

FOR LEASE
1,200 - 6,900 SF

Palm Square

9941 Pines Blvd
Pembroke Pines, FL 33024



Juan P. Restrepo



(954) 866-0246



juan@jblmgmt.com

Javier Masferrer



954-364-7585



javier@jblmgmt.com

JBL
ASSET MANAGEMENT

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AVAILABILITIES

- » 1,200 - 6,900 SF in-line space available
- » 1,230 SF available
- » 2,800 SF potentially available

PROPERTY HIGHLIGHTS

- » 77K SF value-add retail center with solid existing cash flow and significant upside potential
- » Notable tenants include Dunkin', KFC, Goldfish Swim School, Sherwin-Williams, and others
- » Recently renovated in 2023
- » Prime location just 3 miles from Broward College-South Campus, North Perry Airport, and Memorial Hospital

TRAFFIC COUNTS

- » 51,500 VPD on Pines Boulevard
- » 25,000 VPD on Palm Avenue

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	24,884	174,785	430,441
Households	9,810	63,723	149,705
Average HH Income	\$79,213	\$91,699	\$93,365
Daytime Population	19,936	135,814	332,934

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PALM SQUARE

HOLLYWOOD, FL

Suite	Tenant	SF
9801A	iBeyoutify LLC	1,500
9801B	Massage U Spa	1,500
9803	Forever Love Puppies	3,000
9813	Barber Shop	750
9815	AVAILABLE	1,230
9821	Goldfish Swim School	8,820
9833	Trust Pharmacy	1,000
9837	Realty, Notary & Tax Services	750
9839	Success Mental Health	1,000
9841	Pines Family Chiropractic	1,150
9843	Pizza & Wings	1,887
9845	Univista Insurance	720
9853	Epic Hair Studio	1,750
9861-65	Lawn Mower Repair	2,500
9869	Little Princess Spa	1,932
9873	Smile Experts Dentistry	2,148
9877	Florida Health Care	2,060
9893	AVAILABLE	6,900
9905	Los Frijolitos	2,689
9907	Beauty Box Hair Salon	1,391
9909	Fastsigns	2,250
9913	Steppin Out Nail Spa	1,800
9917	Futbol Academy	1,400
9921	Bionic Prosthetics	1,480
9929	Fordham Fitness	3,100
9933	AVAILABLE	1,200
9937	AVAILABLE	2,000
9939	Los Verdes Restaurant	1,600
9941	AVAILABLE	1,200
9945	365 Thai & Sushi	2,000
9953	Exclusive Salon Suites	2,314
9959	SS Hair Care	2,500
9965	Sherwin-Willams	5,000
9951	KFC (Potentially Available)	2,800
9901	Dunkin'	2,300

Available

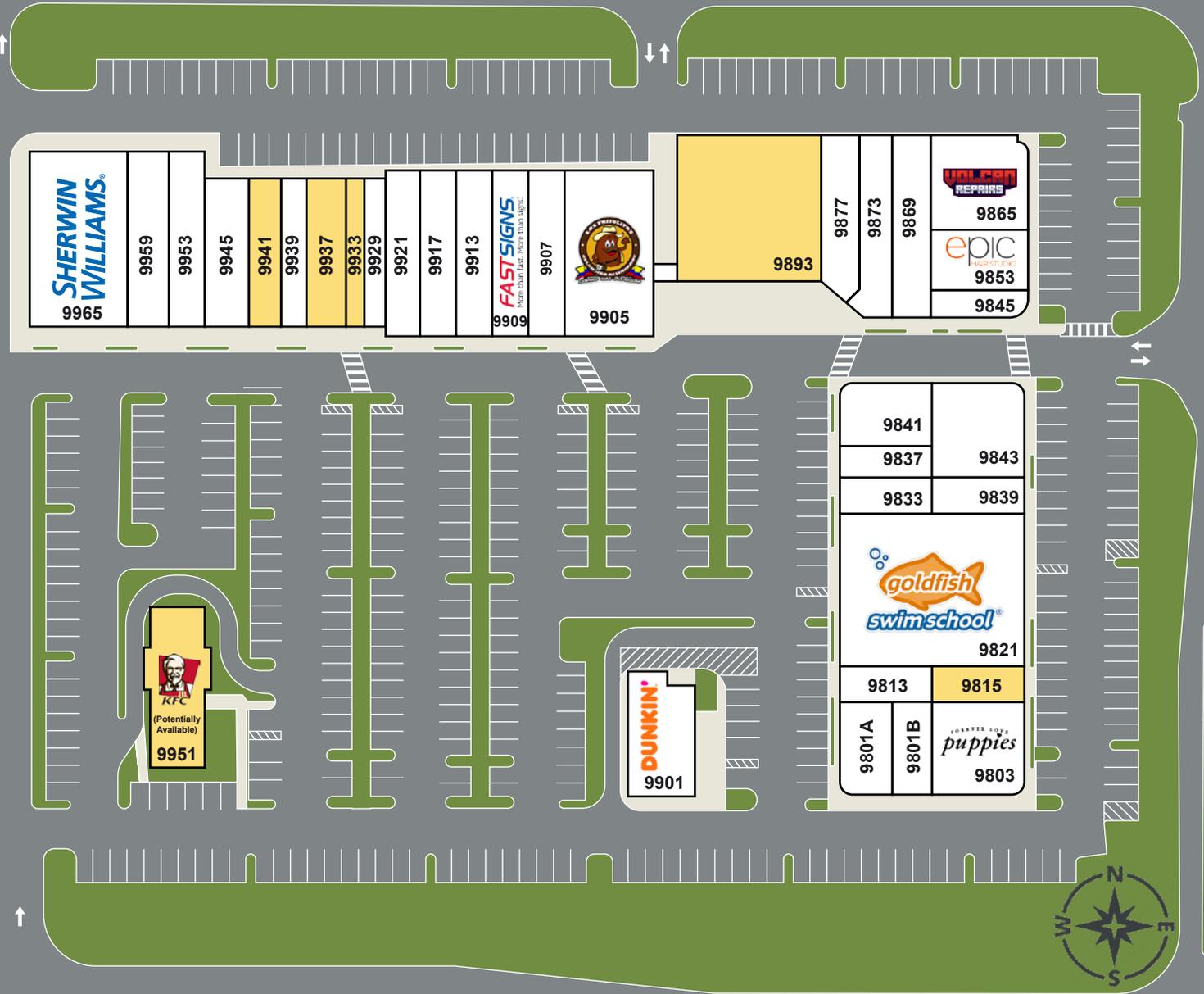


Diagram of the top building footprint showing various units and tenants:

- 9965: SHERWIN WILLIAMS
- 9959
- 9953
- 9945
- 9941
- 9939
- 9937
- 9933
- 9929
- 9921
- 9917
- 9913
- 9909: FAST SIGNS
- 9907
- 9905: (Logo with text 'More than just. More than signs.'
- 9893: (Large yellow highlighted area)
- 9877
- 9873
- 9869
- 9865: VOLCAN REPAIRS
- 9853: ePIC
- 9845

Diagram of the right building footprint showing various units and tenants:

- 9841
- 9837
- 9843
- 9833
- 9839
- 9821: goldfish swim school
- 9813
- 9815
- 9801A
- 9801B
- 9803: forever love puppies

Diagram of the bottom-left building footprint showing a unit:

- 9951: KFC (Potentially Available)

Diagram of the bottom-center building footprint showing a unit:

- 9901: DUNKIN'

PINES BLVD 51,500 VPD



