

CROSSROADS SQUARE

PEMBROKE PINES, FL



A Longpoint Subsidiary

154 UNIVERSITY DRIVE, PEMBROKE PINES, FL 33024

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.

±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



 **CVS** pharmacy[®]


publix


LOWE'S

Shadow Anchor

Party City

Notable surrounding retailers and restaurants, see map



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	3-MILE	5-MILE
POPULATION	19,547	195,983	460,918
HOUSEHOLDS	6,866	65,052	159,245
DAYTIME EMPLOYEES	6,850	47,537	152,223
AVG HOUSEHLD INCOME	\$74,033	\$77,958	\$77,337

Trade Area





Contact

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