

PREMIER RETAIL OPPORTUNITIES

PINES CITY CENTER

10200 PINES BLVD.
PEMBROKE PINES, FL 33025



FranklinStreet

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PROPERTY SUMMARY

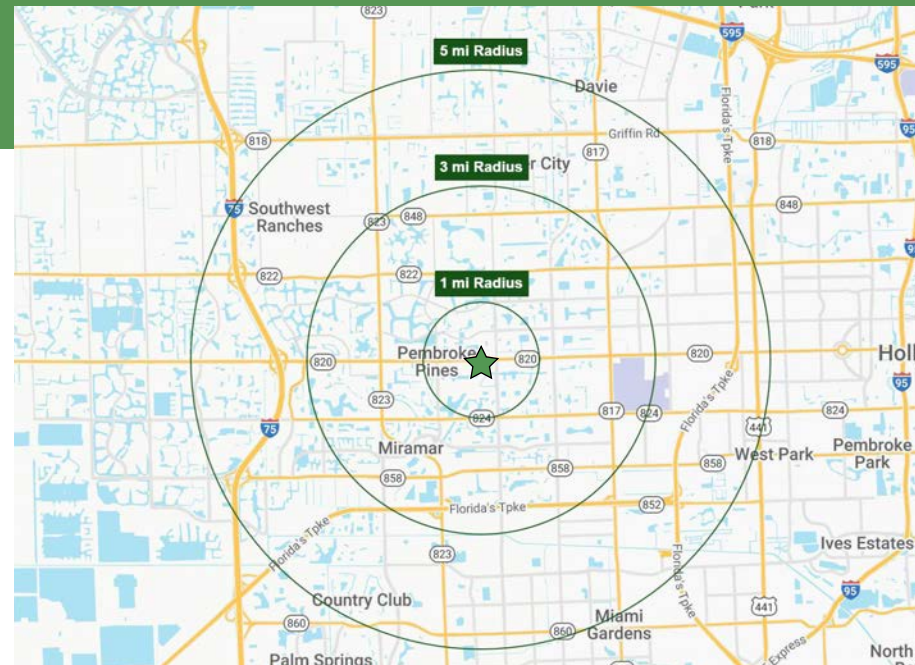


PROPERTY HIGHLIGHTS

- Total SF: 291,000
 - East SF: 195,000
 - West SF: 96,000
- Anchor Tenants:
 - Hobby Lobby
 - Publix
- Year Built: 2020
- Street-level retail/restaurant space
- Signage opportunities available
- Efficient floor plans

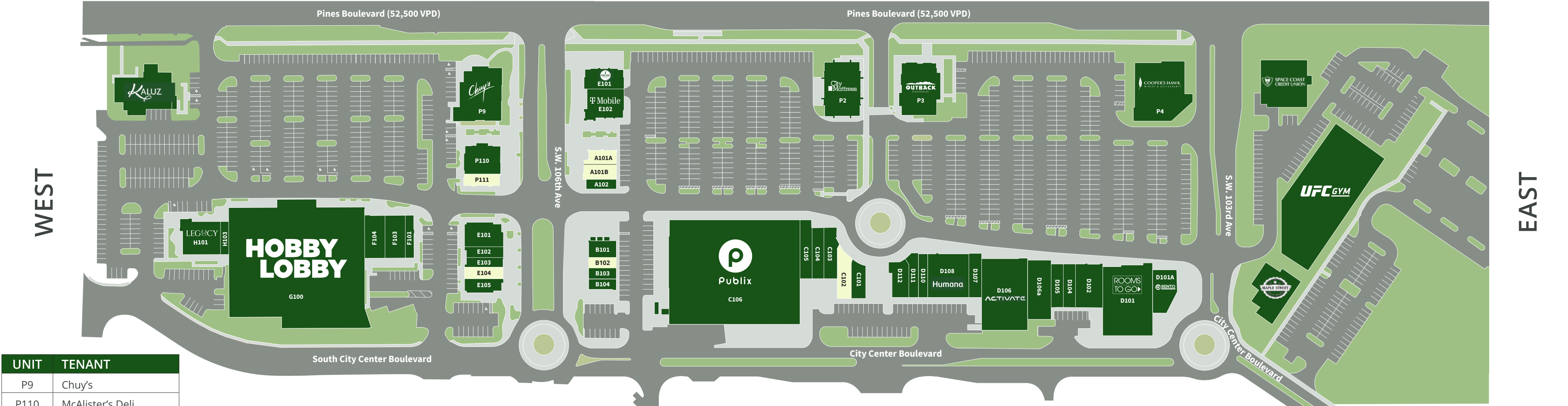
AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	26,316	169,348	408,884
Households	10,070	63,143	141,497
Ave. HH Income	\$93,173	\$103,899	\$108,940
Median Age	36.3	37.6	37.3
Daytime Pop.	15,220	124,783	286,409



PINES CITY CENTER | PEMBROKE PINES, FL

SITE PLAN



UNIT	TENANT
P9	Chuy's
P110	McAlister's Deli
P111	AVAILABLE - 1,159 SF
H101	Legacy Fit
H103	The UPS Store
G100	Hobby Lobby
F104	Pho Bar
F103	Sushi Sake

UNIT	TENANT
F101	Mister O1
E101	Paradise Grills
E102	AT&T
E103	Removery
E104	AVAILABLE- 1,403 SF

UNIT	TENANT
E105	Colada
P2	City Mattress
P3	Outback Steakhouse
P4	Cooper's Hawk
E101	Pura Vida

UNIT	TENANT
E102	T-Mobile
A101A	AVAILABLE - 1,260 SF
A101B	AVAILABLE - 1,772 SF
A102	Semper Laser
B101	Smoothie King

UNIT	TENANT
B102	AVAILABLE- 864 SF
B103	Sports Clips
B104	Florida First Insurance
C106	Publix
C105	Publix Liquors

UNIT	TENANT
C104	Paradise Nails
C103	Pacific Dental
C102	AVAILABLE- 2,017 SF
C101	Sufrat Mediterranean
D112	Embarcadero 41

UNIT	TENANT
D111	Emack & Bollos
D110	Cognizant Cards
D108	Humana
D107	Woof Gang Bakery
D106	Activate Games

UNIT	TENANT
D105	Suite House & Co
D104	Cryotherapy Recovery
D102	Health Direct
D101	Rooms To Go
D101A	Bento Cafe

WHAT'S IN THE AREA

HOTELS

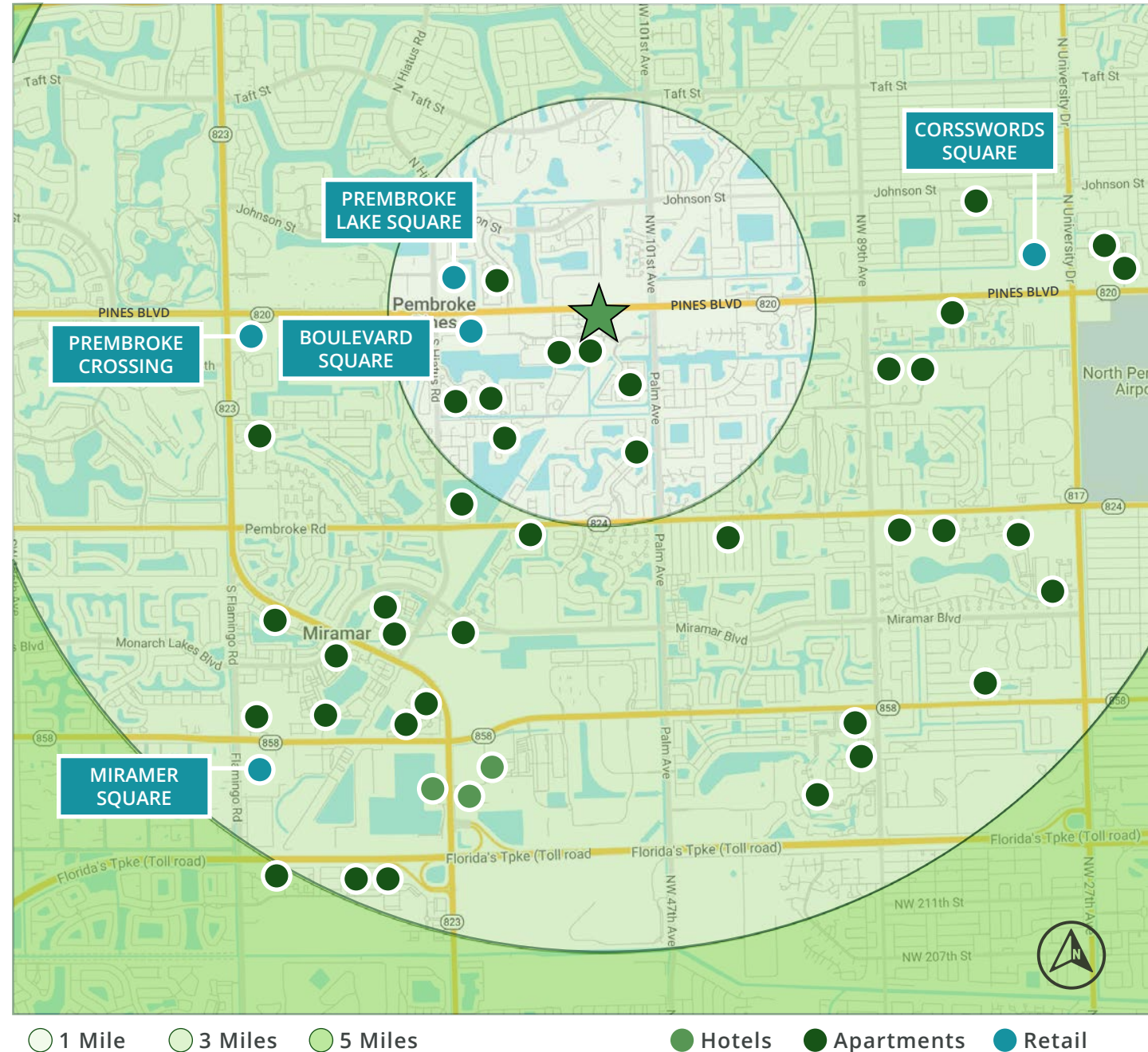
	ROOMS
SpringHill Suites Fort Lauderdale Miramar	124
Hampton by Hilton Inn & Suites Fort Lauderdale	122
WoodSpring Suites Miramar	122

APARTMENTS

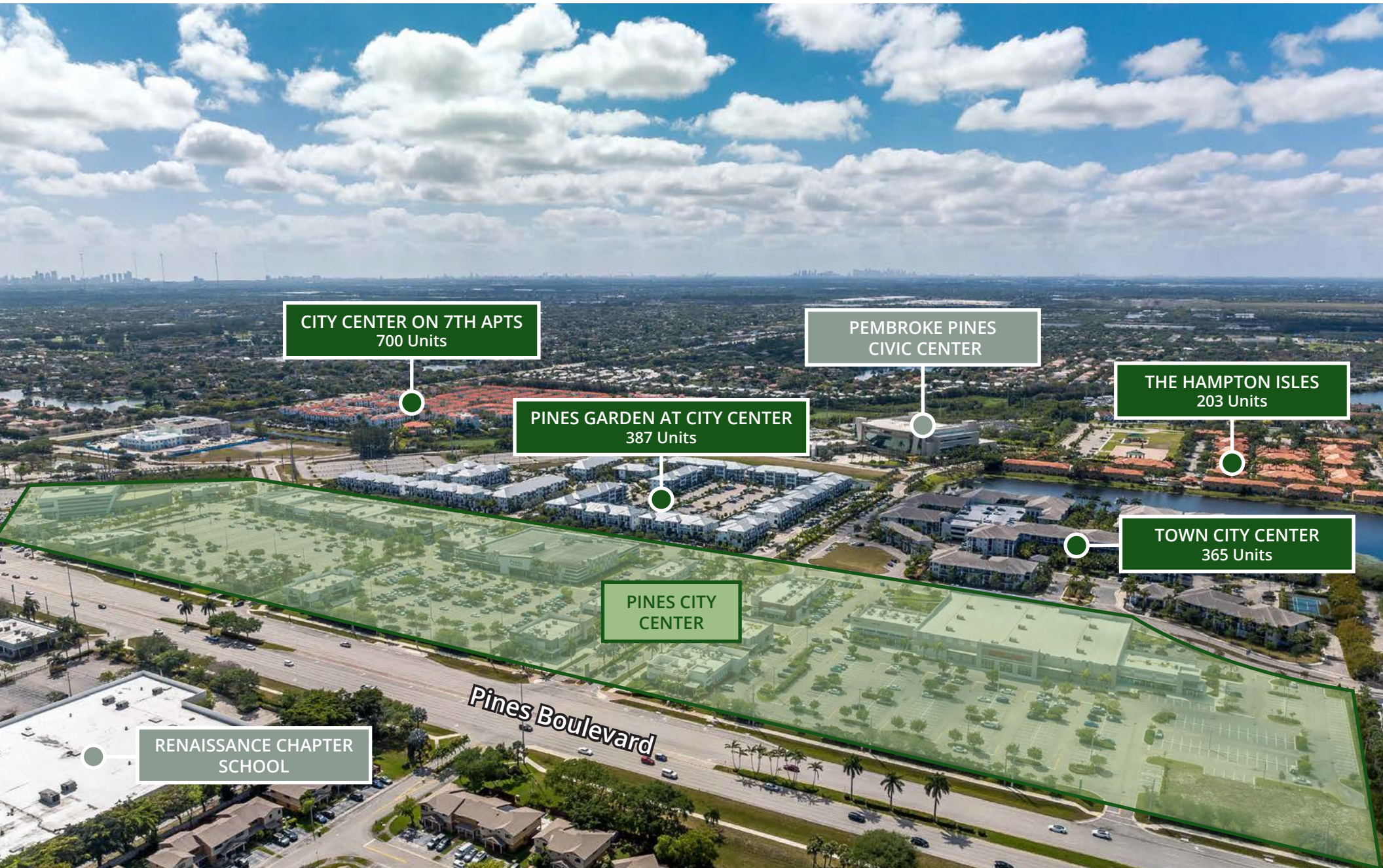
	UNITS
Existing	14,202
Under Construction	964
Proposed	208

NEARBY SHOPPING CENTERS

	ANCHOR TENANTS
Pembroke Crossing	Dick's Sporting Good, Burlington, Barns & Noble, PetSmart
Crossroads Square	Lowe's
Miramar Square	Kohl's
Pembroke Lake Square	The Home Depot, Walgreens
Boulevard Square	T.J. Maxx, Ross, Michael's



AREA OVERVIEW



CONTACT

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