

* conceptual rendering



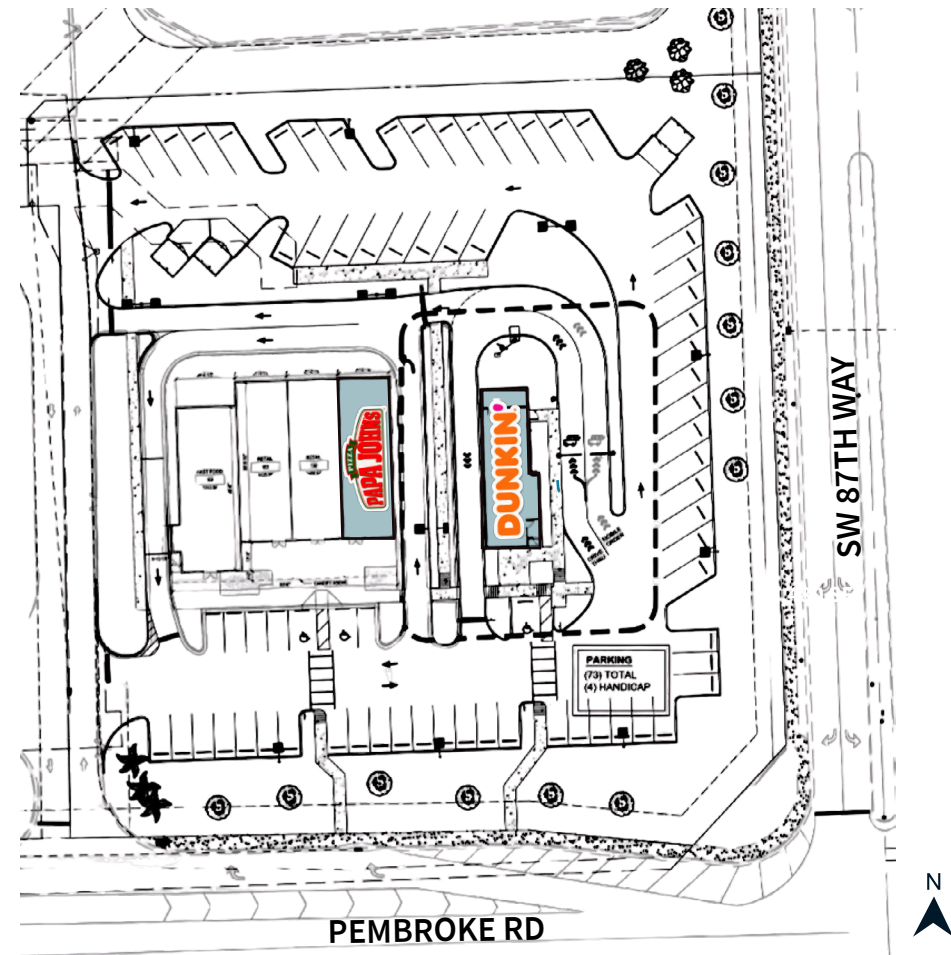
New Construction Retail Available for Lease

8701 Pembroke Rd
Pembroke Pines, FL 33025



Property Highlights

- +/- 5,740 SF available for lease
- Multiple proposed divisions
 - **1,825 SF, 1,825 SF, and 2,090 SF** (endcap)
- New construction retail strip center fronting Pembroke Road, featuring over 40,000 vehicles per day
- Endcap with drive-thru available making it ideal for a quick-service restaurant
- Convenient right-in/right-out access
- Freestanding Dunkin with drive-thru currently under construction on the eastern side of the property



Demographics

(ESRI 2025)

POPULATION		AVERAGE HH INCOME			
	1 MI.	24,857		1 MI.	\$75,094
	3 MI.	187,370		3 MI.	\$95,893
	5 MI.	494,724		5 MI.	\$98,711
HOUSEHOLDS		MEDIAN AGE			
	1 MI.	9,193		1 MI.	41.3
	3 MI.	65,333		3 MI.	39.0
	5 MI.	173,642		5 MI.	40.5



Pembroke Lakes Mall

★ macy's JCPenney TARGET Olive Garden Chick-fil-A MILLER'S ALE-HOUSE

Broken Egg Cafe BUFFALO WILD WINGS bolay PolloTropical ANTHONY'S FIVE GUYS

just salad MOD P.F. CHANG'S HomeGoods H&M VICTORIA'S SECRET

PANDORA Foot Locker AMC THEATRES CITY FURNITURE EL DORADO FURNITURE Camille LAVIE

Pines City Center

KALUZ PABA WIDA Misa El Chaya sutral

OUTBACK STEAKHOUSE EMBARCADERO41 Publix

COOPER'S HAWK VINO & RESTAURANT City Mattress HOBBY LOBBY

Pembroke Commons

Publix Petland chilis

Crossroads Square

LOWE'S PolloTropical TACO BELL

Pembroke Crossings

TRADER JOE'S BARNES & NOBLE ULTA LONGHORN RESTAURANT

BJ's NOTHING BUT CAKES DUNKIN'

Boulevard Square

Bahama Breeze BONJOUR ROSS TJ-MAXX

Michaels Youfit HEALTH CLUBS the Vitamin Shoppe

RII OUTLET BEST BUY ALDI

Wawa

Subject Property

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