

FOR LEASE

CROSSROADS SQUARE

154 UNIVERSITY DRIVE, PEMBROKE PINES, FL

±1,650 SF AVAILABLE
±2,650 SF COMING AVAILABLE



EXCLUSIVE RETAIL LEASING

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PROPERTY OVERVIEW

HIGHLIGHTS

- $\pm 1,650$ SF space available and $\pm 2,650$ SF space coming available
- Located on the NEC of Pines Boulevard and University Drive
- Over 101,500 cars per day combined at the intersection
- Shadow anchored by **LOWE'S**
- Thriving shopping center anchored by **PartyCity**
- Located at one of the busiest major retail nodes and intersections in Broward County
- Turnpike access within minutes of site
- Notable surrounding retailers and restaurants: **PartyCity** **LOWE'S**



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	19,442	187,170	448,729
HOUSEHOLDS	7,146	64,559	160,756
DAYTIME EMPLOYEES	15,429	148,620	357,982
AVERAGE HH INCOME	\$71,702	\$76,634	\$78,364

	5 Minutes	10 Minutes	15 Minutes
POPULATION	66,772	259,806	570,421
HOUSEHOLDS	23,445	92,296	204,941
DAYTIME EMPLOYEES	53,154	206,455	454,924
AVERAGE HH INCOME	\$74,748	\$77,099	\$76,654



CROSSROADS SQUARE | EXECUTIVE SUMMARY



TENANT ROSTER

100	Lowes #1681	N/A	192	Nail Salon & Spa	1,125 SF
154	Goodwill	12,000 SF	196	Med Spa	1,125 SF
156	Available	1,650 SF	200	Sharkey's Cuts for Kids	1,125 SF
158	Happy Paws	1,350 SF	204	Studio Nail	3,000 SF
162	Islands in the Pines	3,000 SF	208	Pediatric Partners	2,000 SF
164	Coming Available	2,650 SF	212	Peach Cobbler Factory	2,000 SF
168	Home Design	1,300 SF	216	Party City	11,000 SF
170	Chiromed	1,280 SF	48	Taco Bell #21409	5,232 SF
172	Dolphin Carpet	4,600 SF	90	TGI Fridays	7,406 SF
176	Pretty Girl Curves	1,500 SF	OUT2	Goodyear	12,739 SF
180	Body Alive Nutrition	1,500 SF	OUT4	CVS	N/A
184-188A	Cafe	1,125 SF			

CROSSROADS SQUARE | SITE PLAN



CROSSROADS SQUARE | TRADE AERIAL



PEMBROKE COMMONS

five
below
METRO
by T-Mobile

Marshalls
Petland

SALLY ROSS
BEAUTY. DRESS FOR LESS[®]

Publix.
GameStop

LA FITNESS
Bath & Body Works

DOLLAR TREE

GOODYEAR

LOWE'S

jiffylube

AMPEO

PolloTropical
CITRUS MARINATED CHICKEN

AMPEO

BANK OF AMERICA

PINES BOULEVARD - 45,500 AADT

REGIONS

PartyCity

RED LOBSTER
FRESH FISH • LIVE LOBSTER

Chevron

CVS
pharmacy

FRIDAYS

Wendy's

SUNIVERSITY DRIVE - 50,500 AADT

HOOTERS

metro
by T-Mobile

BIGLOTS!

Advance
Auto Parts

LA CARRETA
HAWAII'S ORIGINAL CUBAN KITCHEN

La Brasa
RESTAURANTE

FLORIDA
CAREER
COLLEGE

FIFTH THIRD BANK

TD



CROSSROADS SQUARE | CLOSE AERIAL

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