

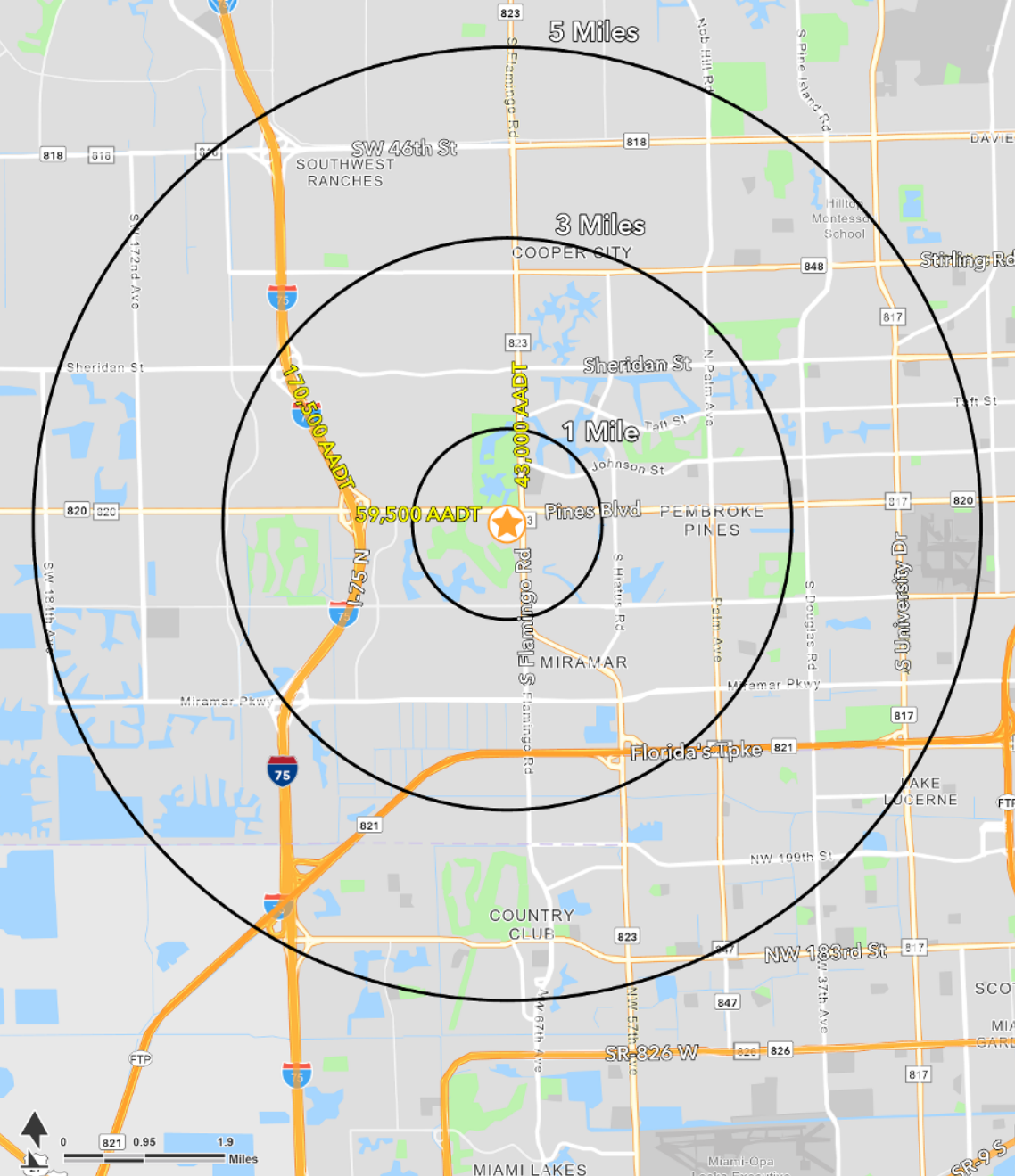
FLAMINGO PINES SHOPPING CENTER

12550 PINES BLVD, PEMBROKE PINES, FL 33027

FOR LEASE



TSCG™



PROPERTY HIGHLIGHTS

- Flamingo Pines is a Publix anchored community shopping center located across from Pembroke Lakes Mall
- It is located at the southwest corner of Pines Blvd and Flamingo Rd, one of the busiest intersections in Broward County and a major regional retail node
- Co-tenants include Salons by JC, Amscot, Montessori Ivy League, H&R Block, Supercuts and more
- Total 114,500 AADT at intersection
- GLA: 131,664 SF

AVAILABLE SPACES

- Suite 7: 2,621 SF
- Suite 16: 3,000 SF
- Suite 34: 1,953 SF

DEMOGRAPHICS

Latitude: 26.00515 Longitude: -80.31532

	1 MILE	3 MILES	5 MILES
 2025 Total Population	22,804	145,064	386,391
 2025 Total Households	11,189	55,920	135,081
 2025 Average HH Income	\$62,816	\$109,183	\$118,438
 2025 Daytime Population	22,883	122,560	297,210

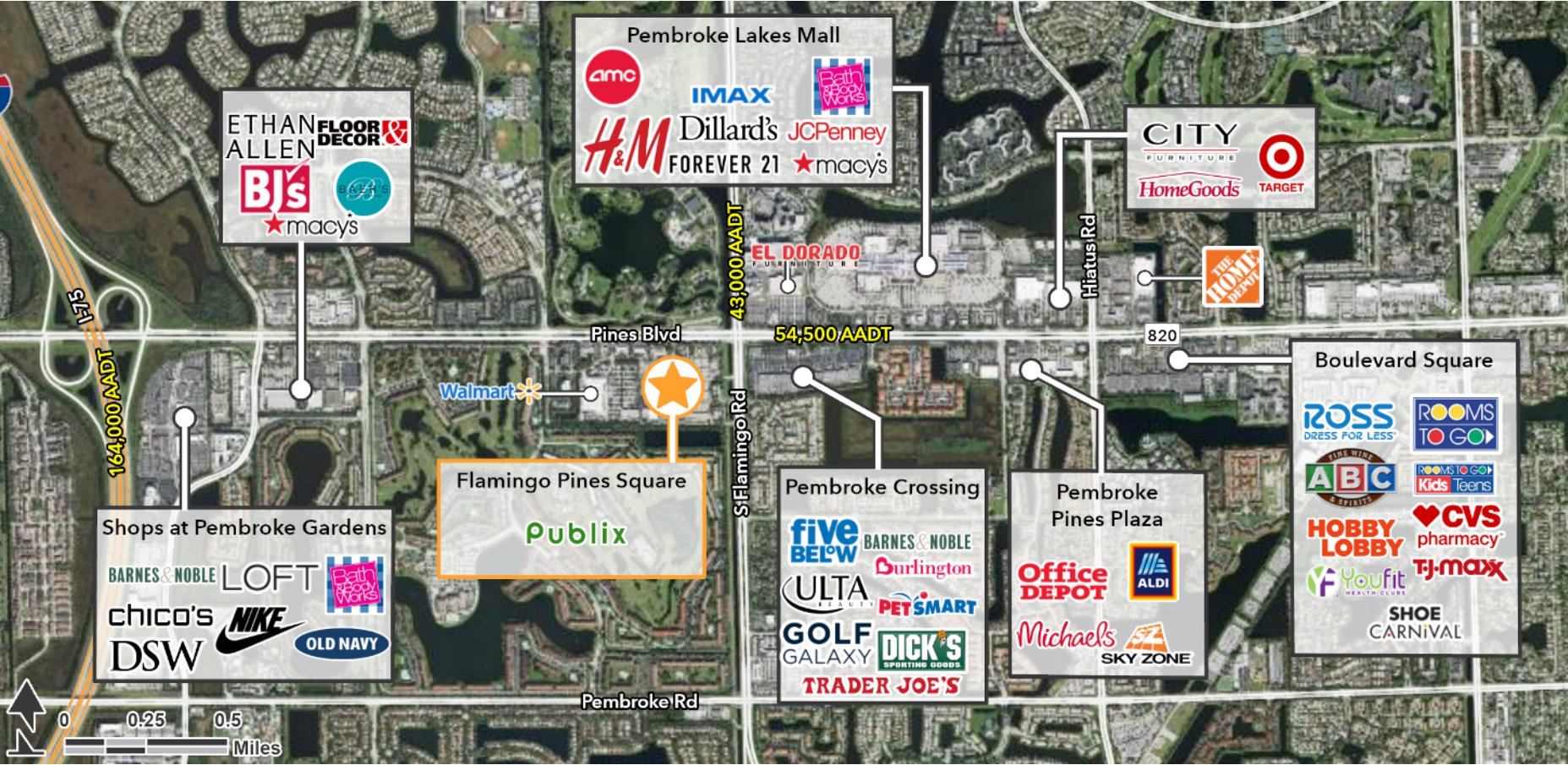
PROPERTY OVERVIEW

SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1-50	Fifth Third Bank	3,000 SF	14-294	SFADA Tag Agency	2,830 SF	27-170	Publix	55,000 SF
2-103	Einstein Bros Bagels	1,560 SF	15-282	Montessori Ivy League	6,347 SF	28-160	Institute of Rheumatology &...	4,000 SF
3-102	Vietnamese Restaurant TBD	1,680 SF	16-270	Available	3,000 SF	29-154	North South Grill	1,500 SF
4-101	DRNK coffee + tea/ QWENCH	1,560 SF	17-252	Pattaya Spa	1,600 SF	30-142	Unlimited Hair and Nails	1,600 SF
5-352	Amscot Financial	3,108 SF	18-246	Advanced Vision Care	1,960 SF	31-136	Institute of Rheumatology	1,050 SF
6-350	REVV Senior Center	3,266 SF	19-240	Joy Dental Pines	1,500 SF	32-134	Metro by T-Mobile	1,050 SF
7-340	Available	2,621 SF	20-234	Budget Rent A Car	1,050 SF	33-130	Veterinary Medical Office	1,539 SF
8-330	Impression Imaging Center	3,150 SF	21-228	Kin-Care Medical Supply Sou...	1,050 SF	34-124-18	Available	1,953 SF
9-320	The UPS Store	1,500 SF	22-222	Life is Beautiful, MD	2,100 SF	35-112	Renegade Insurance	1,043 SF
10-318	Chowology	1,000 SF	23-210	Estrella Insurance	1,125 SF	36-106	Gong Cha Tea	1,050 SF
11-312	Gentlemen's Cutz	1,177 SF	24-204	FirstBank Puerto Rico	1,575 SF	37-120	H&R Block	1,220 SF
12-306	Miracle-Ear	1,020 SF	25-198	Supercuts	1,000 SF	38-100	Fiery Irie	2,280 SF
13-300	Angel's Nails	1,200 SF	26-176	Salons by JC	7,400 SF			

AREA OVERVIEW



EXCLUSIVE AGENT(S):

TSCG®

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