# CROSSROADS SQUARE

PEMBROKE PINES, FL





## Highlights

Crossroads Square is located in Pembroke Pines, Florida. The vibrant shopping center is a bustling hub of activity located on the northeast corner of heavily trafficked Pines Boulevard and University Drive. With its prominent position, the shopping center sees over 104,000 vehicles per day. Anchored by Party City, and Lowe's as a shadow anchor, the center offers a diverse range of retail options, dining establishments, and professional services, ensuring an enjoyable and convenient shopping experience, all within close proximity to Florida's Turnpike.

**♥CVS** pharmacy®





**Party City** 

Shadow Anchor

Notable surrounding retailers and restaurants, see map

±1,125 SF and ±1,500 SF available



Located on the NEC of Pines Boulevard and University Drive



Over 104,000 cars per day combined at the intersection



Thriving shopping center anchored by Party City and Lowes



Located at one of the busiest major retail nodes and intersections in Broward County

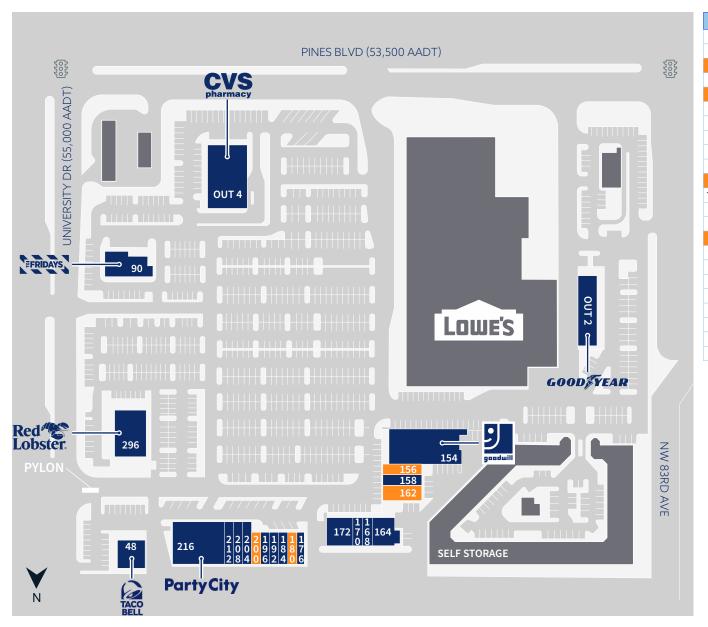


Turnpike access within minutes of site





### Site Plan



SUITE	TENANT	SF
100	Lowe's #1681	N/A
154	Goodwill	12,000
156	Available	1,650
158	Happy Paws	1,350
162	Available	3,000
164	Bland Insurance	2,650
168	Home Design	1,300
170	Golden Medica	1,280
172	Dolphin Carpet & Tile	4,600
176	Pretty Girls Curves	1,500
180	Available	1,500
184-188A	Sheiks Bakery & Quik Serve Cafe	1,125
192	Nail Salon & Spa	1,125
196	Meraki Rose	2,000
200	Available	1,125
204	The Studio Nail Supply	3,000
208	South Florida Pediatric Partner	2,000
212	Peach Cobbler Factory	2,000
216	Party City	11,000
48	Taco Bell #21409	5,232
90	T.G.I. Fridays	7,406
OUT2	Goodyear	12,739
OUT4	CVS	N/A



1-MILE

POPULATION 19,547

HOUSEHOLDS 6,866

DAYTIME EMPLOYEES 6,850

AVG HOUSEHLD INCOME \$74,033

3-MILE

195,983

65,052

47,537

\$77,958

5-MILE

460,918

159,245

152,223

\$77,337

#### Trade Area





#### **Contact**

Rafael Romero, CCIM Senior Vice President Retail Advisory +1 305 704 1403 rafael.romero@jll.com

Natalie Eskert Senior Associate Retail Advisory +1 305 704 1404 natalie.eskert@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.