

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

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Property Overview

HIGHLIGHTS

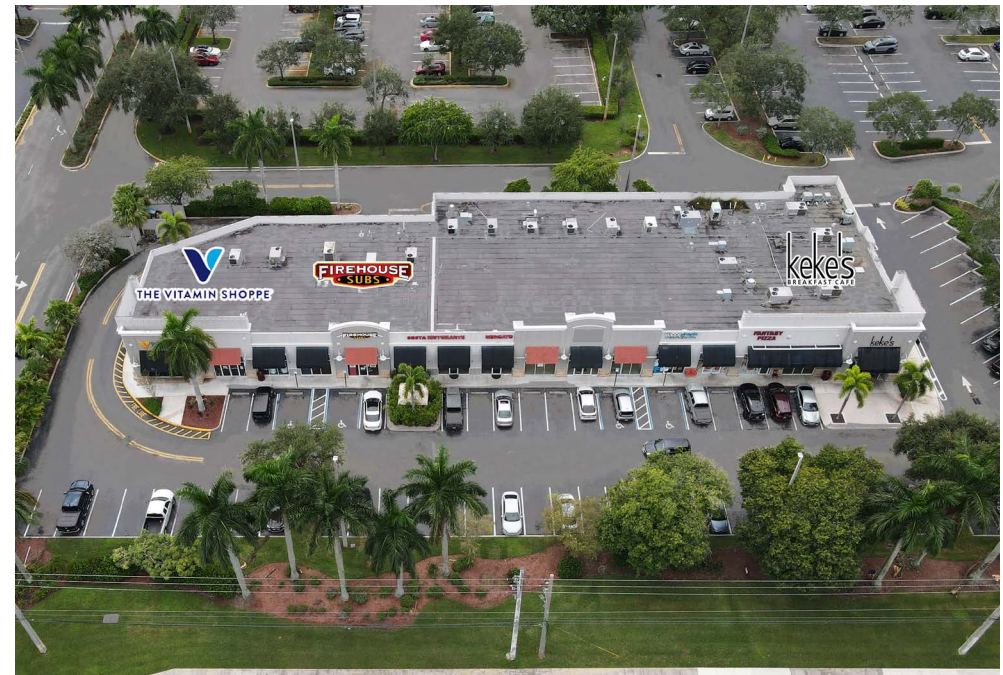
- Dominant shopping center in one of the top tier retail markets in South Florida
- ±3,031 SF and ±10,115 SF junior anchor available
- Caddy corner to Pembroke Lakes Mall
- Over 79,000 vehicles per day at the intersection
- Anchored by: **TJ-maxx** **ROSS** **Michael's** **SHOE CARNIVAL**

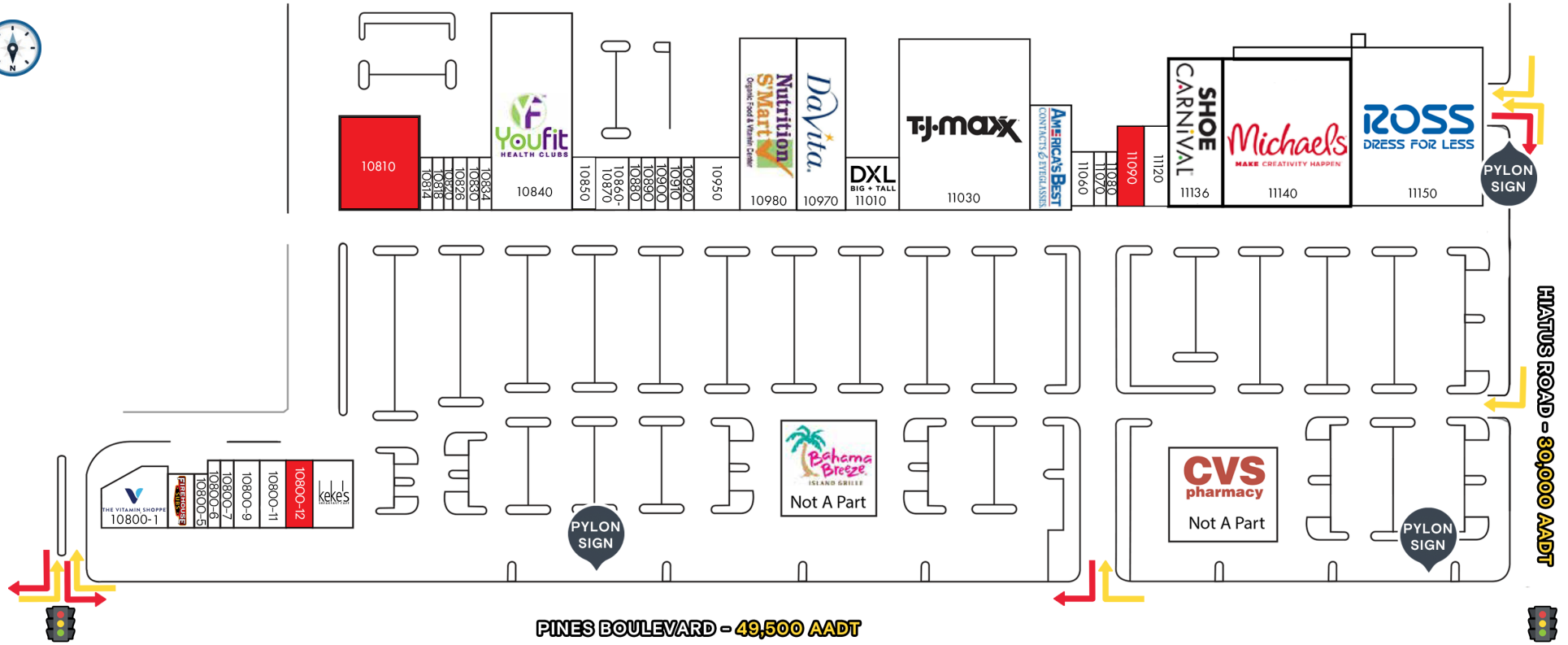


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	25,641	169,173	436,236
HOUSEHOLDS	9,846	64,639	149,591
EMPLOYEES	9,272	59,701	112,089
AVERAGE HH INCOME	\$96,323	\$102,576	\$111,897

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	71,401	198,029	406,018
HOUSEHOLDS	28,097	73,878	140,454
EMPLOYEES	30,147	65,434	113,947
AVERAGE HH INCOME	\$98,911	\$106,936	\$117,234



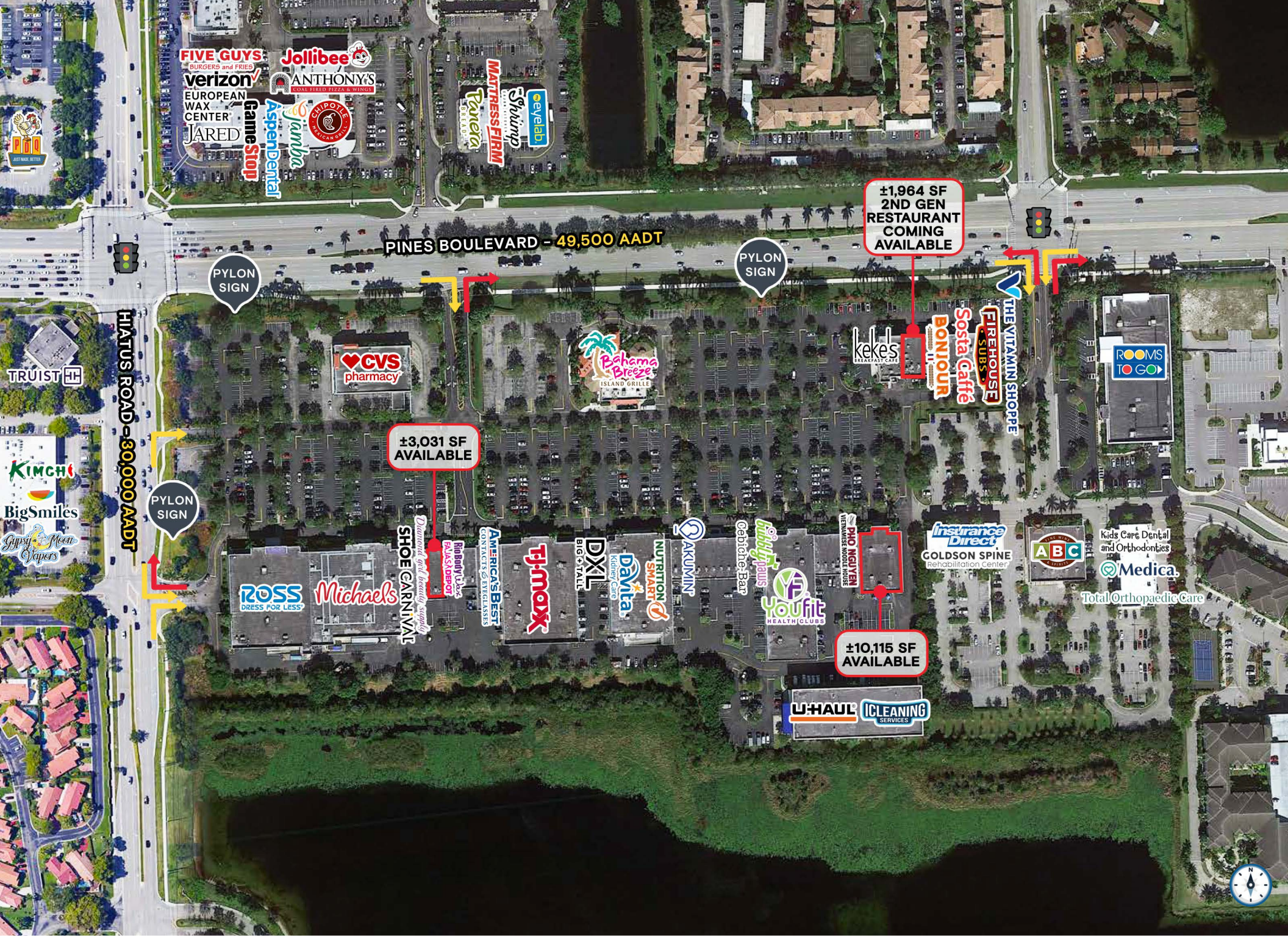


PINES BOULEVARD - 49,500 AADT

HIATUS ROAD - 30,000 AADT

Tenant Roster

11150	Ross Dress For Less	30,137	11010	DXL Big & Tall	5,336	10850	Bubbly Paws	1,474	10800-3	Firehouse Subs	1,796
11140	Michaels	25,180	10980	Nutrition Smart	12,216	10840	You Fit	24,970	10800-5 & 6	Sosta Caffè	2,190
11136	Shoe Carnival	12,233	10970	Total Renal Care	11,217	10834	Raw Addiction	1,221	10800-7	Sosta Caffè	1,200
11120	Diamond Girl Beauty	3,033	10950	Akumin	5,087	10830	Rush Chiropractic	1,201	10800-9	Bonjour French Bakery	3,600
11090	Available	3,031	10920	Hair Dominican Salon	1,201	10826	Top Vacuum & Sewing	1,210	10800-11	Vapor Shark	1,200
11080	Fajas y Mas	1,203	10910	Slay Nails by An	1,210	10820	Pho Nguyen	1,210	10800-12	2nd Gen Restaurant Coming Available	1,964
11070	Brazilian Waxing	1,227	10900	BotoPlace	1,200	10818	Indigo Cuts	1,201	10800-15	Keke's Breakfast Cafe	3,913
11060	Ayar Dental Group	2,400	10890	Sweet Tea Olive Massage	1,201	10814	Beauty Café USA, Inc	1,227			
11040	America's Best	6,517	10880	YaYa Foot Spa	1,200	10810	Available	10,115			
11030	TJ Maxx	29,980	10860-70	Cebiche-Bar	2,400	10800-1	The Vitamin Shoppe	3,696			



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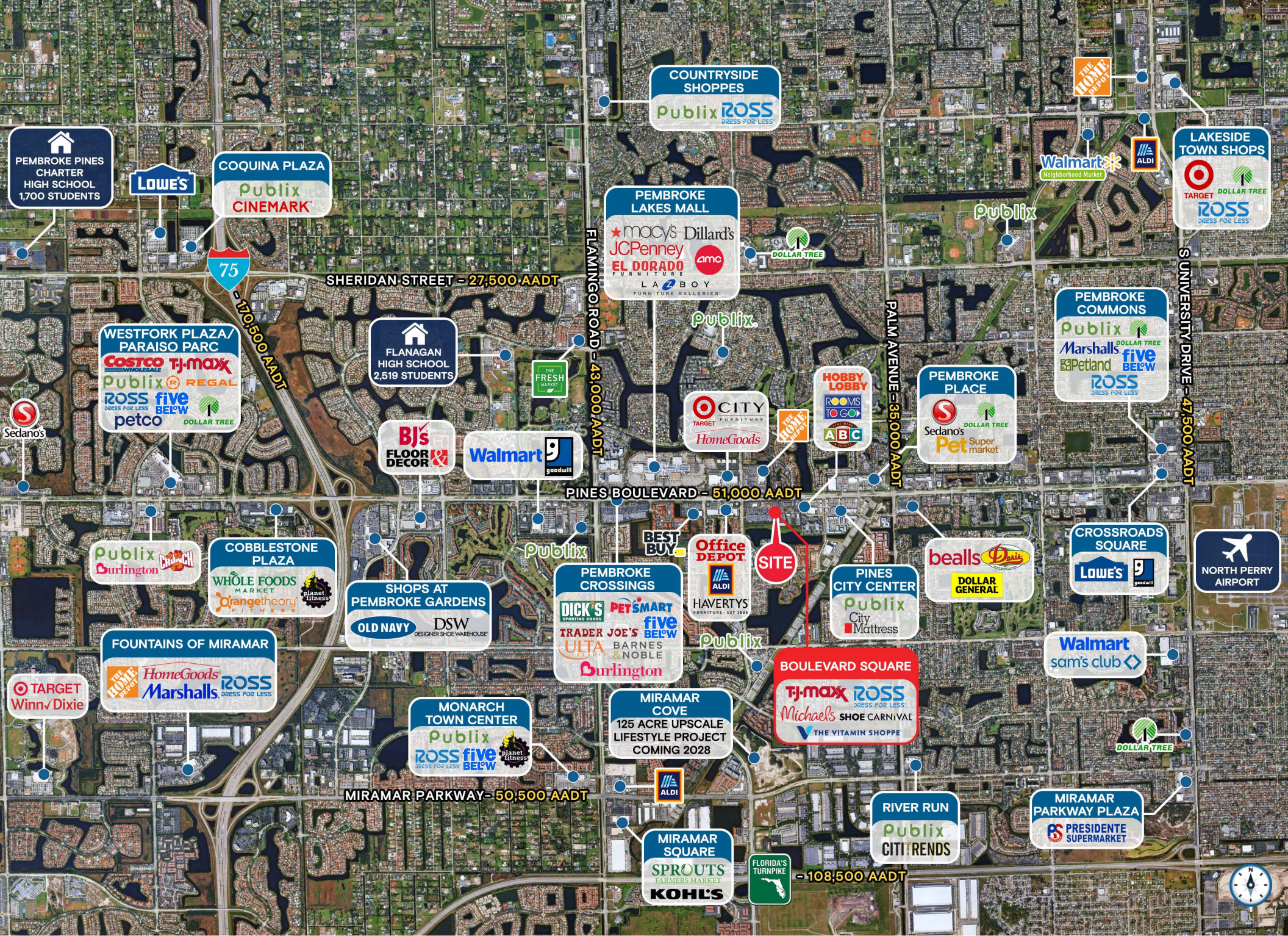
±1,964 SF
2ND GEN
RESTAURANT
COMING
AVAILABLE

±3,031 SF
AVAILABLE

±10,115 SF
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Contact Brokers

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