

FOR LEASE

VILLAGE SQUARE PLAZA

1657 NORTH HIATUS ROAD, PEMBROKE PINES, FL 33026



PROPERTY DESCRIPTION

Neighborhood Publix-anchored center with great tenant mix including McDonald's, Bank of America, Pizza Hut, and more!

PROPERTY HIGHLIGHTS

- Located in the affluent community of Pembroke Pines at the SE corner of Hiatus Road and Taft Street
- Prime retail space from 750 to 4,110 square feet
- More than 21,500 cars pass the site per day
- Former chiropractic office available

OFFERING SUMMARY

Lease Rate:	Upon Request
Lease Term:	Negotiable
Available SF:	750 - 4,110 SF
Building Size:	82,508 SF

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Postal Count Population	18,348	141,239	347,528
Median Age	44.4	41.2	39
Average HH Income	\$111,563	\$98,109	\$106,227

BRYAN COHEN

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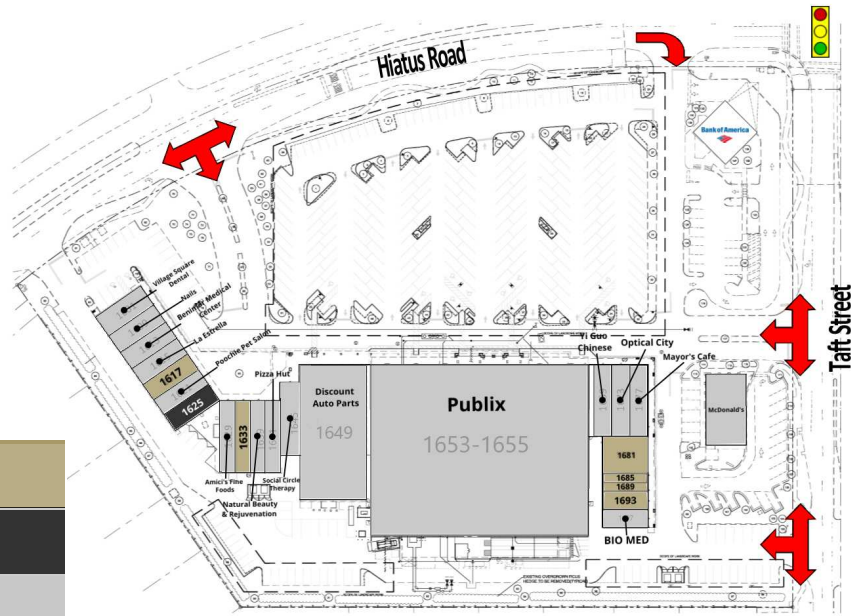
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LEGEND

Available
Available Soon
Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1681	Available	1,800 SF	NNN	Upon Request
1685	Available	750 SF	NNN	Upon Request
1689	Available	760 SF	NNN	Upon Request
1693	Available	800 SF	NNN	Upon Request
1633	Available	1,200 SF	NNN	Upon Request
1617	Available	1,200 SF	NNN	Upon Request
1625	Available Soon	1,260 SF	NNN	Upon Request

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Village Square Dental	1601	2,580
Nails	1609	900
Benimar Medical Center	1613	1,500
La Estrella	1615	900
AVAILABLE	1617	1,200
Poochie Pet Salon	1621	900
COMING AVAILABLE	1625	1,260
Amici's Fine Foods	1629	1,600
AVAILABLE	1633	1,200
Natural Beauty & Rejuvenation	1639	1,200
Pizza Hut	1641	1,553
Social Circle Therapy	1645	1,680
Discount Auto Parts	1649	10,800
Publix	1653-1655	45,600
Yi Guo Chinese	1669	1,600
Optical City	1673	1,200
Mayor's Cafe	1677	1,875
AVAILABLE	1681	1,800
AVAILABLE	1685	750

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
AVAILABLE	1689	760
AVAILABLE	1693	800
BIO MED	1697	850
TOTALS/AVERAGES		82,508

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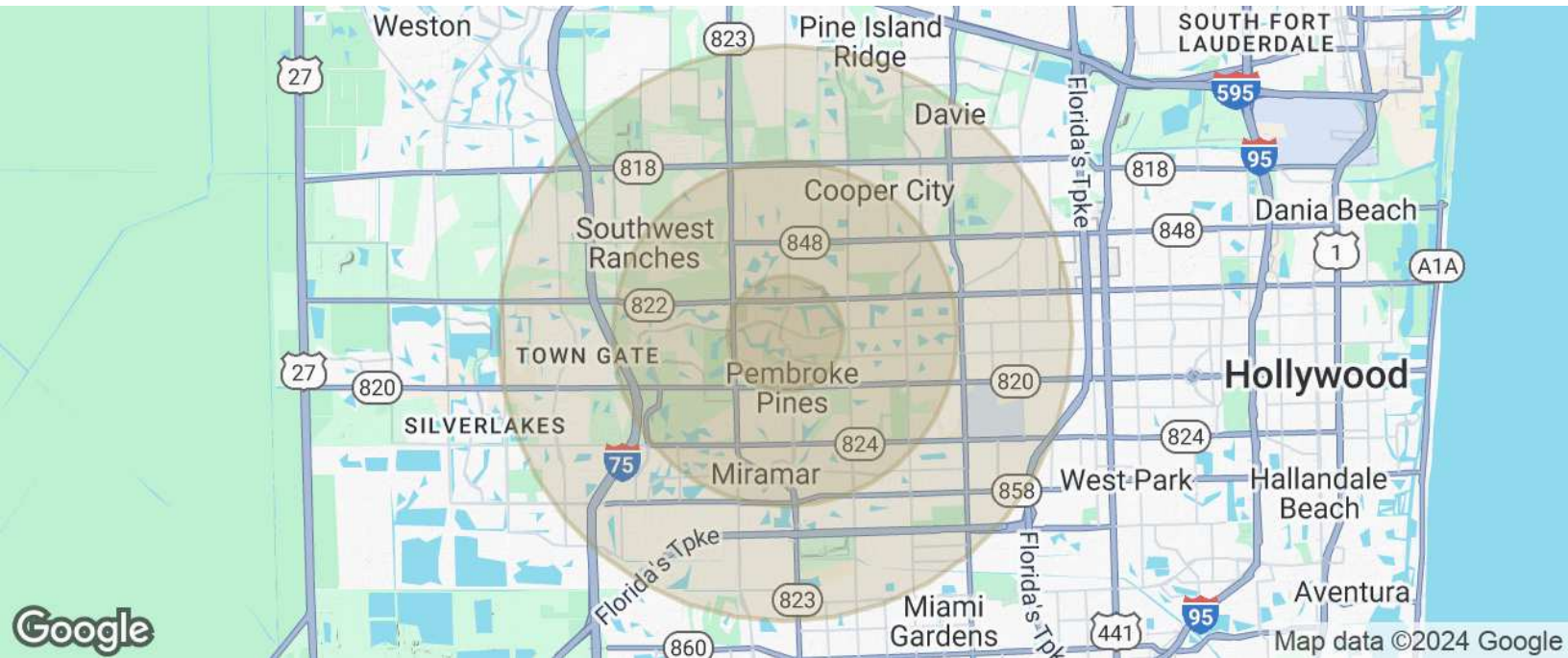
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	100,618	242,807	128,306
Average Age	37.1	37.3	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,288	24,227	48,326
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$50,298	\$54,716	\$75,668
Average House Value	\$313,453	\$298,361	\$302,211

2020 American Community Survey (ACS)

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