



Pembroke Pines, FL

Broward County

The Shoppes at Pembroke

a foundation for nearly 100 years



Location:

11200-11300 Pines Boulevard,
SW Corner of Pines Blvd. and Hiatus Road

Description:

Neighborhood Strip Shopping Center

Major Tenants:

Pinch A Penny Pools, Kumon Tutoring

GLA:

79,568 sf ±

Parking:

330 spaces

Demographics:

2023	1 Mile	3 Miles	5 Miles
Population	27,023	156,484	417,259
Average HH Income	\$68,152	\$69,940	\$74,654
Total HH	10,617	59,881	142,840
Median Age	36.3	40.5	38.4



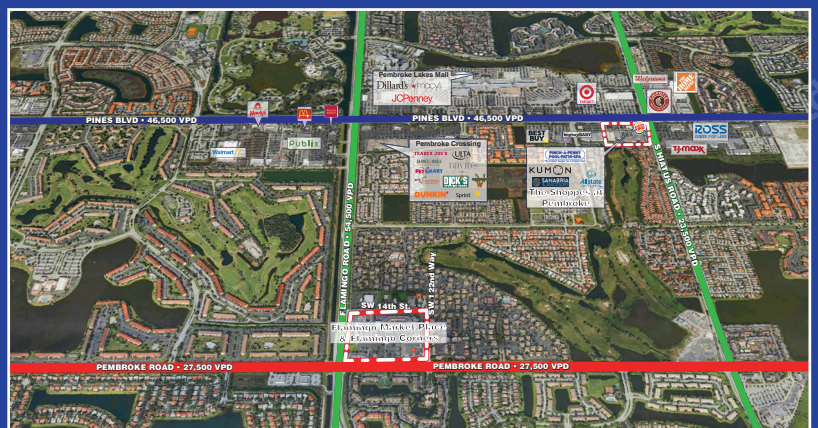
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Store	Addr.	Tenant	Dimensions	Size
101.	11210	Available	(24'-0" x 60'-0")	1,420 sf
102.	11212	Vape Shop	(16'-0" x 60'-0")	980 sf
103.	11214	Barber Shop	(20'-0" x 60'-0")	1,200 sf
104-105.	11216	Adult Day Care	(40'-0" x 60'-0")	2,400 sf
106-111.	11230	Oriental Mart	(60'-0" x 125'-0")	7,600 sf
112-115.	11232/8	Japanese Restaurant	(85'-0" x 65'-0")	5,525 sf
116.	11240	Kumon Learning Center	(20'-0" x 65'-0")	1,300 sf
117.	11242	Nail Salon	(20'-0" x 65'-0")	1,300 sf
118.	11244	Magic Soul Food	(30'-0" x 65'-0")	1,487 sf
201.	11246	Dentist	(28'-0" x 80'-0")	2,240 sf
202.	11248	Gym	(20'-0" x 80'-0")	1,672 sf
203.	11250	Hair Weaves/Extensions	(20'-0" x 80'-0")	1,000 sf
204.	11252	Columbian Restaurant	(28'-0" x 80'-0")	2,768 sf
205-206.	11254	Pool & Patio Supplies	(32'-0" x 80'-0")	2,560 sf
207.	11258	All State Insurance	(17'-0" x 80'-0")	1,280 sf
208.	11260	Pharmacy	(24'-0" x 80'-0")	1,920 sf
209.	11262	Thai Restaurant	(20'-0" x 80'-0")	1,600 sf
210.	11264	Indo Pak Grocery	(20'-0" x 80'-0")	1,576 sf
211-212.	11266	Beauty School	(47'-0" x 80'-0")	3,840 sf
301.	11282	Bagel Deli	(20'-0" x 70'-0")	1,534 sf
302.	11280	Day Spa	(20'-0" x 65'-0")	1,408 sf
303.	11278	Day Spa	(20'-0" x 65'-0")	1,408 sf
304.	11276	Beauty Salon	(20'-0" x 65'-0")	1,300 sf
305.	11274	Sanabria & Associates	(20'-0" x 65'-0")	1,300 sf
306.	11272	Chiropractor	(20'-0" x 65'-0")	1,300 sf
307.	11270	Chiropractor	(30'-0" x 65'-0")	1,950 sf
308.	11284	Day Care Center	(30'-0" x 100'-0")	3,000 sf
401.	11300	Pending Availability	(120'-0" x 200'-0")	24,000 sf

all store addresses are located on Pines Blvd.
the above dimensions are for illustrative purposes only.



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