

# FLAMINGO PINES SHOPPING CENTER

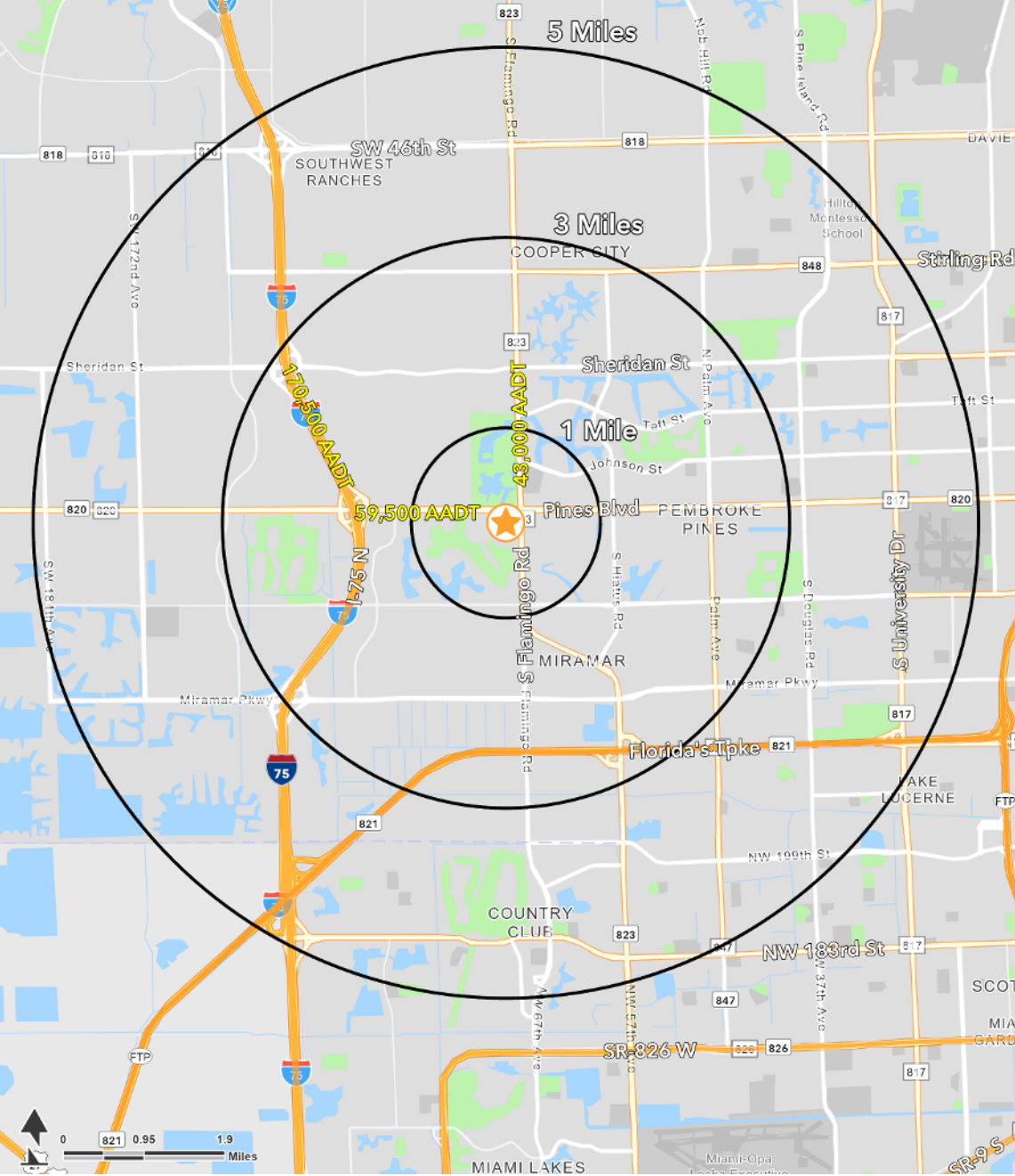
12550 PINES BLVD, PEMBROKE PINES, FL 33027

FOR LEASE



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## PROPERTY HIGHLIGHTS

- Flamingo Pines is a Publix anchored community shopping center located across from Pembroke Lakes Mall
- It is located at the southwest corner of Pines Blvd and Flamingo Rd, one of the busiest intersections in Broward County and a major regional retail node
- Co-tenants include Salons by JC, Amscot, Montessori Ivy League, H&R Block, Supercuts and more
- Total 114,500 AADT at intersection
- GLA: 131,664 SF

## AVAILABLE SPACES

- Suite 350: 3,266 SF
- Suite 340: 2,621 SF
- Suite 330: 3,150 SF
- Suite 270: 3,000 SF
- Suite 124-18: 1,953 SF
- Suite 112: 1,043 SF

## DEMOGRAPHICS

Latitude: 26.00515 Longitude: -80.31532

	1 MILE	3 MILES	5 MILES
2024 Total Population	22,899	144,346	384,806
2024 Total Households	11,133	54,995	133,145
2024 Average HH Income	\$60,863	\$103,516	\$112,143
2024 Daytime Population	22,369	122,893	293,384

# PROPERTY OVERVIEW

# SITE PLAN



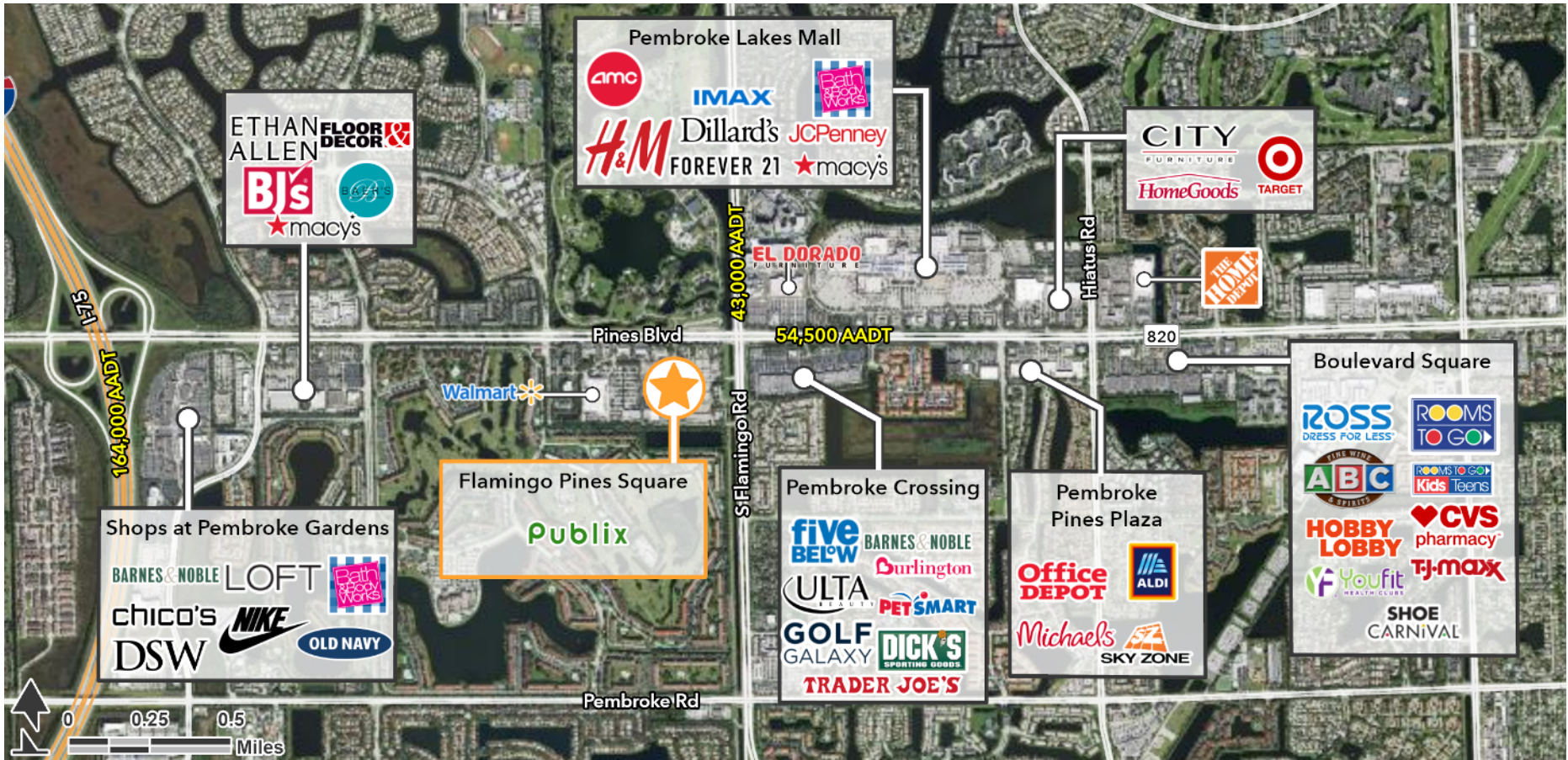
Last Updated: 10.2.2024

South Flamingo Road 51,500 AADT

SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
50	Fifth Third Bank	3,000 SF	294	SFADA Tag Agency	2,830 SF	170	Publix	55,000 SF
103	Einstein Bros Bagels	1,560 SF	282	Montessori Ivy League	6,347 SF	160	Institute of Rheumatology &...	4,000 SF
102	Vietnamese Restaurant TBD	1,680 SF	270	Available	3,000 SF	154	North South Grill	1,500 SF
101	DRNK coffee + tea/ QWENCH	1,560 SF	252	Pattaya Spa	1,600 SF	142	Unlimited Hair and Nails	1,600 SF
352	Amscot Financial	3,108 SF	246	Advanced Vision Care	1,960 SF	136	Institute of Rheumatology	1,050 SF
350	Available	3,266 SF	240	Joy Dental Pines	1,500 SF	134	Metro by T-Mobile	1,050 SF
340	Available	2,621 SF	234	Budget Rent A Car	1,050 SF	130	Veterinary Medical Office	1,539 SF
330	Available	3,150 SF	228	Kin-Care Medical Supply Sou...	1,050 SF	124-18	Available	1,953 SF
320	The UPS Store	1,500 SF	222	Life is Beautiful, MD	2,100 SF	112	Available Soon	1,043 SF
318	Chowology	1,000 SF	210	Estrella Insurance	1,125 SF	106	Gong Cha Tea	1,050 SF
312	Gentlemen's Cutz	1,177 SF	204	FirstBank Puerto Rico	1,575 SF	120	H&R Block	1,220 SF
306	Miracle-Ear	1,020 SF	198	Supercuts	1,000 SF	100	Fiery Irie	2,280 SF
300	Angel's Nails	1,200 SF	176	Salons by JC	7,400 SF			



# AREA OVERVIEW





**EXCLUSIVE AGENT(S):**

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**TSCG<sup>®</sup>**

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