

154 UNIVERSITY DR., PEMBROKE PINES, FL 33024



Crossroads Square



Pembroke Pines, FL

For lease



CROSSROADS SQUARE

Crossroads Square is a vibrant shopping destination positioned at the high-traffic intersection of Pines Boulevard and University Drive (108,500 vehicles per day). Anchored by Lowe's, the center features a dynamic mix of retail, dining, and professional services, offering convenience and variety just minutes from Florida's Turnpike.

- ✓ Thriving shopping center anchored by Lowe's
- ✓ Situated at the NEC of Pines Blvd. and University Dr.
- ✓ Convenient access to Florida's Turnpike
- ✓ Located at one of the busiest major retail nodes and intersections in Broward County



1,125-11,000 SF

of retail space available

262,422 SF

GLA

108k+ cars

Traffic counts on the intersection of Powerline and Atlantic Blvd.

± 53,500 AADT

on Pines Blvd.

± 55,000 AADT

on University Drive

TENANT SPOTLIGHT

Publix

LOWE'S

CVS

CROSSROADS SQUARE

Site Plan

Unit	Tenant	SF
100	Lowe's #1681	N/A
154	Goodwill	12,000
156	Wingstop	1,650
158	Happy Paws	1,350
162	AVAILABLE	3,000
164	AVAILABLE	2,650
168	AVAILABLE	1,300
170	AVAILABLE	1,280
172	Dolphin Carpet & Tile	4,600
176	Pretty Girl Curves	1,500
180	Back in Motion	1,500
184-188A	Sheiks Bakery & Quick Serve Café	1,125
192	Nail Salon & Spa	1,125
196	Meraki Rose	2,000
200	AVAILABLE	1,125
204	The Studio Nail Supply	3,000
208	S. Florida Pediatric Partner	2,000
212	Peach Cobbler Factory	2,000
216	AVAILABLE	11,000
48	Taco Bell #21409	5,232
90	T.G.I. Fridays	7,406
OP2	Goodyear	12,739
OP4	CVS	13,805



Demographics

Population

1 mile

17,937

3 miles

182,702

5 miles

454,790

Total households

1 mile

6,519

3 miles

62,823

5 miles

161,288

Daytime population

1 mile

15,080

3 miles

117,374

5 miles

323,030

Household income

1 mile

\$90,167

3 miles

\$100,857

5 miles

\$102,668



Trade Area





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