

RETAIL SPACE FOR LEASE

BOULEVARD SQUARE

10800 Pines Boulevard, Pembroke Pines, FL 33026



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

RETAIL REAL ESTATE ADVISORS

David Eggnatz

VICE PRESIDENT

davideggnatz@katzretail.com

(954) 579-2927

Daniel Solomon, CCIM

PRINCIPAL

danielsolomon@katzretail.com

(954) 401-2181

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**

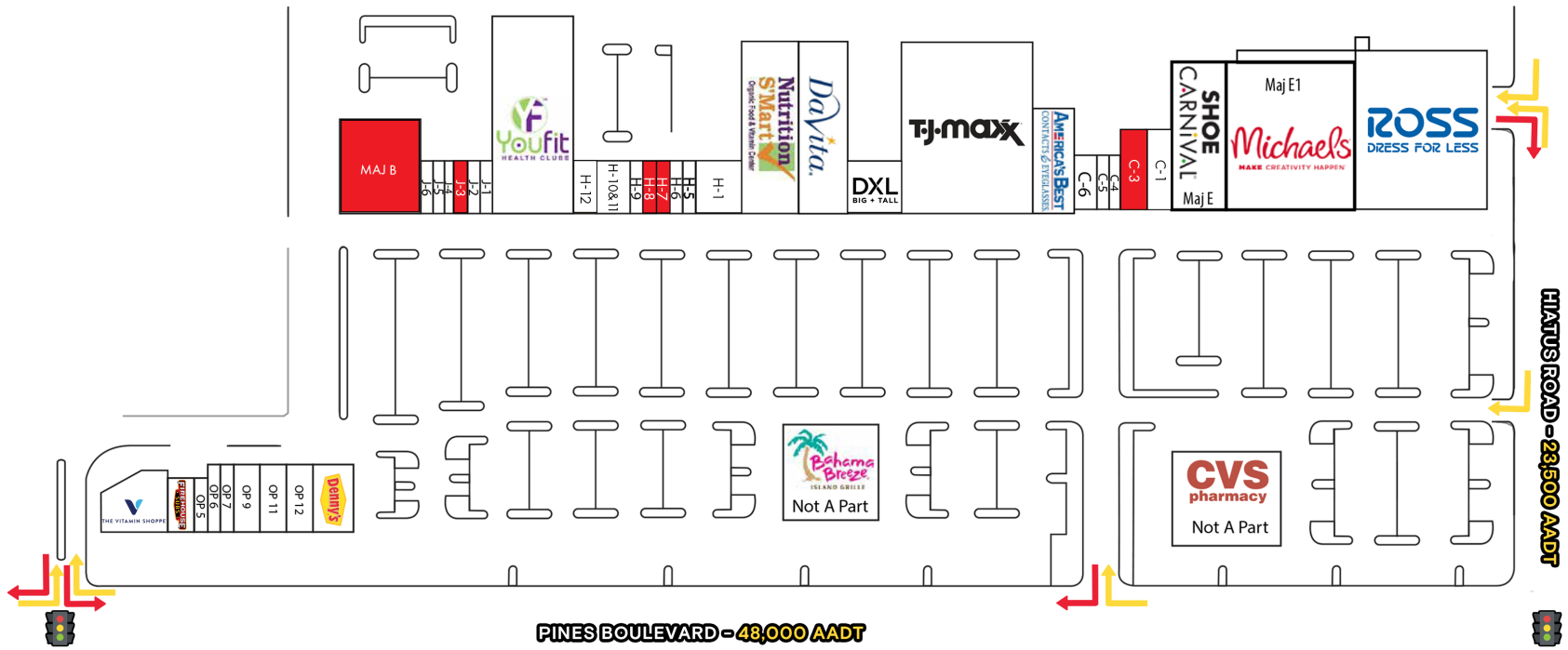


DEMOGRAPHICS

	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

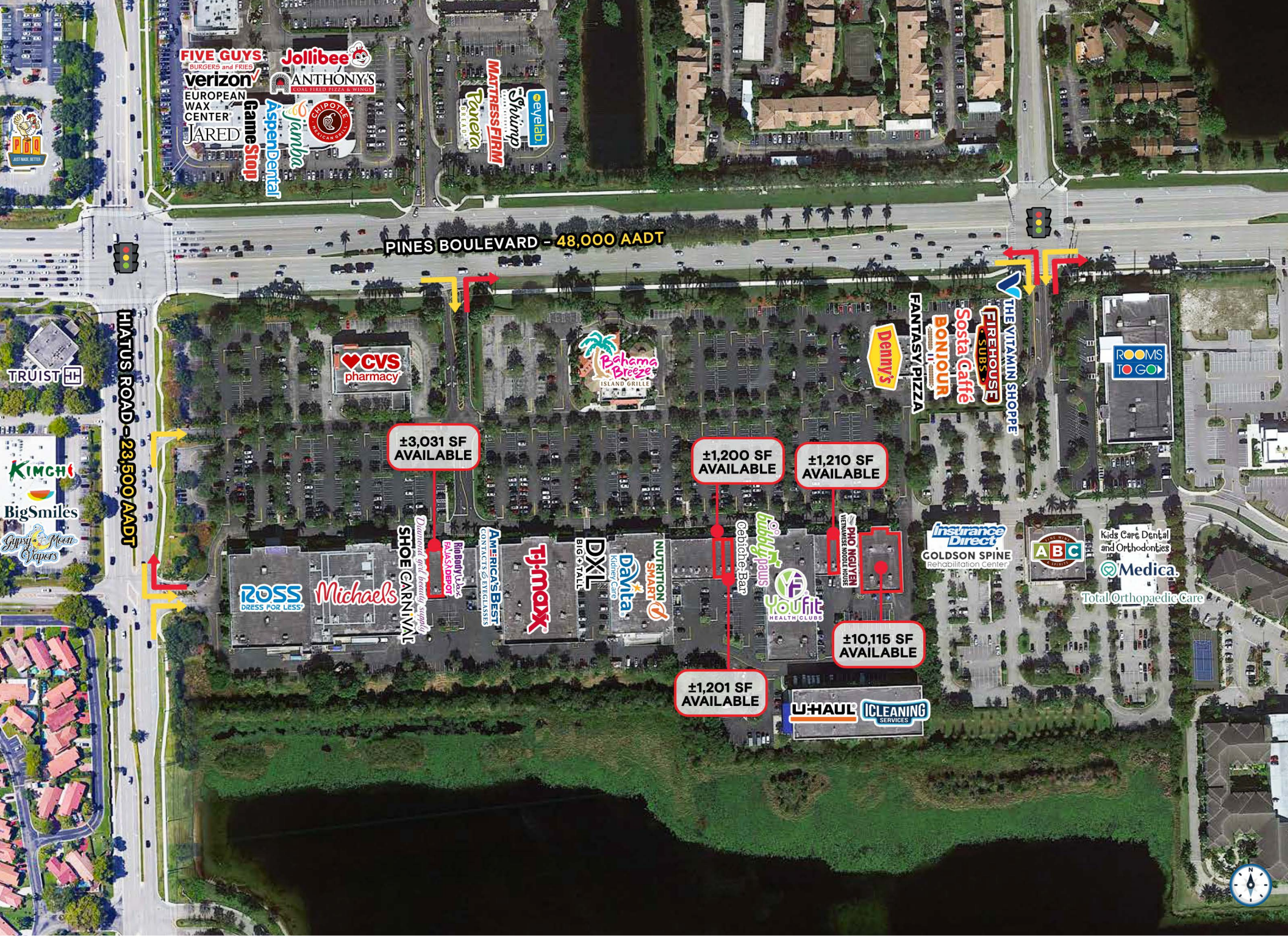
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	68,541	207,521	507,605
HOUSEHOLDS	26,961	76,482	173,430
EMPLOYEES	56,677	170,505	414,955
AVERAGE HH INCOME	\$74,918	\$81,660	\$84,936





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	DXL	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

±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

PEMBROKE LAKES SQUARE
HomeGoods
JOANN CITY FURNITURE
Starbucks
FIVE GUYS
BURGERS and FRIES

TARGET
HomeGoods
JOANN CITY FURNITURE
Starbucks

MEMORIAL HOSPITAL WEST
486 BEDS

EL DORADO
FURNITURE

PINES BOULEVARD - 51,000 AADT

PALM AVENUE - 35,000 AADT

Walmart
FIRST WATCH
TILLYANA FLATS

PEMBROKE CROSSINGS
Burlington
PETS MARY
DICK'S SPORTING GOODS
BARNES & NOBLE
five BEW
TRADER JOE'S
Discovery
ULTA
MBS RESTAURANT BREWHOUSE
LONGHORN STEAKHOUSE

BEST BUY
Office DEPOT
ALDI

SITE
ROOMS TO GO
ABC

HOBBY LOBBY

bealls
DOLLAR GENERAL

FLAMINGO PINES SQUARE
publix

BOULEVARD SQUARE
TJ-maxx
ROSS DRESS FOR LESS
Shoe Carnival
DXL BIG + TALL
THE VITAMIN SHOPPE
YouFit HEALTH CLUBS
Bahama Breeze ISLAND GRILLE
Denny's

PINES CITY CENTER
Publix
West Marine
City Mattress
ROOMS TO GO PATIO
BURGER FI
OUTBACK STEAKHOUSE
COOPER'S HAWK WINE & RESTAURANTS



Contact Brokers

David Eggnatz
VICE PRESIDENT
daveideggnatz@katzretail.com
(954) 579-2927

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 12.18.24