INCOME	\$74,918	\$81,660	\$84,936

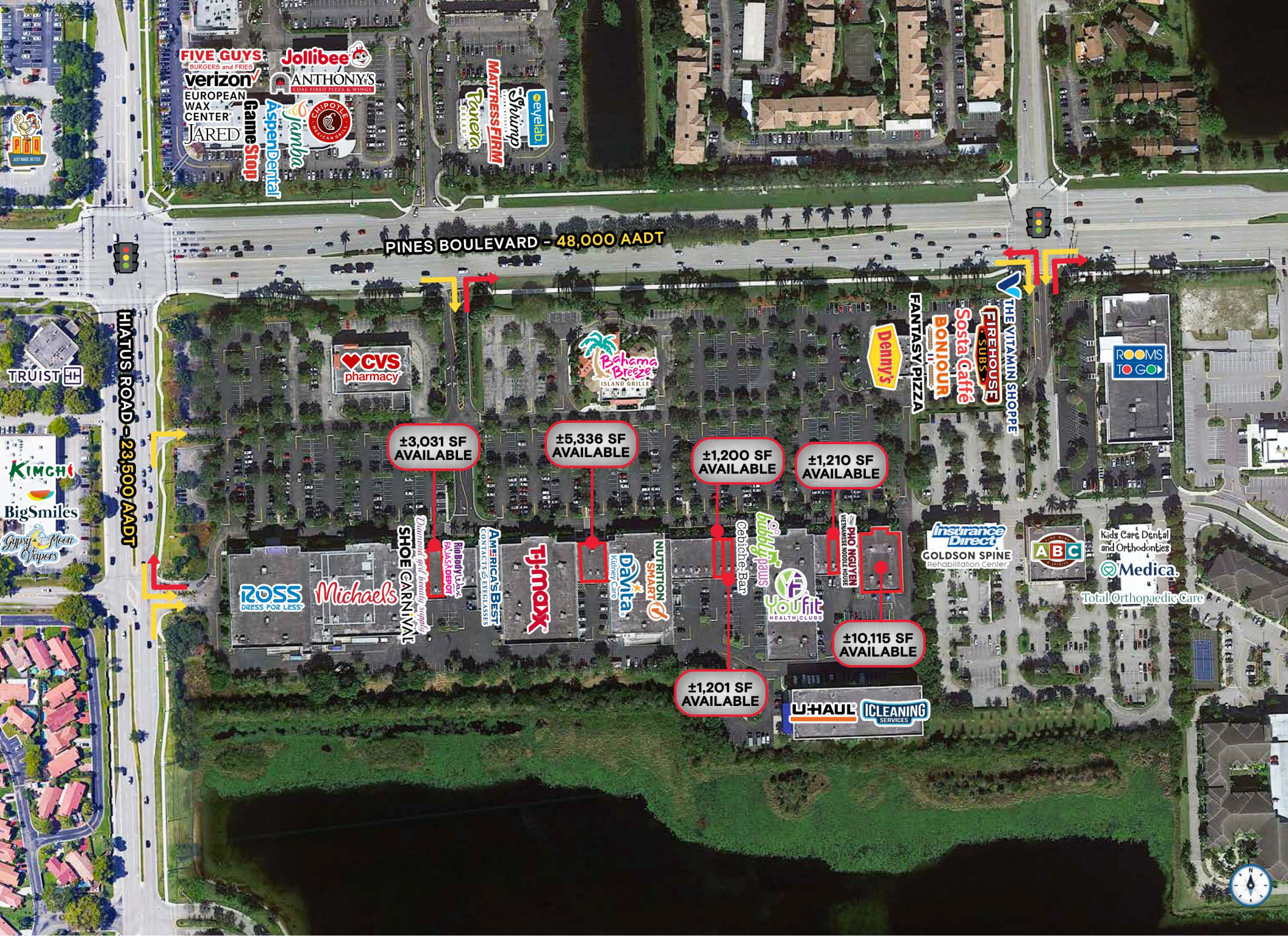




Tenant Roster



C-1	Diamond Girl Beauty	3,033	H-7	Available	1,200	J-6	Beauty Care	1,227	OP-3	Firehouse Subs	1,796
C-3	Available	3,031	H-8	Coming Available	1,201	MAJ A	Youfit Health Club	24,970	OP-5	Sosta Caffè	2,190
C-4	Fajas Depot	1,203	H-9	Ya Ya Foot Massage	1,200	MAJ B	Available	10,115	OP-7	Sosta Caffè	1,200
C-5	Rio Body Wax	1,227	H-10-11	Cebiche Bar	2,400	MAJ C	Nutrition Smart	12,216	OP-9	Bonjour Bakery	3,600
C-6	Garcia's Dental	2,400	H-12	Bubbly Paws	1,474	MAJ C1	Total Renal Care	11,217	OP-11	Vapor Shark	1,200
D	America's Best	6,517	J-1	Raw Addiction	1,221	MAJ D	Ross	30,137	OP-12	Fantasy Pizza	1,964
F	Coming Available	5,336	J-2	Rush Chiropractic	1,201	MAJ E	Shoe Carnival	12,233	OP-15	Denny's	3,913
H-1	Akumin	5,087	J-3	Coming Available	1,210	MAJ E1	Michaels	24,739	OP-E	Bahama Breeze	
H-5	Hair Salon	1,201	J-4	Pho Nguyen	1,210	MAJ F	TJ Maxx	29,980	OP-F	CVS	
H-6	New Image Nails	1,210	J-5	Indigo Cuts	1,201	OP-1	Vitamin Shoppe	3,696			



PINES BOULEVARD - 48,000 AADT

HIATUS ROAD - 23,500 AADT

±3,031 SF AVAILABLE

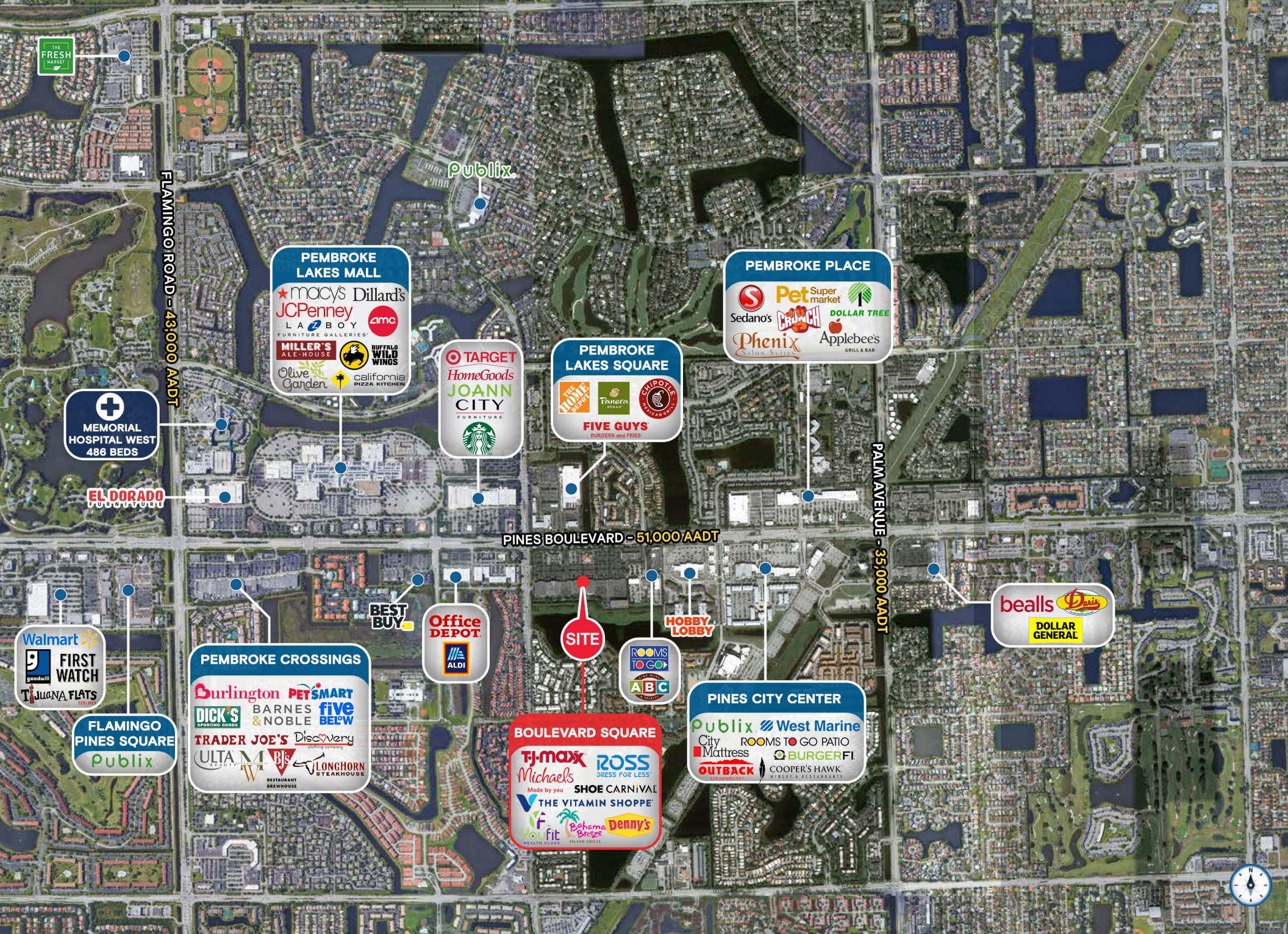
±5,336 SF AVAILABLE

±1,200 SF AVAILABLE

±1,210 SF AVAILABLE

±10,115 SF AVAILABLE

±1,201 SF AVAILABLE



THE FRESH MARKET

FLAMINGO ROAD - 43,000 AADT

Publix

PEMBROKE LAKES MALL
macy's Dillard's
JCPenney
LA Z BOY
FURNITURE GALLERIES
MILLER'S ALE-HOUSE
Buffalo Wild Wings
Olive Garden
california PIZZA KITCHEN

PEMBROKE PLACE
Sedano's
Pet Super market
DOLLAR TREE
Phenix Salon Suites
Applebees GRILL & BAR

MEMORIAL HOSPITAL WEST
486 BEDS

TARGET
HomeGoods
JOANN CITY FURNITURE
Starbucks

PEMBROKE LAKES SQUARE
THE FLAMINGO
Panera
CHIPOTLE MEXICAN BURGERS
FIVE GUYS
BURGERS and FRIES

EL DORADO FURNITURE

PINES BOULEVARD - 51,000 AADT

PALM AVENUE - 35,000 AADT

Walmart
FIRST WATCH
TULLANA FLATS

BEST BUY

Office DEPOT
ALDI

SITE

HOBBY LOBBY

bealls
DOLLAR GENERAL

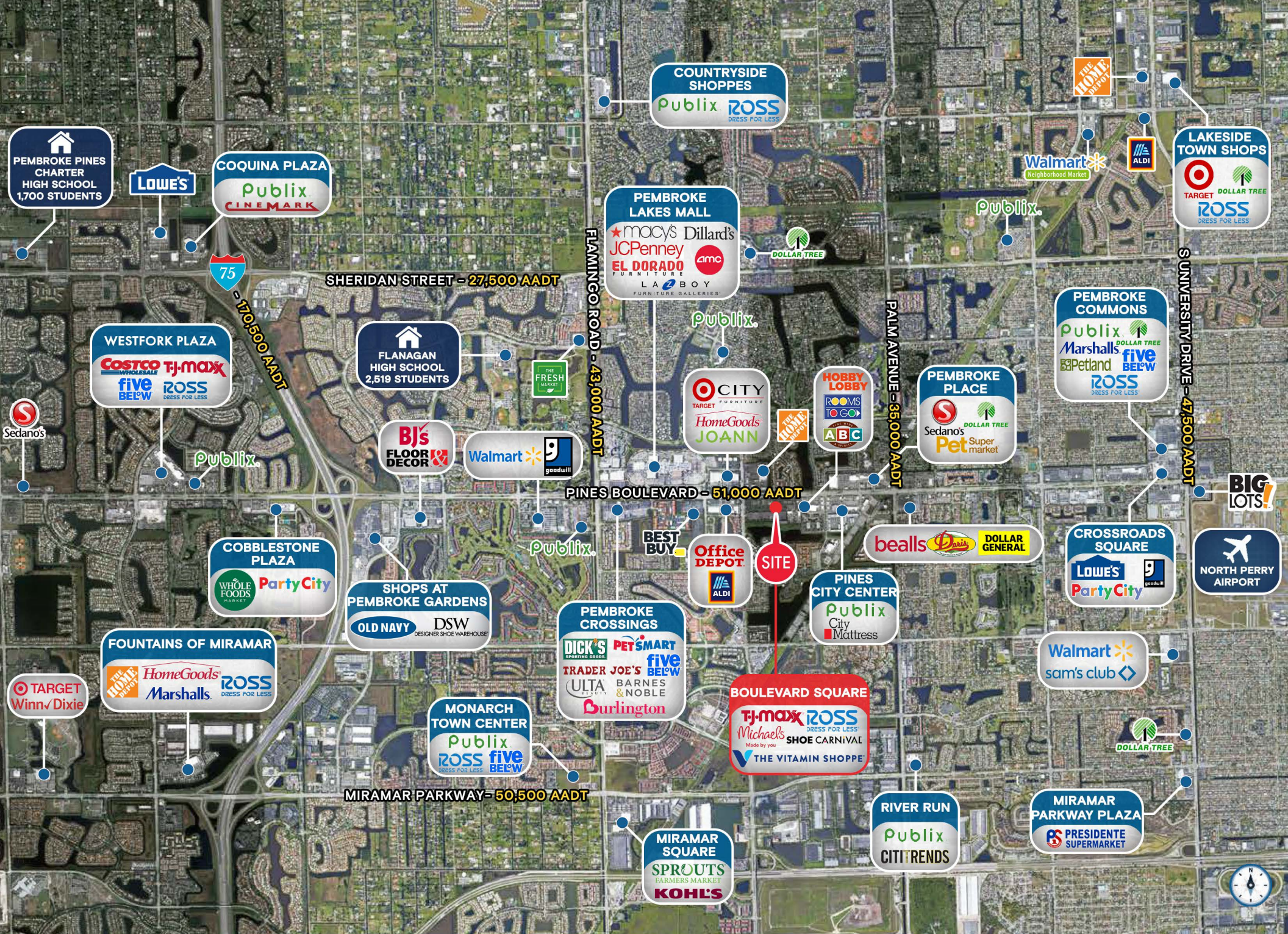
PEMBROKE CROSSINGS
Burlington
PETS MART
BARNES & NOBLE
five BELOW
TRADER JOE'S
Discovery clothing company
ULTA BEAUTY
W
LONGHORN RESTAURANT STEAKHOUSE

ROOMS TO GO
ABC

FLAMINGO PINES SQUARE
Publix

BOULEVARD SQUARE
TJ-maxx
ROSS DRESS FOR LESS
MICHAEL'S
SHOE CARNIVAL
THE VITAMIN SHOPPE
Youfit
Bahama Breeze
Penny's ISLAND GRILL

PINES CITY CENTER
Publix
West Marine
City Mattress
ROOMS TO GO PATIO
BURGERFI
OUTBACK
COOPER'S HAWK WILLY & RESTAURANTS





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