



# 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:**

Sky Zone, Kimchi Mart, Pinch-A-Penny Pools  
Kumon tutoring, and Dragon Gate

**GLA:**

79,568 sf ±

**Parking:**

330 spaces

**Demographics:**

2025	1 Mile	3 Miles	5 Miles
Population	29,063	151,061	420,388
Average HH Income	\$59,842	\$75,511	\$80,504
Total HH	12,509	57,321	144,824
Median Age	43.8	41.7	40.9



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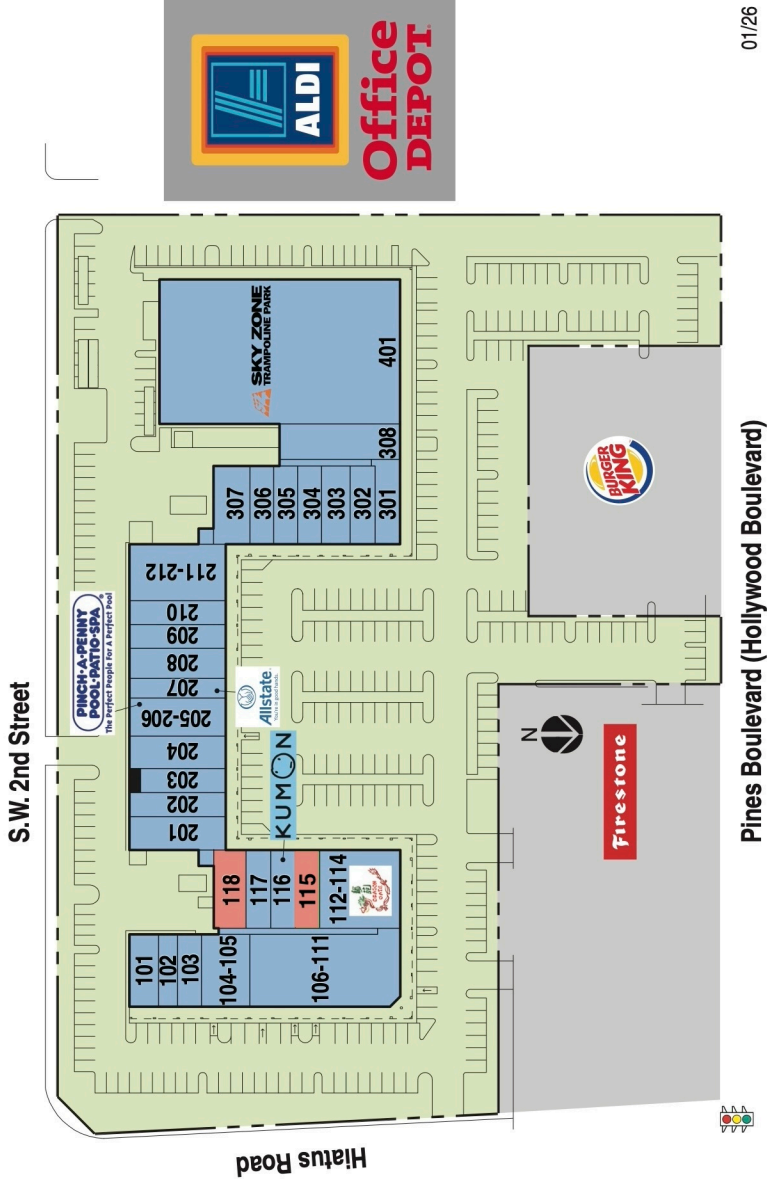
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Store	Addr.	Tenant	Dimensions	Size
101.	11210	Veterinarian	(24'-0" x 60'-0")	1,420 sf
102.	11212	Vape Shop	(16'-0" x 60'-0")	980 sf
103.	11214	Barber Shop	(20'-0" x 60'-0")	1,200 sf
104-105.	11216	Adult Day Care	(40'-0" x 60'-0")	2,400 sf
106-111.	11230	Oriental Mart	(60'-0" x 125'-0")	7,600 sf
112-114.	11232/6	Japanese Restaurant	(85'-0" x 65'-0")	4,225 sf
115.	11238	<b>Available</b>	<b>(20'-0" x 65'-0")</b>	<b>1,300 sf</b>
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	<b>Available</b>	<b>(30'-0" x 65'-0")</b>	<b>1,777 sf</b>
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	Hispanic 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	Indian/Himalayan Food	(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	Pines Flowers	(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	Sky Zone	(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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