

# FLAMINGO PINES SHOPPING CENTER

12550 PINES BOULEVARD, PEMBROKE PINES, FL 33027

## FOR LEASE

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### 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
- Available 1,953 SF to 3,266 SF
- GLA: 131,664 SF



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,133	54,995	133,145
Total Population	22,899	144,346	384,806
Average HH Income	\$60,863	\$103,516	\$112,143



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63,000 AADT  
Pines Boulevard

South Flamingo Road 51,500 AADT

SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Fifth Third Bank	3,000 SF	20	Budget Rent A Car	1,050 SF
2	Einstein Bros Bagels	1,560 SF	21	Kin-Care Medical Supply Sou...	1,050 SF
3	Vietnamese Restaurant TBD	1,680 SF	22	Life is Beautifyl, MD	2,100 SF
4	DRNK coffee + tea / QWENCH ...	1,560 SF	23	Estrella Insurance	1,125 SF
5	Amscot Financial	3,108 SF	24	FirstBank Puerto Rico	1,575 SF
6	Available	3,266 SF	25	Supercuts	1,000 SF
7	Available	2,621 SF	26	Salons by JC	7,400 SF
8	Available	3,150 SF	27	Publix	55,000 SF
9	The UPS Store	1,500 SF	28	Institute of Rheumatology &...	4,000 SF
10	Chowology	1,000 SF	29	North South Grill	1,500 SF
11	Gentlemen's Cutz	1,177 SF	30	Unlimited Hair and Nails	1,600 SF
12	Miracle-Ear	1,020 SF	31	Institute of Rheumatology	1,050 SF
13	Angel's Nails	1,200 SF	32	Metro by T-Mobile	1,050 SF
14	SFADA Tag Agency	2,830 SF	33	Veterinary Medical Office	1,539 SF
15	Montessori Ivy League	6,347 SF	34	Available	1,953 SF
16	Discovery Pet	3,000 SF	35	Coming Available 2024	1,043 SF
17	Pattaya Spa	1,600 SF	36	Gong Cha Tea	1,050 SF
18	Advanced Vision Care	1,960 SF	37	H&R Block	1,220 SF
19	Joy Dental Pines	1,500 SF	38	Fiery Irie	2,280 SF

Last Updated: 8.15.24

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