

FOR LEASE



PROPERTY DESCRIPTION

Pembroke Pines Medical is comprised of 4 medical office buildings totaling 91,956 SF within the desirable city of Pembroke Pines.

The property is located just north of Pines Blvd. on Hiatus Road, next to the Pembroke Lakes Mall.

PROPERTY HIGHLIGHTS

- Built out Medical Office and BTS opportunities available
- Medical Office Campus in a suburban office market
- Traffic Counts: 50,000 AADT (Pines Blvd.) 21,000 AADT (Hiatus Rd.)
- Multifamily and Retail Development going on all around the area

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	34
Available SF:	983 - 2,113 SF
Building Size:	91,956 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,818	57,987	134,130
Total Population	25,733	154,329	400,910
Average HH Income	\$72,585	\$85,176	\$92,293

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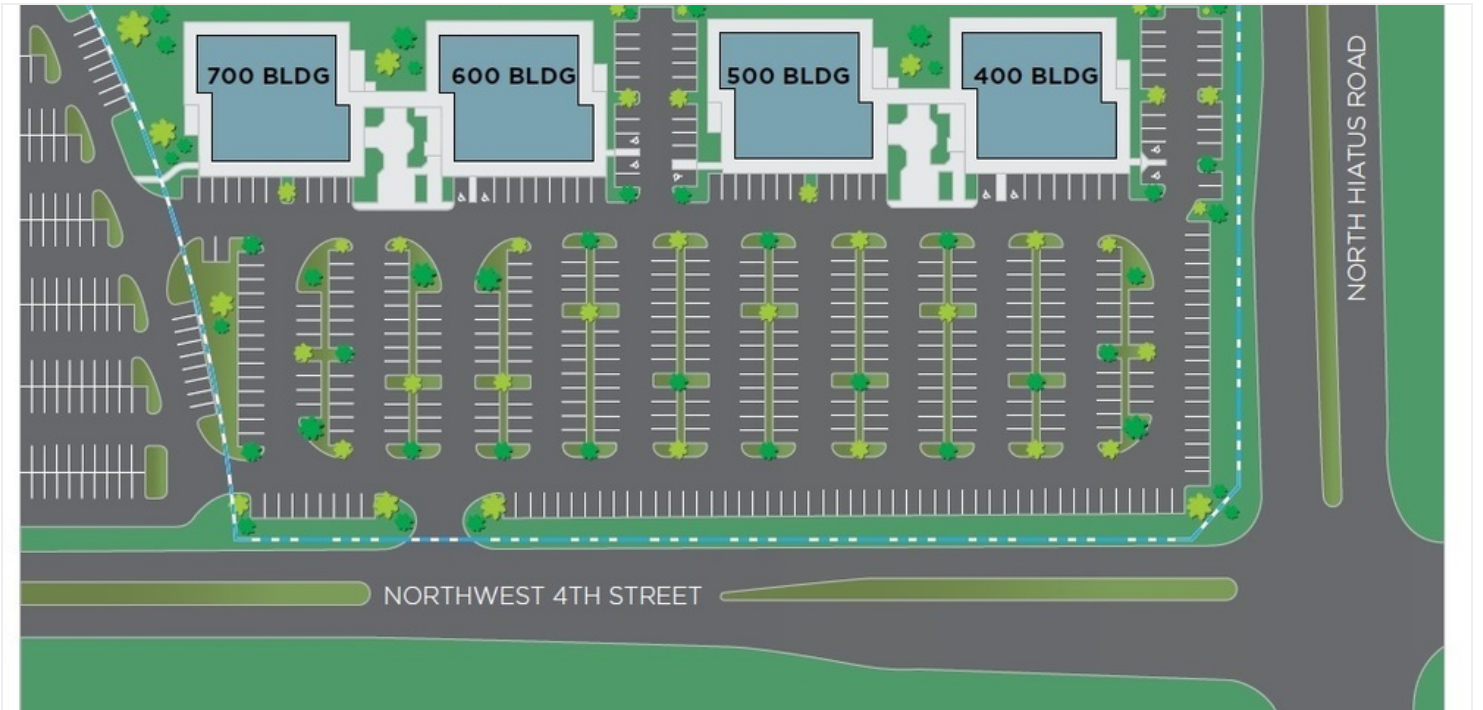


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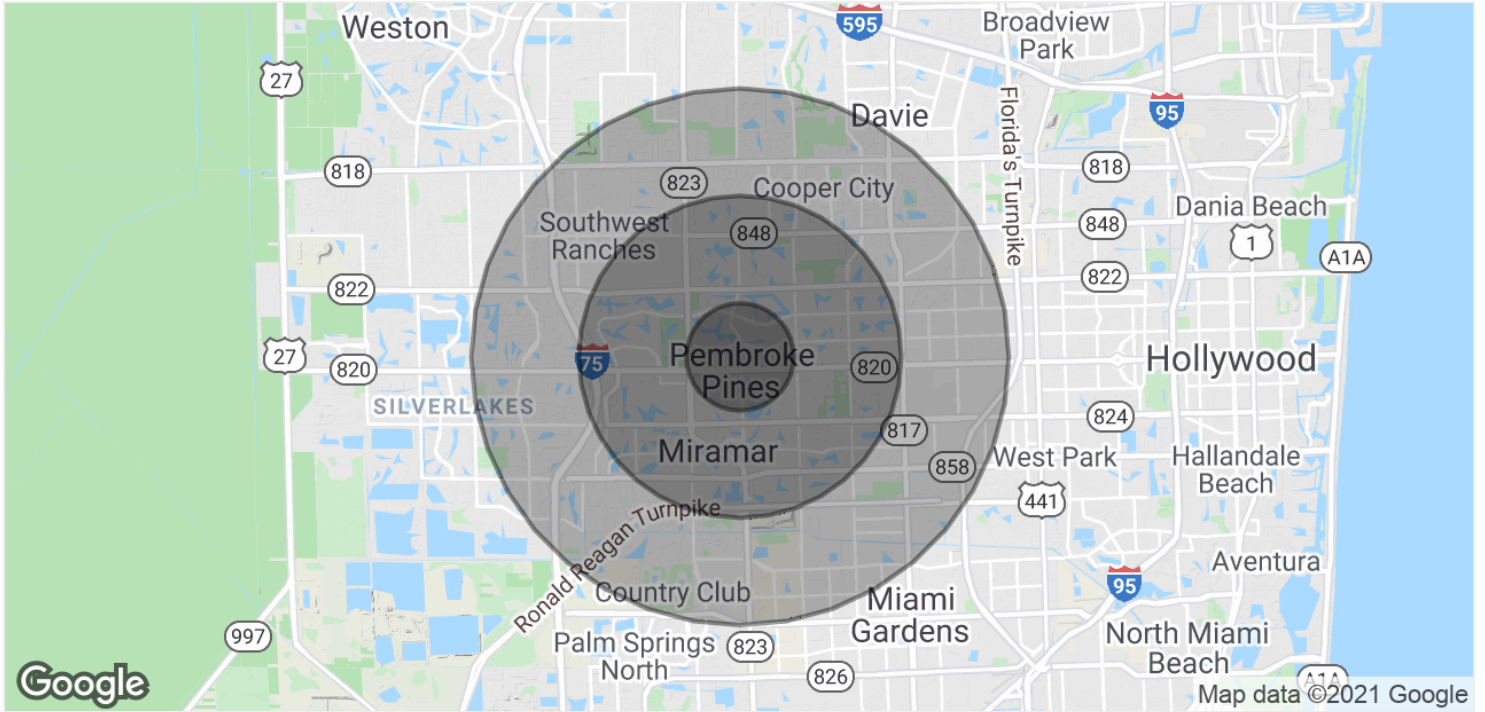
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,733	154,329	400,910
Average age	38.8	40.4	37.5
Average age (Male)	36.3	38.5	35.3
Average age (Female)	41.8	42.3	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,818	57,987	134,130
# of persons per HH	2.5	2.7	3.0
Average HH income	\$72,585	\$85,176	\$92,293

* Demographic data derived from 2021 US Census