

FLAMINGO FALLS

2000 N Flamingo Rd | Pembroke Pines, FL 33321

RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS



CLICK TO VIEW
DRONE VIDEO

- **AVAILABLE SPACES:** 1,070 SF | 2 - 1,400 SF | 1,750 SF
- 147,968 SF Fresh Market and LA Fitness anchored center with notable tenants including CVS Pharmacy, Starbucks, IHOP, and Phenix Salon Suites
- Located at the heavily trafficked signalized intersection of N Flamingo Rd (44,000 AADT) and Sheridan St (42,500 AADT) in Pembroke Pines, FL
- Strong average household incomes over \$128,000 in a 1-mile radius and over 122,000 people in a 3-mile radius
- Surrounding retailers include:

Publix

AMC
THEATRES

DICK'S
SPORTING GOODS

ROSS
DRESS FOR LESS

DEMOGRAPHICS (based on 2021 Estimates)

POPULATION



1 Mile	11,445
3 Mile	122,012
5 Mile	308,374

HOUSEHOLDS



1 Mile	4,036
3 Mile	46,856
5 Mile	107,490

DAYTIME POPULATION



1 Mile	9,966
3 Mile	107,899
5 Mile	274,334

AVG. HOUSEHOLD INCOME



1 Mile	\$128,025
3 Mile	\$95,105
5 Mile	\$101,942

DAILY TRAFFIC COUNTS



N Flamingo Rd	44,000 AADT
Sheridan St	42,500 AADT



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CVS Pharmacy Outparcel



Shopping Center Cotenants



IHOP Storefront



Monument Sign Facing N Flamingo Rd

VIRTUAL 360 TOUR
 CLICK TO EXPLORE


UNIT	TENANT	SIZE
1	CVS Pharmacy	10,908 SF
2	Phenix Salon Suites	6,000 SF
3	The Elite Barbershop	1,000 SF
4	Wu's Kitchen	1,000 SF
5	Planet T-Uniforms	2,000 SF
6	Illuminations Hair & Nail Salon	1,308 SF
8	Planet T-Uniforms	2,918 SF
9	Dr. Yuchi Phen, DMD	2,060 SF
10	Buenos Aires Bakery Cafe	2,819 SF
11A	Brian Bons, DMD	2,060 SF
11B	Available	1,070 SF
12	Liquidida Lounge	1,400 SF
13	Available	1,400 SF
14	Berlitz Kids & Teens	1,400 SF
15	The Fresh Market	18,400 SF
16	Elite Nails	2,800 SF
18	Infinite Life Chiro	1,540 SF
19	Jersey Mike's Subs	1,260 SF
20	Maggie the Salon	2,310 SF
22	John the Baker	3,121 SF
23	Pak-Mail	1,330 SF
24	IHOP	4,292 SF
25	Pronoia 11:11 Skincare	1,330 SF
26	Available with Notice	1,750 SF
27	Salon Cheers	1,050 SF
28	9Round	1,400 SF
29	Available	1,400 SF
30	Learning City Academy	10,000 SF
31	Baitong Thai & Sushi Bar	1,480 SF
32	Jamba Juice	1,272 SF
33	T-Mobile	1,400 SF
34	Sano Food	1,400 SF

UNIT	TENANT	SIZE
35	Falls Jewelers	1,400 SF
36	Chai Foot Spa	1,400 SF
37	Chicken Kitchen	2,100 SF
38	Sabor Venezolano	2,100 SF

UNIT	TENANT	SIZE
39	Papa John's	1,400 SF
40	Associated Medical Group	2,800 SF
41	Starbucks Coffee	3,357 SF
U-1	LA Fitness	39,403 SF



