

±6,902 SF AVAILABLE



PROPERTY OVERVIEW

AREA MAP

Located near the intersection of Independence Boulevard and Pembroke Boulevard, Pembroke Crossing Shoppes is a strip center ideal for prime medical office and retail shops.

- Frontage on Pembroke Boulevard
- Convenient to I-264
- Contact Agent for Rental Rate
- **AVAILABLE: ±6,902 SF Partial buildout and shell space which can be subdivided into smaller spaces**



DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	14,509	105,548	248,697
Average HH Income:	\$73,427	\$80,508	\$80,187
Traffic Count:	±13,000 VPD		

FOR MORE INFORMATION, PLEASE CONTACT:

LENNY BURNS
(757) 490-3141
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Pembroke Realty Group
4433 Corporation Lane, Suite 250
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www.pembrokerealty.com



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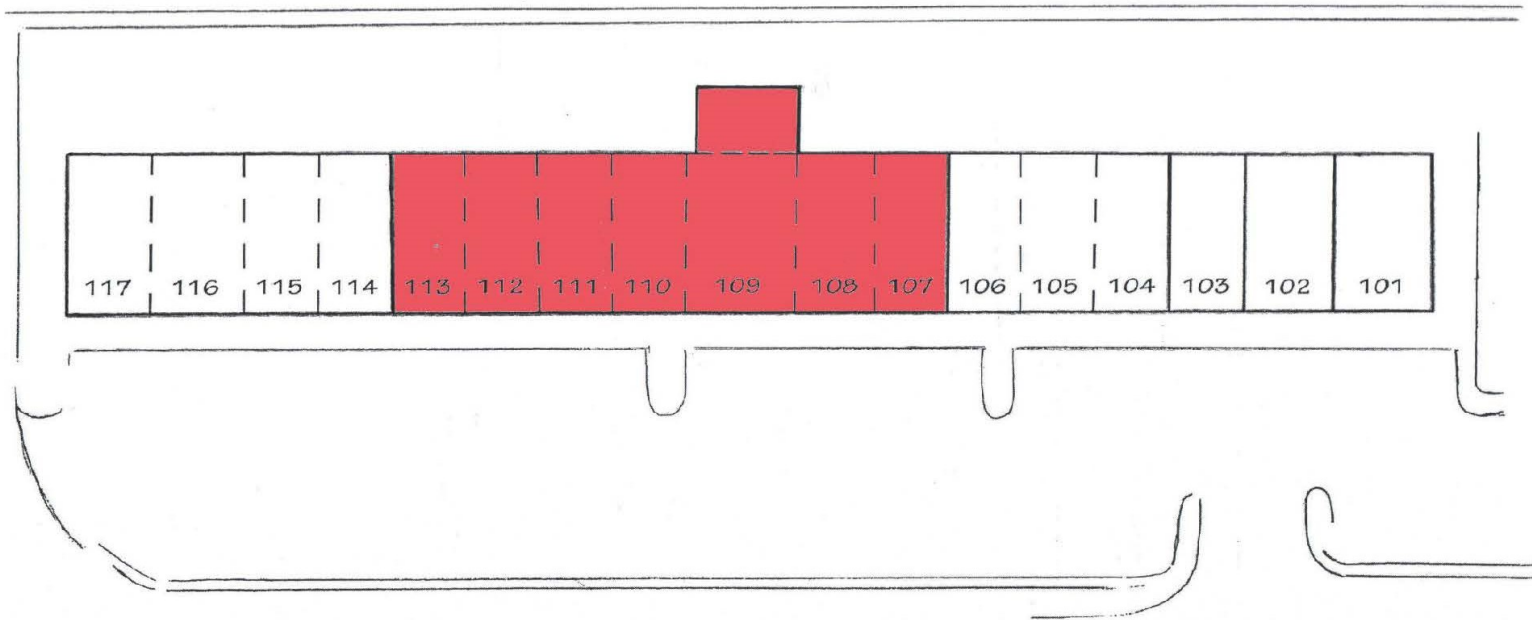
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PEMBROKE CROSSING SHOPPES



<u>SUITE</u>	<u>TENANT</u>
101	Pembroke Chiropractic
102	Harris Convenience Store
103	Ocean Air Massage
104-106	Tango's Tavern
107	NY Smoke & Vape Shop
108-113	AVAILABLE (±6,902 SF)
114-117	Ivy Rehab Physical Therapy

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