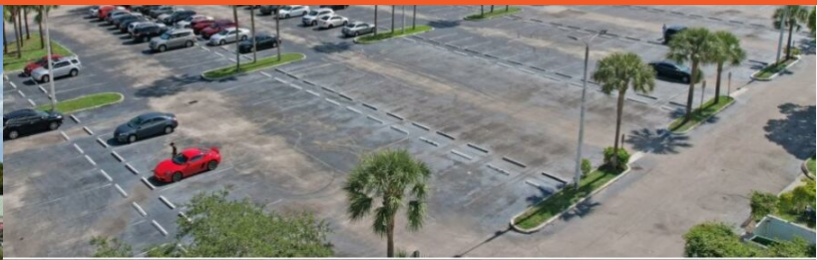


FOR LEASE

College Plaza

7841 PINES BLVD # 7899
PEMBROKE PINES, FL 33024

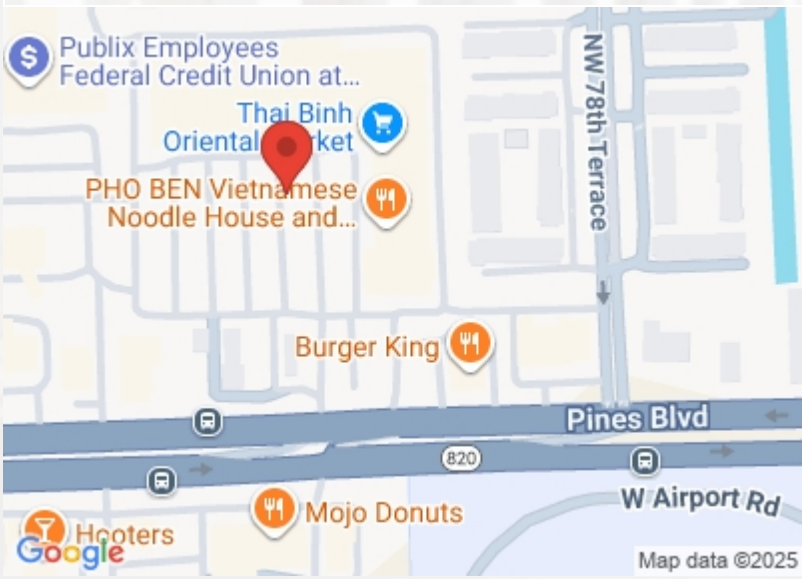


PROPERTY SUMMARY

Our market analysis for College Plaza has identified a prime opportunity for a leading specialty grocer. The trade area boasts powerful demographics, including 191,853 residents within 3 miles and an Average Household Income exceeding \$90,000. Combined with visibility to over 53,500 vehicles per day, this represents your chance to secure a high-demand location and serve a proven, underserved market.

- Major Traffic Drivers & Retail: Target, Costco, Walmart, Best Buy
- Grocery & Daily Needs: Publix, Aldi (validating the area for grocery sales)
- Health & Wellness Focused: LA Fitness, Planet Fitness
- Fast-Casual & QSR: Panera Bread, Chipotle, Chick-fil-A, Starbucks

Building SqFt	96,152 SqFt
Year Built	1974
Lot Size (acres)	8.86
Parcel ID	51-41-15-05-0030
Zoning Type	Commercial
County	Broward
Frontage	190.00 Ft
Traffic Count	110,000.00
Intersection	University Blvd



VICTOR M. JARAMILLO
Commercial Real Estate Broker
Mobile: 3059276377
victor@cbirefl.com

YADIRA CASTILLO
Vice President
Direct: 561-856-3775
Yadira@cbirefl.com



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6801 Lake Worth Rd., Ste. 342
Greenacres, FL 33467
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#7889-7893, 7909-7919	--	\$ 24.95 SF/Yr	NNN	35,984 SF	Negotiable
#7891-1A & 7991	--	\$ 24.95 SF/Yr	NNN	15,000 SF	Negotiable



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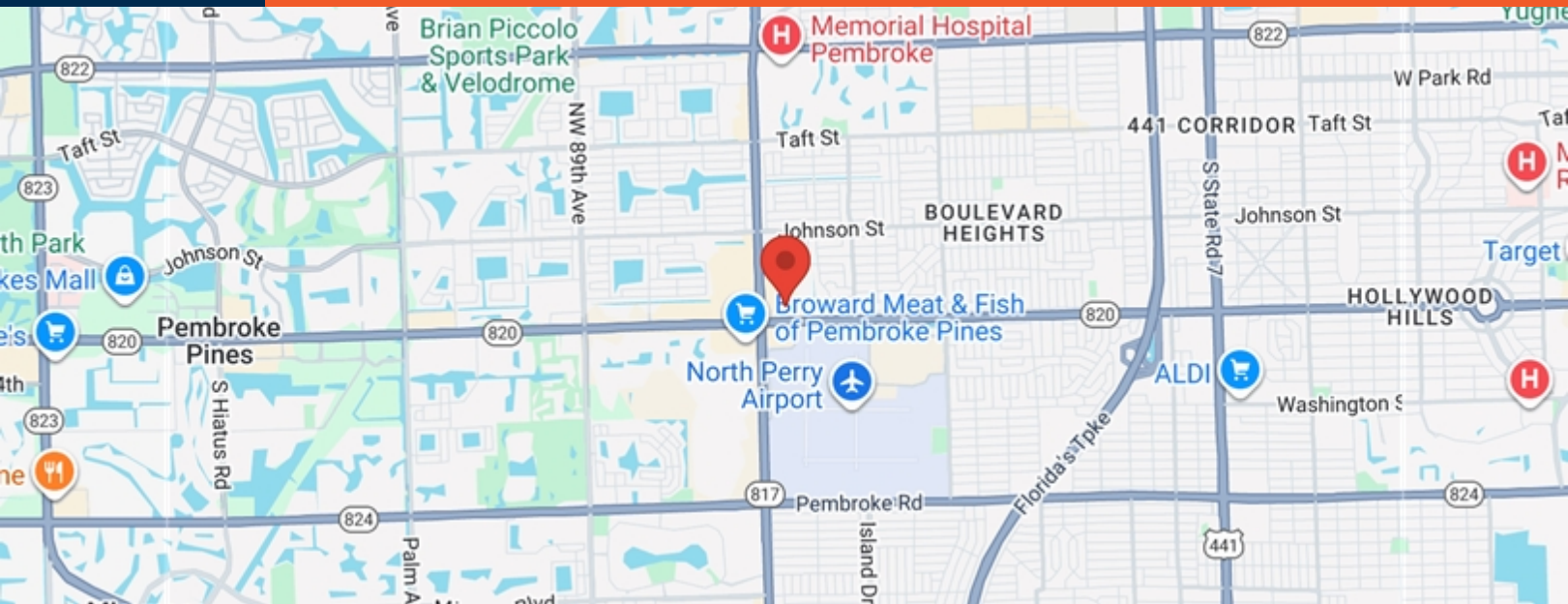


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,448	156,308	373,221
2010 Population	16,175	169,655	402,900
2025 Population	17,640	190,205	463,402
2030 Population	17,232	187,535	464,536
2025-2030 Growth Rate	-0.47 %	-0.28 %	0.05 %
2025 Daytime Population	15,279	143,188	377,574

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	610	5,808	14,830
\$15000-24999	269	2,863	8,520
\$25000-34999	300	4,065	10,452
\$35000-49999	840	7,337	19,036
\$50000-74999	1,057	12,102	29,758
\$75000-99999	1,055	9,779	23,114
\$100000-149999	1,192	13,133	30,443
\$150000-199999	326	5,046	13,606
\$200000 or greater	631	5,965	16,832
Median HH Income	\$ 76,098	\$ 76,675	\$ 75,563
Average HH Income	\$ 98,609	\$ 98,378	\$ 100,675

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,849	54,751	134,792
2010 Total Households	5,800	58,251	143,214
2025 Total Households	6,280	66,099	166,592
2030 Total Households	6,188	65,754	168,395
2025 Average Household Size	2.73	2.86	2.77
2025 Owner Occupied Housing	3,660	42,354	104,632
2030 Owner Occupied Housing	3,766	44,029	109,362
2025 Renter Occupied Housing	2,620	23,745	61,960
2030 Renter Occupied Housing	2,422	21,725	59,033
2025 Vacant Housing	197	2,689	8,443
2025 Total Housing	6,477	68,788	175,035

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CITY OF PEMBROKE PINES

COUNTY BROWARD

INCORPORATED 1/15/1960

AREA

CITY 34.8 SQ MI

LAND 32.7 SQ MI

WATER 2.1 SQ MI

ELEVATION 7 FT

POPULATION

ABOUT PEMBROKE PINES

Recognized nationally as a top city to raise a family, Pembroke Pines is one of South Florida's most powerful consumer hubs, engineered for retail success through an unmatched density of residential communities. This vast, built-in customer base is comprised of affluent, educated families with significant discretionary income, drawn to the city's A-rated schools and extensive parks. The community's deep investment in a health-conscious, active lifestyle translates directly into predictable, high-volume demand for a grocer focused on specialty, fresh, and organic foods. In short, Pembroke Pines offers the ideal fusion of population scale and targeted lifestyle demand, creating a perfect environment to capture a discerning and high-spending consumer.

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