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P I N E S
M A R K E T



Pembroke Pines, FL

16000 Pines Market is a 135,000 sq.ft. mixed use village center that will include an upscale mix of retail, restaurant, post office and office with connectivity to 122 new urban chic design single family homes, integrated into one of Southwest Florida's most prominent intersections at Pines Blvd and Dykes Rd, (Signalized Intersection) in beautiful western Pembroke Pines.

Location Southeast corner of Pines Blvd & SW 160th Avenue (Dykes Rd)

Acreage 27 Acres (13 acres commercial)

GLA 135,000 SF

Parking 629 parking spaces (4.66 spaces per 1,000)

Traffic Counts 76,000 vehicles per day on Pines Blvd.

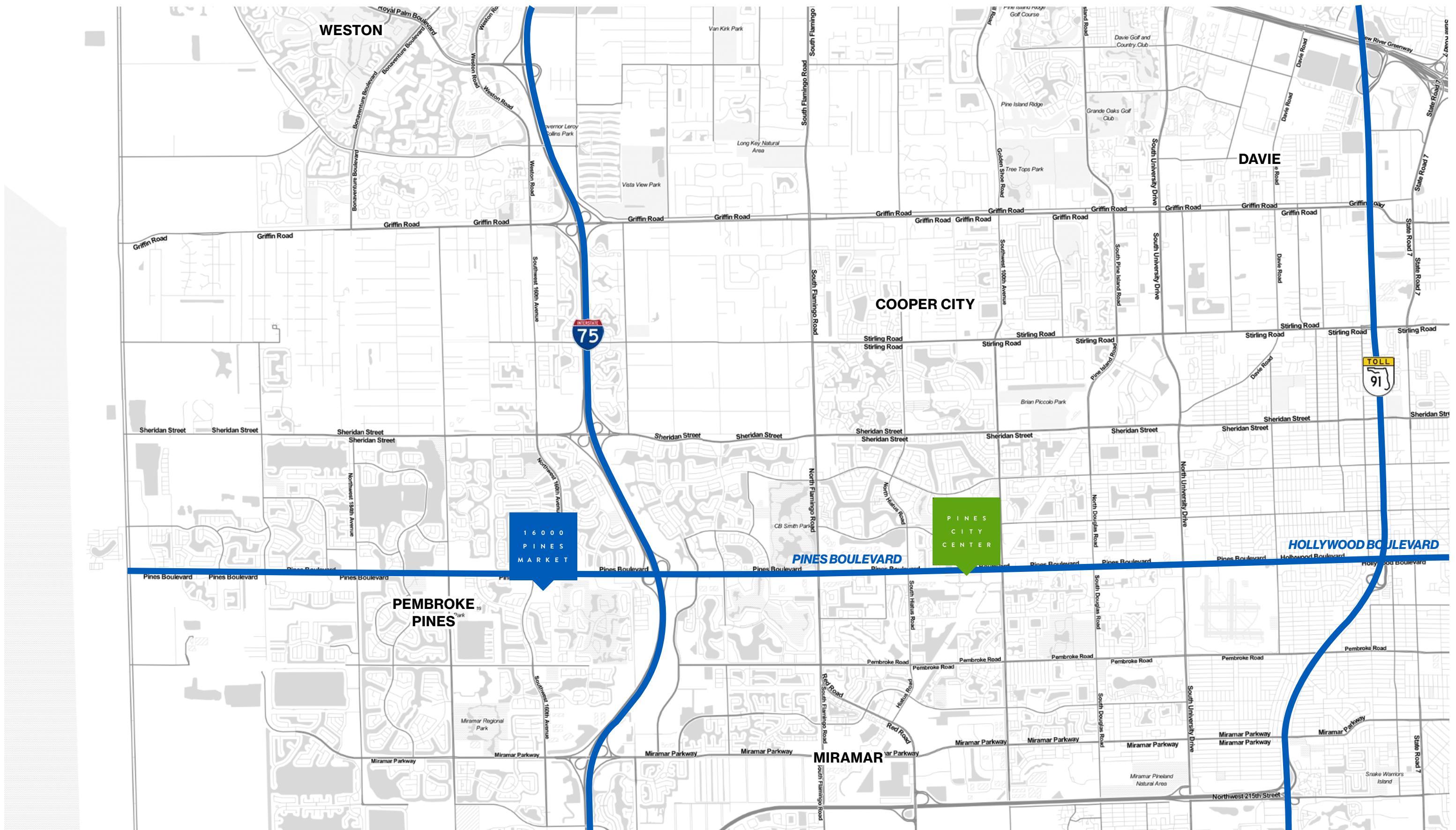


ARTIST'S CONCEPTUAL RENDERING





Location Map





1745 - Pines Market
04-28-21





1745 - Pines Market
04-28-21

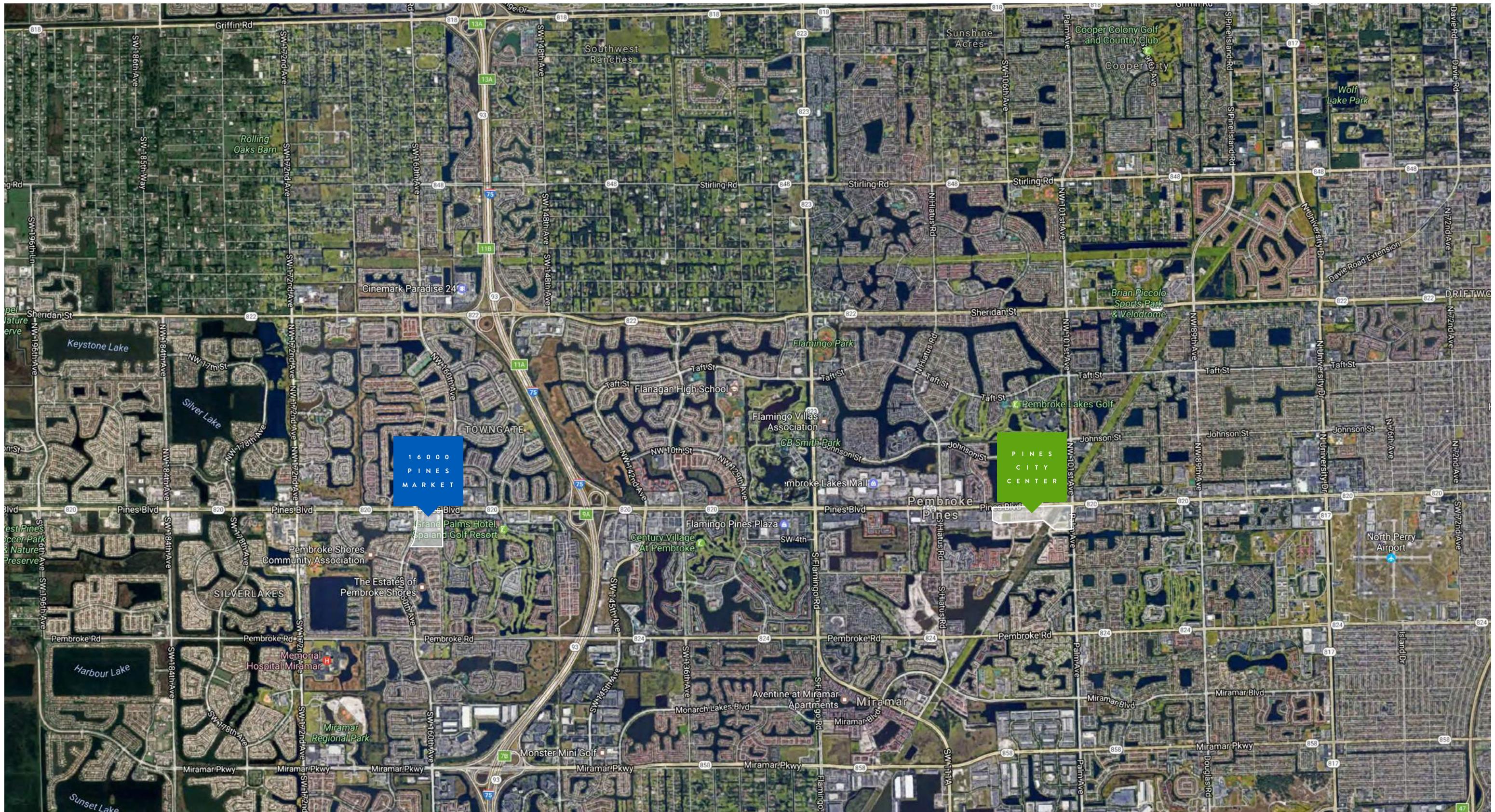




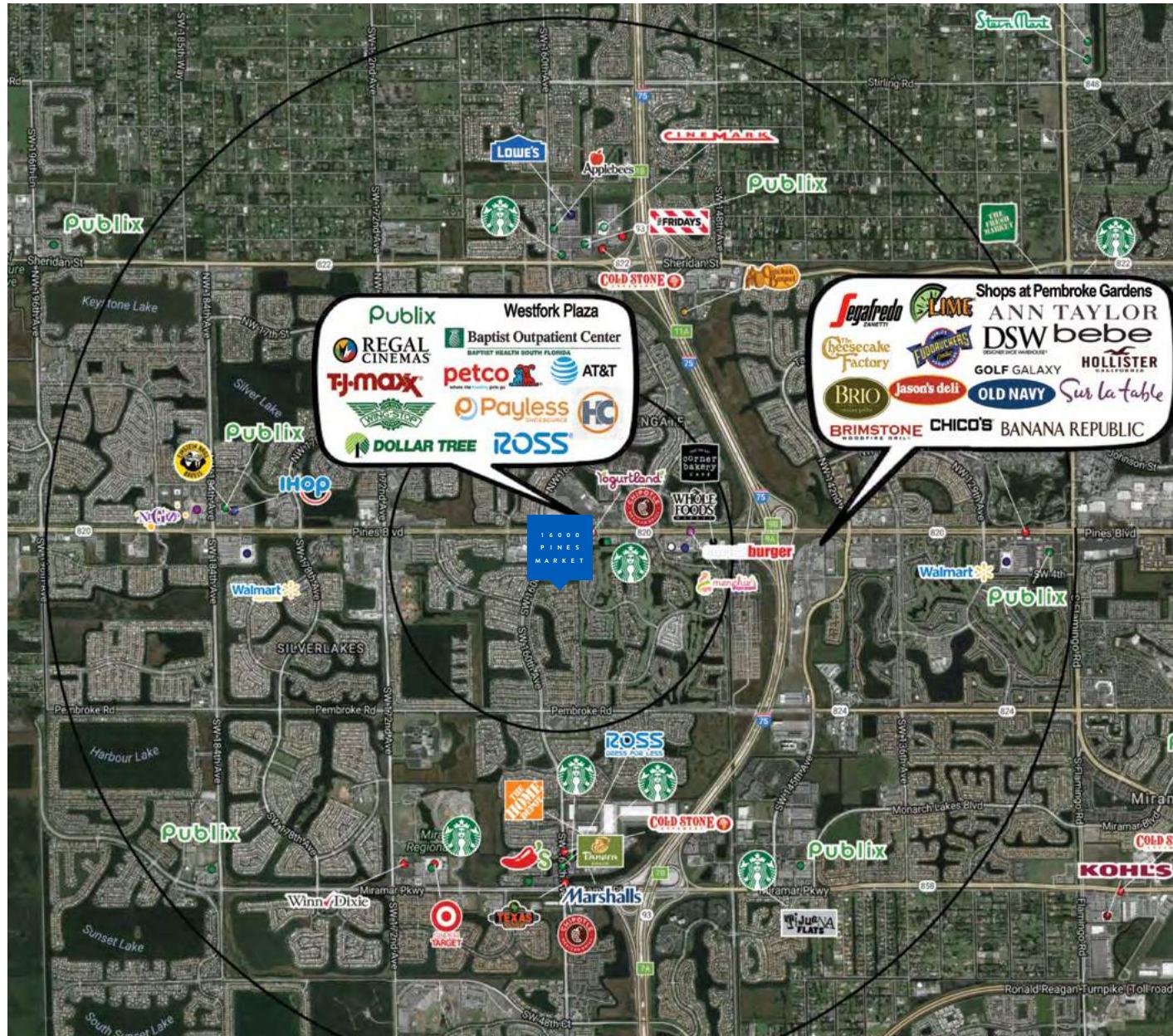
1745 - Pines Market
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Aerial Map



Competitors Map

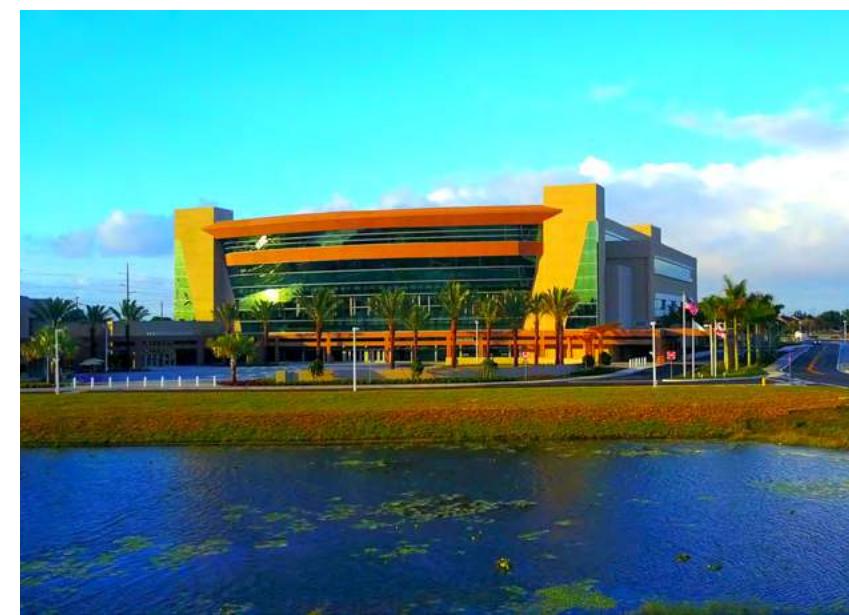


Pembroke Pines Neighborhood

Pembroke Pines is one of the largest cities in Broward County, perfectly situated in South Florida between Miami-Dade and Palm Beach Counties. Bordered by the Everglades to the west, I-75 in the middle and Florida's Turnpike to the east, Pembroke Pines has easy accessibility to primary highways and interstates, key tourist attractions, employment centers, entertainment venues, parks, golf courses, restaurants, schools and retail/commercial destinations. In late January 1960, the Village of Pembroke Pines, which had began as an agricultural land occupied by dairy farms after World War II, became a city. In 1980, property from Flamingo Road to U.S. 27 was incorporated into Pembroke Pines, doubling the size of the city. This expansion included the property that is currently C.B. Smith Park as well as what was once the Hollywood Sportatorium and the Miami-Hollywood Motorsports Park.

The city's rapid population growth in the mid- to late 1990s was part of the effect of Hurricane Andrew in 1992. The resulting boom ranked the City of Pembroke Pines third in a list of "Fastest Growing Cities" in the United States in 1999. Decades later it continues its steady growth with the launch of Pembroke Pines City Center as a master planned mixed-use community within the City of Pembroke Pines, Florida.

Just minutes from beautiful beaches, international airports and deep-water ports, the City was named "one of the best cities to live in America," and is home to over 160,000 residents. Its 28 superior parks and lush landscaping throughout neighborhoods and public places enhance the City's natural beauty and South Florida charm.



Pembroke Pines City Center. Artist's Conceptual Rendering.

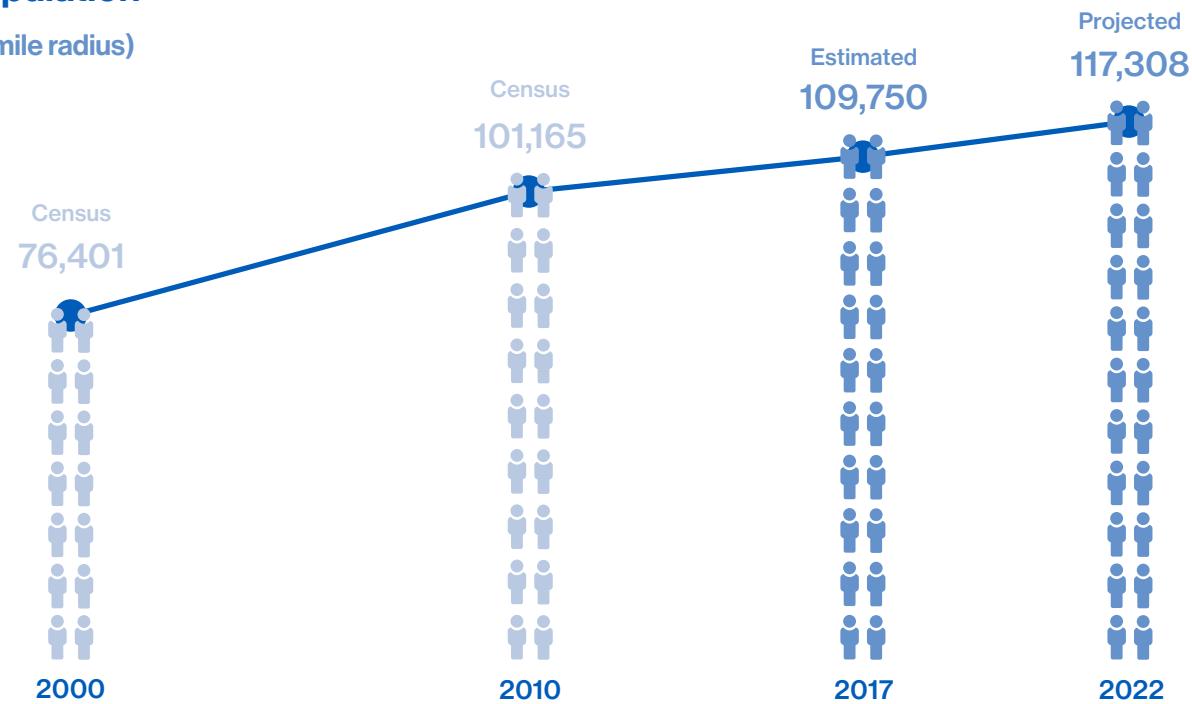


Pembroke Pines City Center. Artist's Conceptual Rendering.

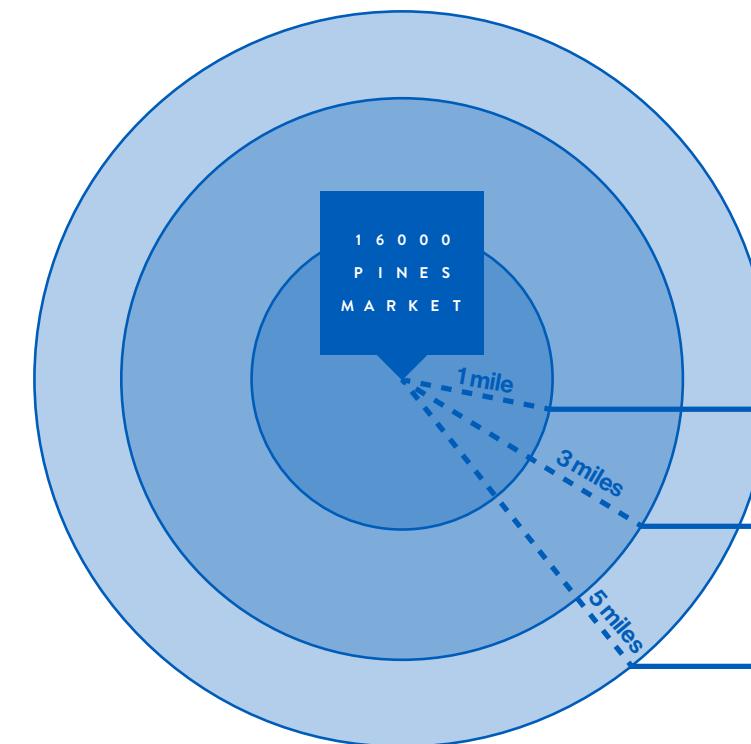
Demographics

Population

(3-mile radius)



Household Income



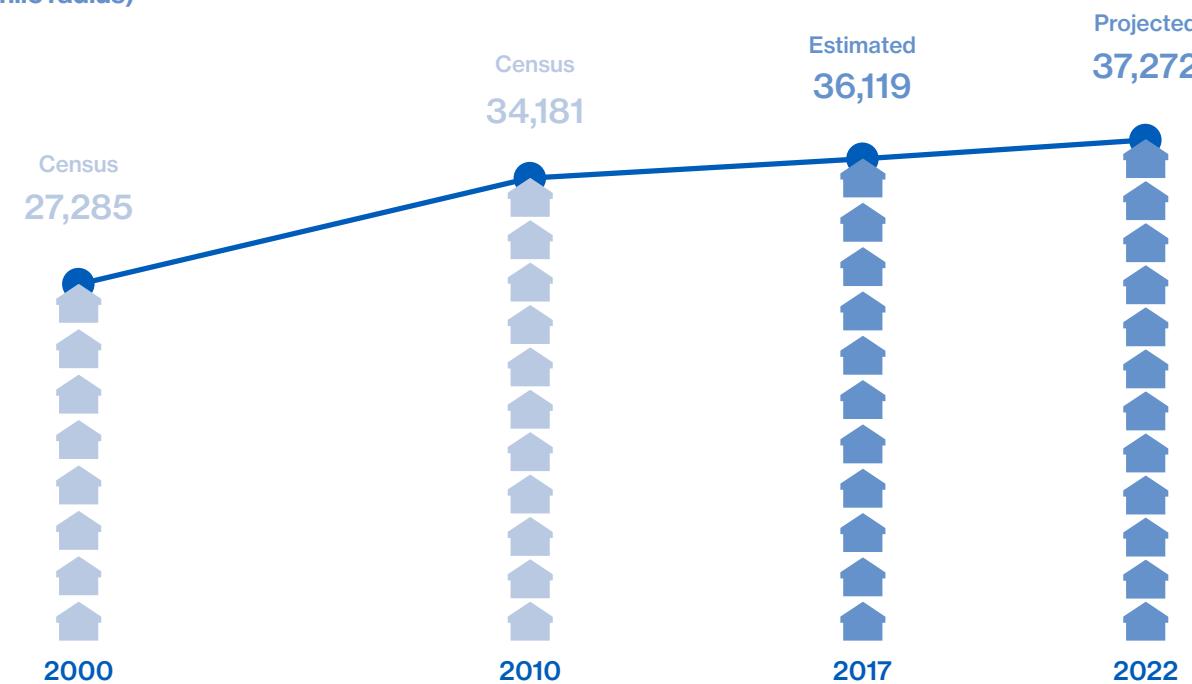
Average **\$112,569**
Median **\$99,782**

Average **\$102,331**
Median **\$87,566**

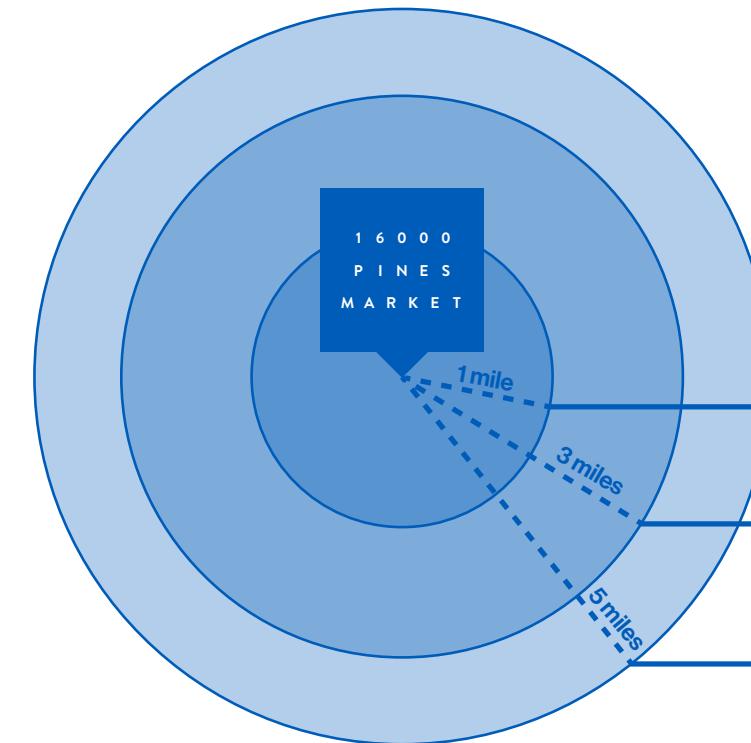
Average **\$99,995**
Median **\$86,588**

Households

(3-mile radius)



Daytime Population



2,449

33,130

73,959

Team

DEVELOPER**Terra**

Terra is an integrated development firm in South Florida focused on creating sustainable, design-oriented communities that enhance neighborhoods and bring people together. Founded in 2001 by father and son Pedro and David Martin, the company has played a significant role in the prosperous transformation of the region. The firm's portfolio

includes luxury high-rises, single family homes, townhouses, retail shopping centers, office space and multifamily apartments, both in urban and suburban areas. Terra's land acquisitions are strategically located throughout South Florida. Each development is a strategic investment in the region, with the impact on individual communities always carefully considered.

ARCHITECT**Beame Architectural Partnership**

Beame Architectural Partnership, P.A., based in Coconut Grove, is a full service architecture, planning and interior design firm specializing in the design of retail, entertainment, condominium, office, hospitality,

amusement, mixed-use, and aviation facilities. Established in 1984, the office embodies a partnership of design professionals with individual strengths and diverse capabilities.

LEASING AGENT**Courtelis Company**

With 50 years experience, 2.5 million square feet of shopping center space and over 1500 residential units in Florida, Courtelis Company offers quality locations in a diverse product mix. Courtelis' newest projects in Central Florida, Miami, Ft. Myers, Jacksonville, Naples and Orlando, together with existing centers and residential communities

throughout the state offers tenants a variety of opportunities. The company continues to expand its portfolio with quality new development, as well as renovation of existing properties, construction management, acquisition, and third party property management and leasing.

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