

Palm Square Plaza

9801-9965 Pines Boulevard
 Pembroke Pines, FL 33024
 Lat 26.009, Long -80.276

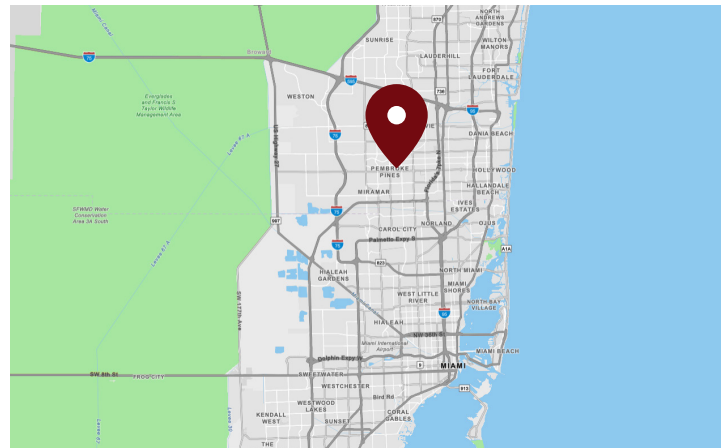
FOR LEASE



1,230 - 1,500 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Palm Square Plaza was Recently Renovated in 2023
- Notable Tenants Include Dunkin' Donuts, KFC, Goldfish Swim School, Sherwin-Williams and More!
- 3-Miles from Broward College-South Campus, North Perry Airport, and Memorial Hospital
- Daily Traffic Count: 51,500 VPD on Pines Boulevard and 25,000 VPD on Palm Avenue



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	24,884	174,785	430,441
Daytime Population	19,936	135,814	332,934
Total Households	9,810	63,723	149,705
Avg. HH Income	\$79,213	\$91,699	\$93,365

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Adriana Mangual-Collazo

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980 North Federal Highway, Suite 434, Boca Raton, FL

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Crossman & Company

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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
9965	Sherwin-Williams	5,000	9917	Unavailable	1,400	9865	Lawn Mower Repair Center	9865	9813	Barberia El Estilo #2	750
9959	SS Hair Care	2,500	9913	Steppin Out Nail Spa	1,800	9853	Epic Hair Studio	1,750	9815	AVAILABLE	1,230
9953	Exclusive Salon Suites	2,314	9909	Fastsigns of Pembroke	2,250	9845	UniVista Insurance	720	9801-A	**COMING AVAILABLE**	1,500
9945	365 Thai & Sushi	2,000	9907	Beauty Box Salon & Spa	1,391				9801-B	Massage U Spa	1,500
9941	Century Florist	1,200	9905	Los Frijolitos	2,689	9841	Pines Family Chiropractic Center	1,150	9803	Forever Love Puppies of Pembroke Pines	3,000
9939	Los Verdes	1,600				9843	Little Mikes Pizza & Wings	1,887			
9937	Pink Petal Health & Wellness Center	2,000	9893	Atlantic Montessori School	6,900	9837	Rapienvios Co	750			
9933	**COMING AVAILABLE**	1,200	9877	Florida Medical Health Care	2,060	9839	Success Mental Health Services	1,000	9901	Dunkin' Donuts	2,300
9929	Fordham Fitness	3,100	9873	Smile Xperts Dentistry & Braces	2,148	9833	Express Pharmacy Corporation	1,000	9951	Kentucky Fried Chicken	2,800
9921	Bionic Prosthetics and Orthotics	1,480	9869	Little Princess SPA	1,932	9821	Gold Fish Swim School	8,820	TOTAL 77,621		

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **161,800**

EST. # OF VISITS ANNUALLY

 **546,600**


AVG. VISITS / CUSTOMER

 **3.39**


AVG. LENGTH-OF-STAY / VISIT

 **49 MIN**

TOP 3 DAYS # OF VISITS

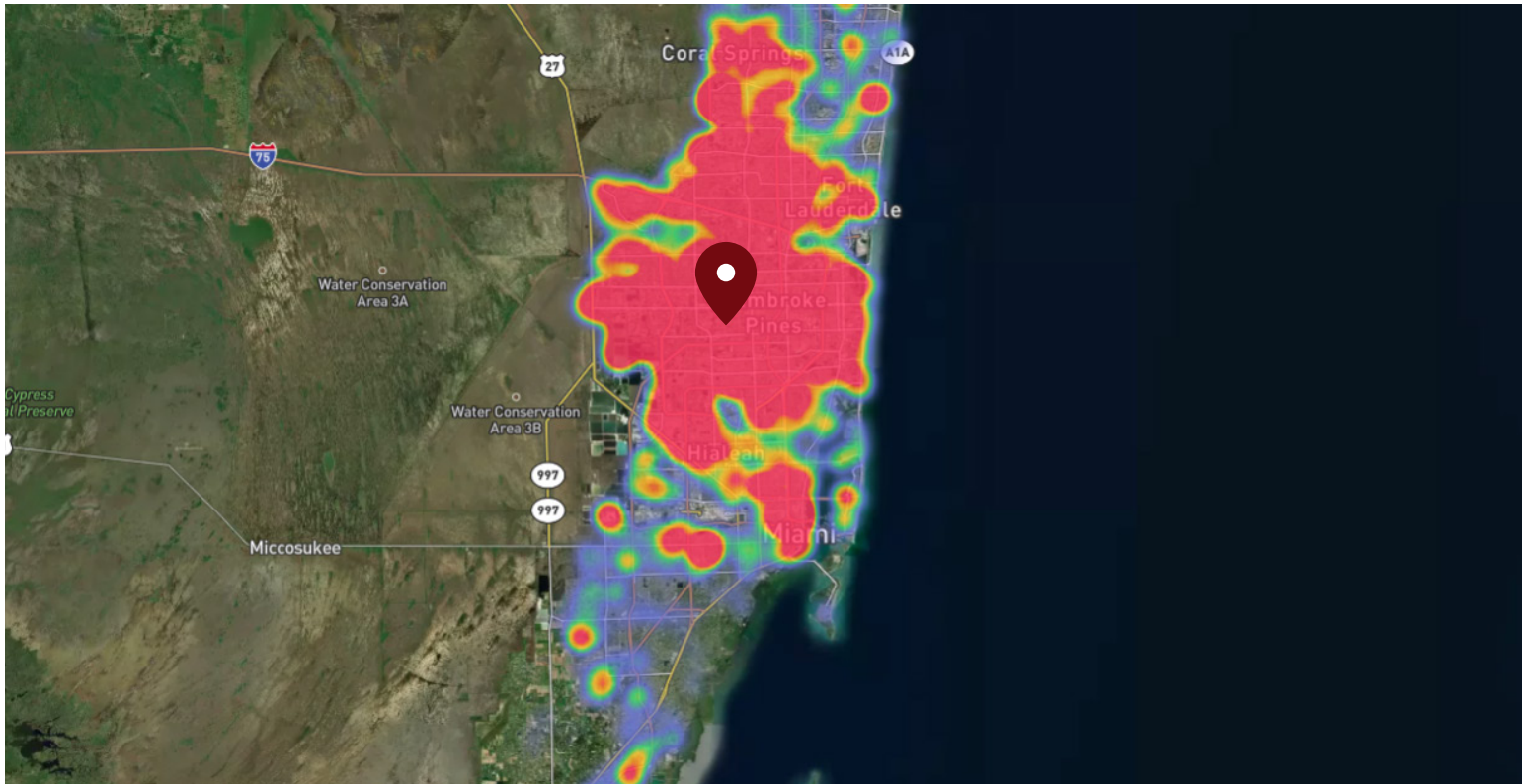
 Saturday 89,615
Friday 85,308
Wednesday 79,980

TOP 3 HOURS # OF VISITS

 12-1 PM 82,097
1-2 PM 80,206
6-7 PM 73,136

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2023 - March 31, 2024

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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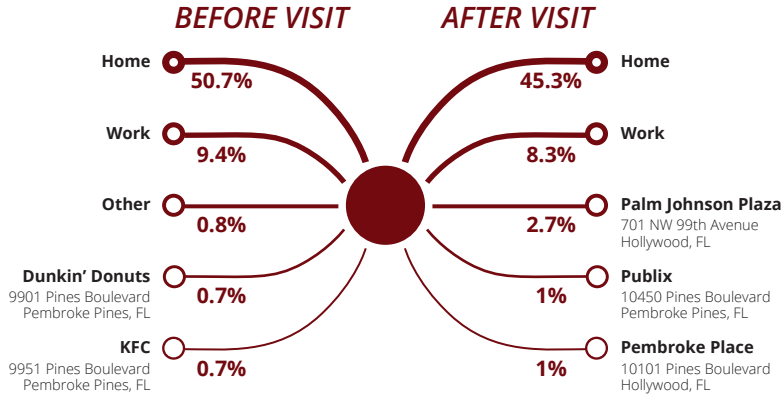


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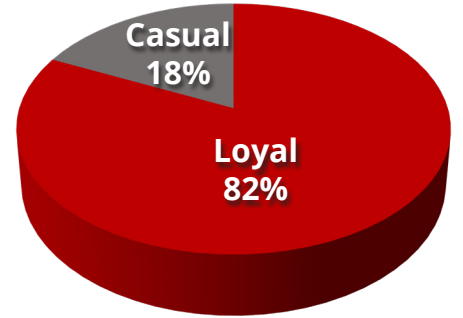
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CUSTOMER JOURNEY - TOP 5 PLACES

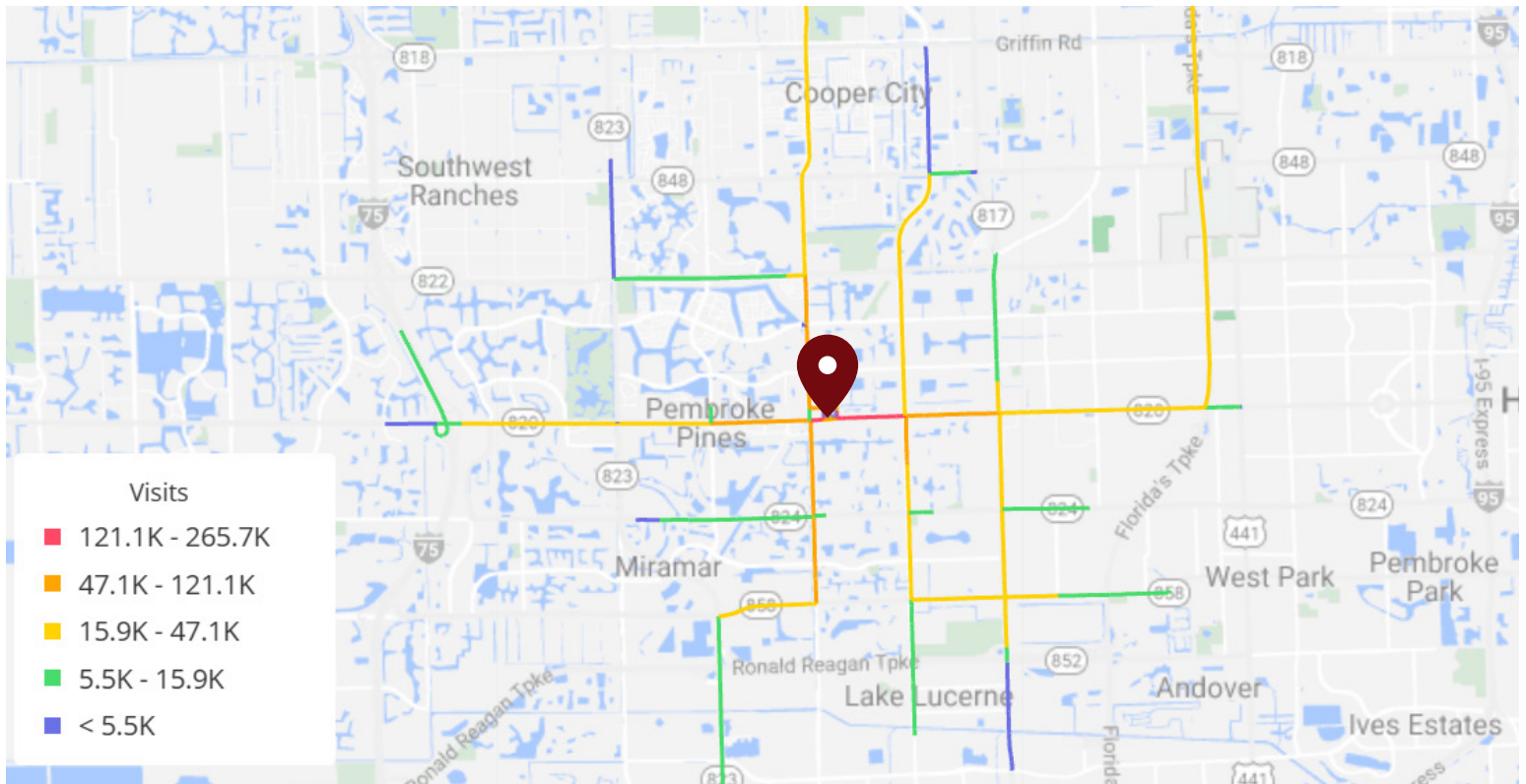


CUSTOMER LOYALTY



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CUSTOMER JOURNEY



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