

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

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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 75,000 vehicles per day at the intersection
- Anchored by: **TJ-maxx** **ROSS** **Michael's** **SHOE CARNIVAL**

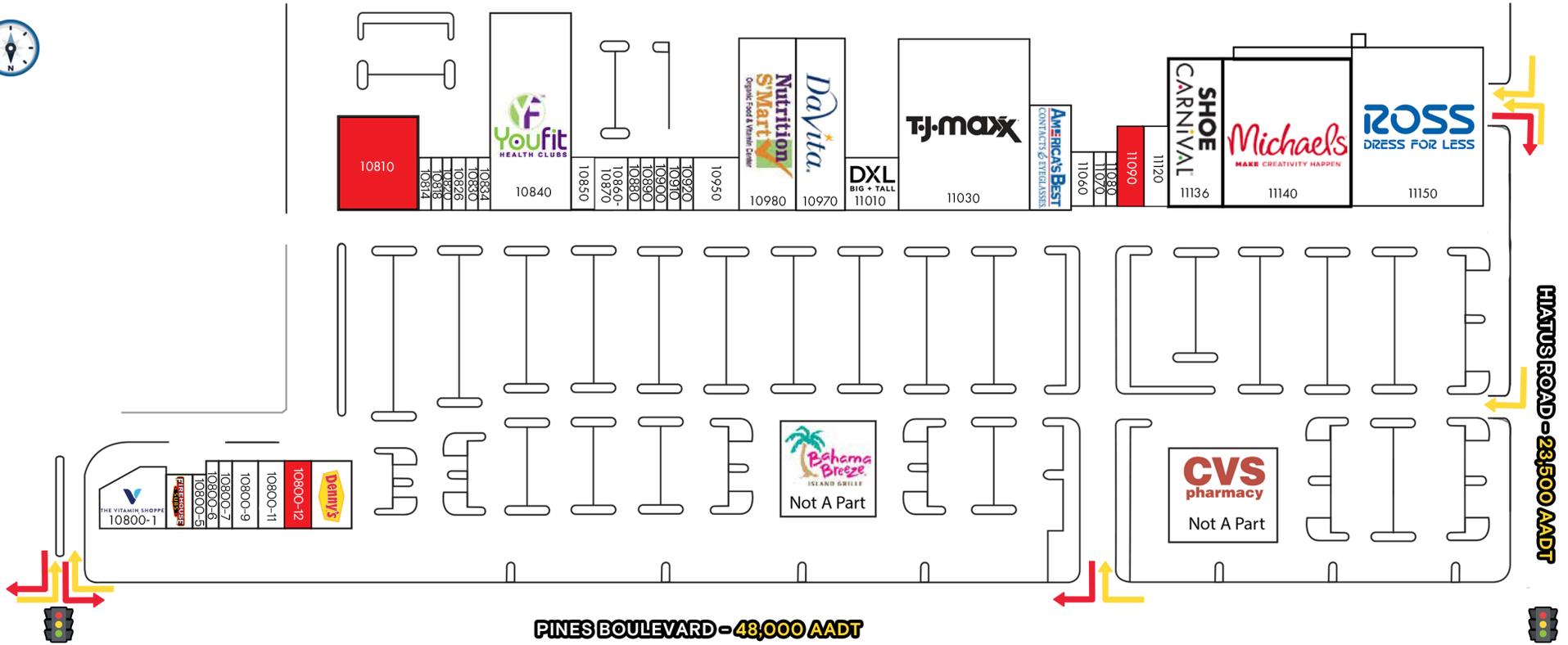


DEMOGRAPHICS

	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

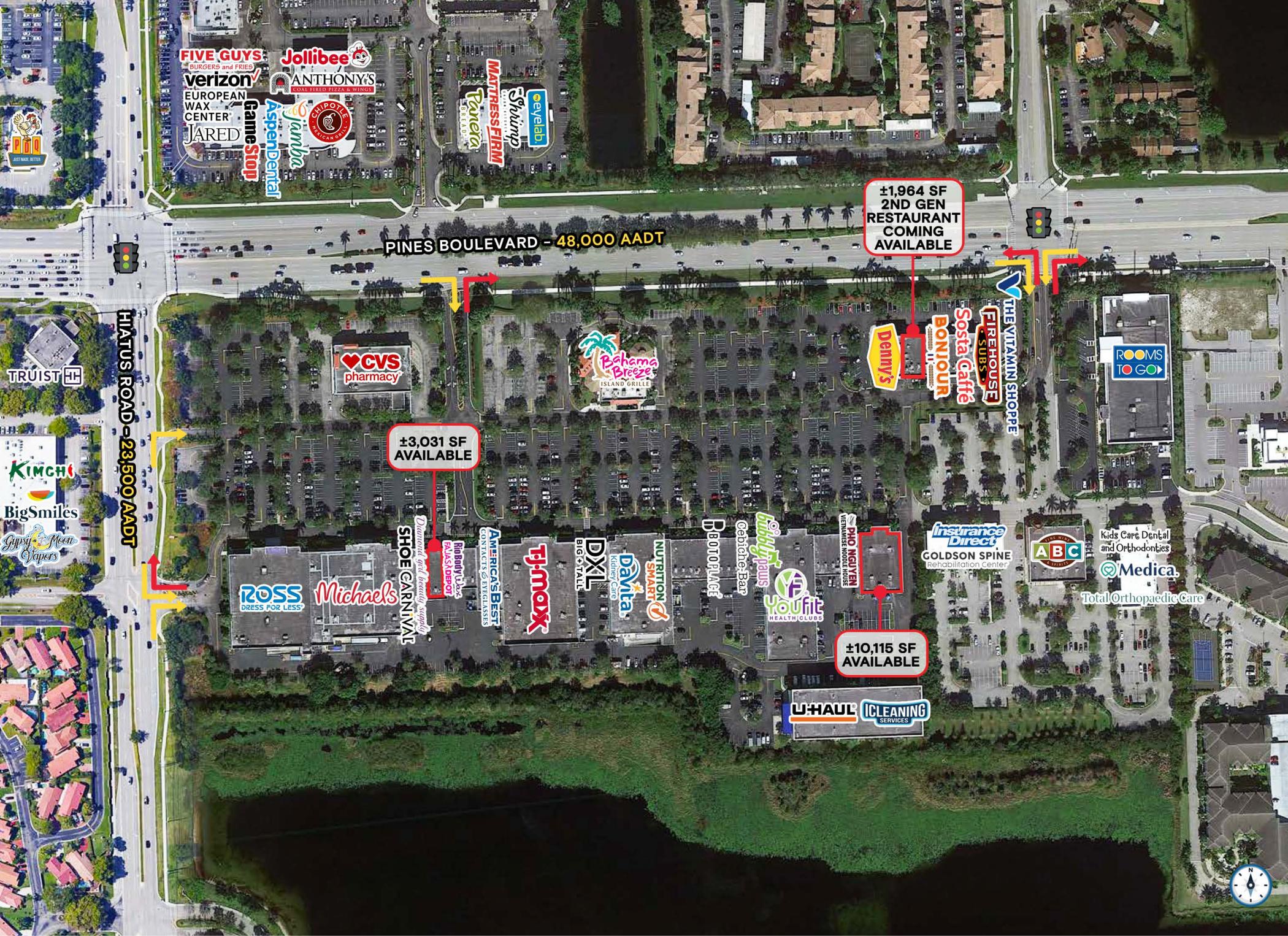
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	68,541	207,521	507,605
HOUSEHOLDS	26,961	76,482	173,430
EMPLOYEES	56,677	170,505	414,955
AVERAGE HH INCOME	\$74,918	\$81,660	\$84,936





Tenant Roster

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	Denny's	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			



PINES BOULEVARD - 48,000 AADT

HIATUS ROAD - 23,500 AADT

±1,964 SF
2ND GEN
RESTAURANT
COMING
AVAILABLE

±3,031 SF
AVAILABLE

±10,115 SF
AVAILABLE



PEMBROKE LAKES MALL

★ macy's Dillard's
 JCPenney
 LA Z BOY amc
 FURNITURE GALLERIES
 MILLER'S ALE-HOUSE BUFFALO WILD WINGS
 Olive Garden california PIZZA KITCHEN

PEMBROKE PLACE

Sedano's Pet Super market
 DOLLAR TREE
 Phenix Applebee's
 SALON SUITE GRILL & BAR

PEMBROKE LAKES SQUARE

THE FRESH MARKET Panera
 CHIPOTLE
FIVE GUYS
 BURGERS and FRIES

TARGET
 HomeGoods
 CITY FURNITURE
 Starbucks

MEMORIAL HOSPITAL WEST
 486 BEDS

EL DORADO
 FURNITURE

PINES BOULEVARD - 51,000 AADT

Walmart
 FIRST WATCH
 TULLANA FLATS

FLAMINGO PINES SQUARE
 Publix

PEMBROKE CROSSINGS

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

BEST BUY

Office DEPOT
 ALDI

SITE

HOBBY LOBBY

ROOMS TO GO
 ABC

BOULEVARD SQUARE

TJ-maxx ROSS
 SHOE CARNIVAL DXL
 THE VITAMIN SHOPPE
 YouFit Bahamas Breeze Denny's
 HEALTH CLUBS ISLAND GRILLE

PINES CITY CENTER

Publix West Marine
 City ROOMS TO GO PATIO
 Mattress BURGER FI
 OUTBACK COOPER'S HAWK
 STEAKHOUSE WYLET & RESTAURANTS

bealls
 DOLLAR GENERAL

FLAMINGO ROAD - 43,000 AADT

PALM AVENUE - 35,000 AADT





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