

FOR LEASE

CROSSROADS SQUARE

154 UNIVERSITY DRIVE, PEMBROKE PINES, FL

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



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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PROPERTY OVERVIEW

HIGHLIGHTS

- ±1,650 SF space available and ±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



PEMBROKE COMMONS

five BELOW
metro by T-Mobile

Marshalls

SALLY BEAUTY. DRESS FOR LESS

Petland

Publix

GameStop

LA FITNESS

Bath & Body Works

DOLLAR TREE

Budget

goodwill

Party City

RED LOBSTER
FRESH FINE LINE LOCATOR

TACO BELL

PYLON SIGN

Advance Auto Parts

LA CARRETA
MEXICO'S ORIGINAL CULINARY ARTISTRY

La Brasa

GOODYEAR

AMFEO

LOWE'S

FRIDAYS

jiffy lube

Pollo Tropical
CITRUS MARINATED CHICKEN

CVS pharmacy

Chevron

FIFTH THIRD BANK

TD

FLORIDA CAREER COLLEGE

PINES BOULEVARD - 45,500 AADT

BANK OF AMERICA

REGIONS

Wendy's

HOOTERS

metro by T-Mobile

BIG LOTS!

CROSSROADS SQUARE | CLOSE AERIAL



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