



# Commercial Land For Sale

18900 Pines Blvd | Pembroke Pines, FL, 33029

**Jorge Alvarino**

PARTNER

jalvarino@horizonpropertiesfl.com  
(305) 364-9945

**Edward Salazar**

INVESTMENT PROPERTY ADVISOR

esalazar@horizonpropertiesfl.com  
(305) 609-2712

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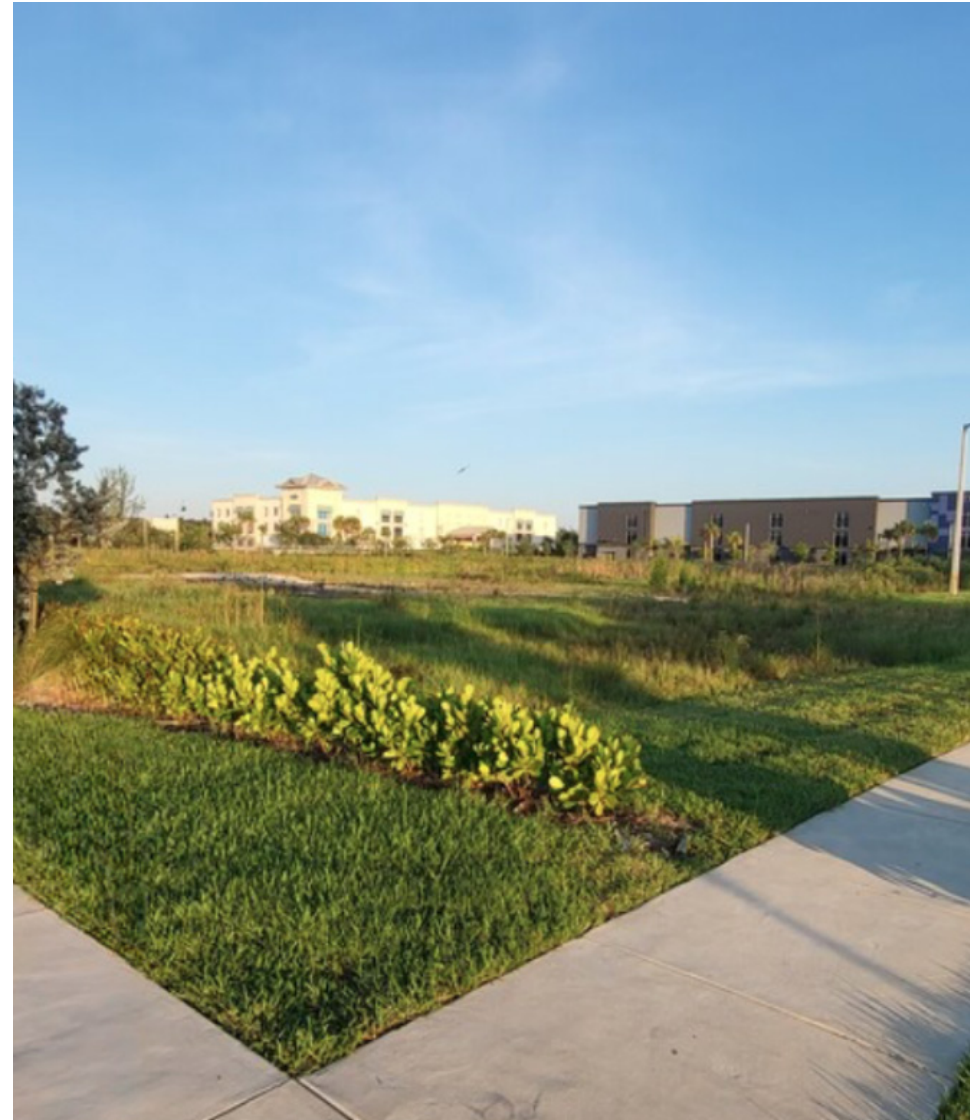
## PROPERTY HIGHLIGHTS

- 4.1 Acres - May be subdivided
- One of the last remaining commercial parcels available for purchase in trade area
- Frontage of 500' on Pines Blvd
- Located 3 miles from the Memorial Hospital Miramar Campus
- C-1 Commercial Zoning City of Pembroke Pines
- Ideal development opportunity for Medical, Retail and Small Bay Industrial
- Price: \$8.7 Million



## AREA SUMMARY

- High Traffic Exposure: With over 66,000 vehicles passing daily, the location offers exceptional visibility for any commercial development.
- Premium Demographics: The area has a population exceeding 148,000 residents and an average household income of \$144,817, indicating a high-end market with strong spending power.
- Strategic Location: Being one of the last available parcels in the Pembroke Pines/Miramar trade area west of I-75, the property represents a rare opportunity for development in a highly sought-after area. Direct Access to Pines Blvd.





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