



Retail Space for Lease

16000 Pines Market

16000 Pines Blvd.
Pembroke Pines, FL 33802

 FranklinStreet

LICENSED REAL ESTATE BROKER | #C01032352

RAFAEL ROMERO, CCIM
REGIONAL MANAGING DIRECTOR
T: 305.349.3922
RetailFL@FranklinSt.com

RAYZA PEREZ
DIRECTOR
T: 305.349.3922
RetailFL@FranklinSt.com



PROPERTY OVERVIEW

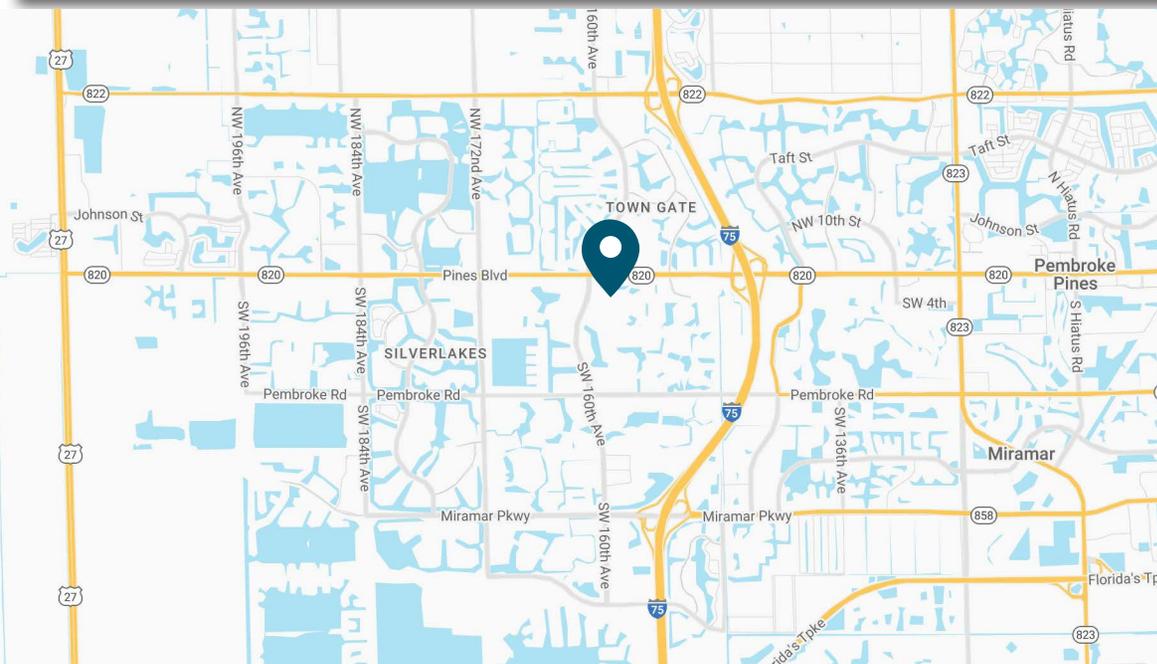
- » Year Built: 2022
- » Site Area: +/-13.18 AC
- » Building GLA: 119,856 SF
- » Parking Ratio: 4.8/1,000 SF
- » Extensive street frontage along Pines Blvd.
- » Anchor Tenants:
 - » Publix
 - » Crunch Fitness
 - » Burlington

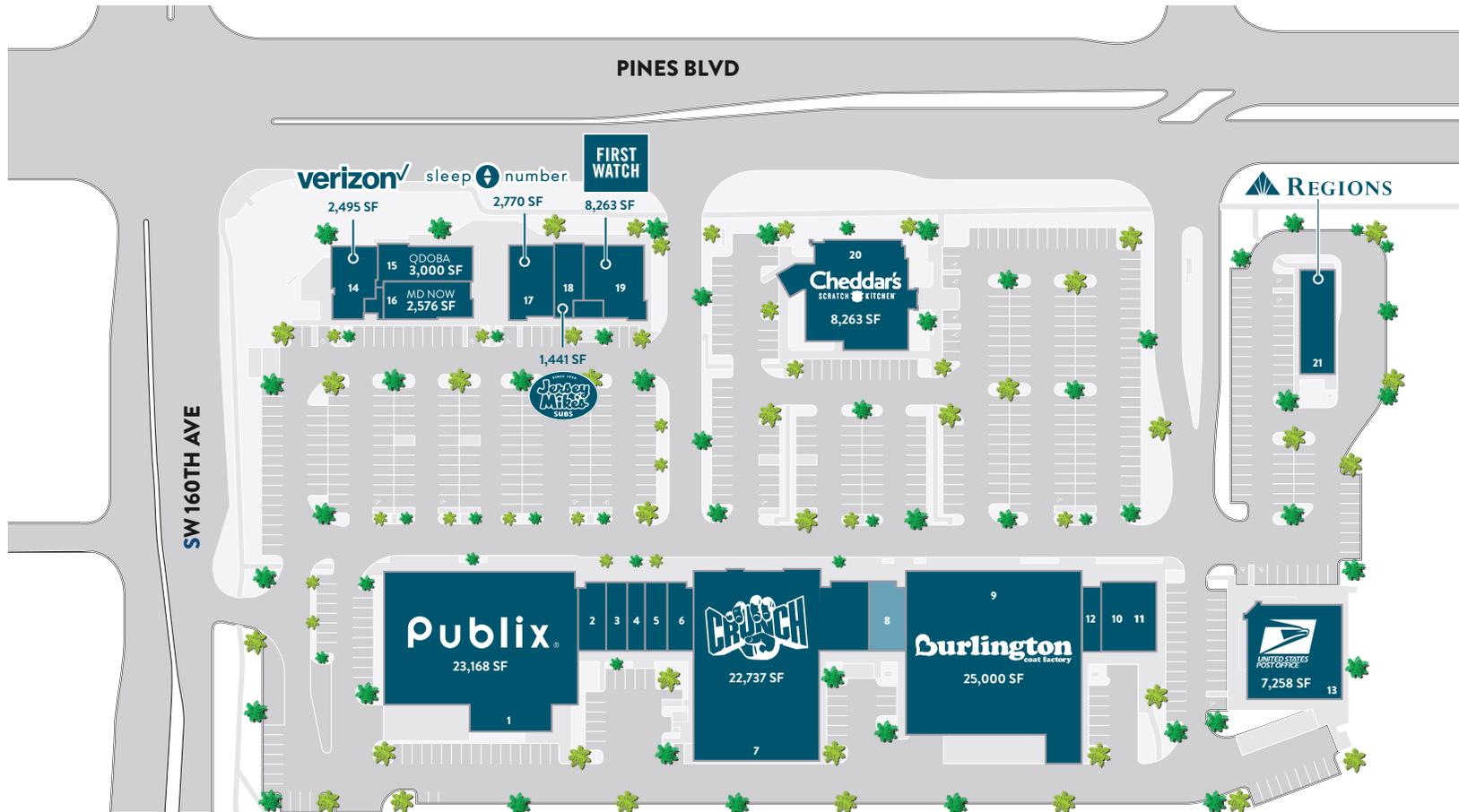
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,167	107,509	255,117
Households	4,858	37,199	87,327
Daytime Pop.	10,657	94,072	192,483
Avg. HH Income	\$174,349	\$147,012	\$142,764

TRAFFIC COUNTS

Pines Blvd. 52,818 AADT





UNIT	TENANT	SF
1	Publix	23,168
2	Patagonia Nahuen	1,573
3	Tropical Smoothie Cafe	1,134
4	Cafe of Life Chiropractor	1,134
5	Chill'n	1,134
6	Everglades Dental	1,660
7	Crunch Fitness	22,737

UNIT	TENANT	SF
8	AVAILABLE	2,016
9	Burlington	25,000
10/11	Good Feet Store	2,850
12	Scenthound	3,000
13	USPS	7,258
14	Verizon	2,495
15	Qdoba	3,000

UNIT	TENANT	SF
16	MD Now	2,575
17	Sleep Number	2,770
18	Jersey Mike's	1,441
19	First Watch	3,622
20	Cheddar's	8,263
21	Region's Bank	3,026



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DARRON KATTAN
BROKER OF RECORD
BOR. License No. #CQ1032352
FSLSG@FranklinSt.com

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