



# PINES CITY CENTER



**PREMIER RETAIL OPPORTUNITIES**  
IN ONE OF SOUTH FLORIDA'S LARGEST CITIES  
10200 PINES BLVD, PEMBROKE PINES, FL 33025



# ON-SITE TENANTS

BAY	TENANT	BAY	TENANT	BAY	TENANT	BAY	TENANT	BAY	TENANT	BAY	TENANT	BAY	TENANT	BAY	TENANT
P11	LEASED	G100	Hobby Lobby	E102	AT&T	P2	City Mattress	A101A	Jersey Mike's	B104	Florida First Insurance	C101	Sufrat Mediterranean	D107	Woof Gang Bakery
P9	Chuy's	F104	Hiccups Restaurant & Tea House	E103	Removery	P3	Outback Steakhouse	A102	Semper Laser	C106	Publix	D112	Embarcadero 41	D106	LEASED
P110	Mc Alister's Deli	F103	Sushi Sake	E104	Pinkberry	P4	Cooper's Hawk	B101	Smoothie King	C105	Publix Liquors	D111	Emack & Bolios	D105	Suite House & Co
H101	Legacy Fit	F101	Mister O1	E105	Colada Cuban Coffee House & Eatery	E101	BurgerFi	B102	Beauty Café Salon	C104	Paradise Nails	D110	Cognizant Cards	D104	Cryotherapy Recovery Center
H103	The UPS Store	E101	Paradise Grills	P2	City Mattress	E102	T-Mobile	B103	Sports Clips	C103	Pacific Dental	D108	Humana	D102	Health Direct

# AVAILABLE

BAY	TENANT
P111	1,159
A101B	1,772 SF
C102	2,017



WEST

EAST



## PROPERTY HIGHLIGHTS



Pines Blvd & SW 106th Ave



Total SF: 291,000  
East SF: 195,000  
West SF: 96,000



Anchor Tenants:  
Hobby Lobby  
Publix



Year Built:  
2020



Street-level retail/  
restaurant space



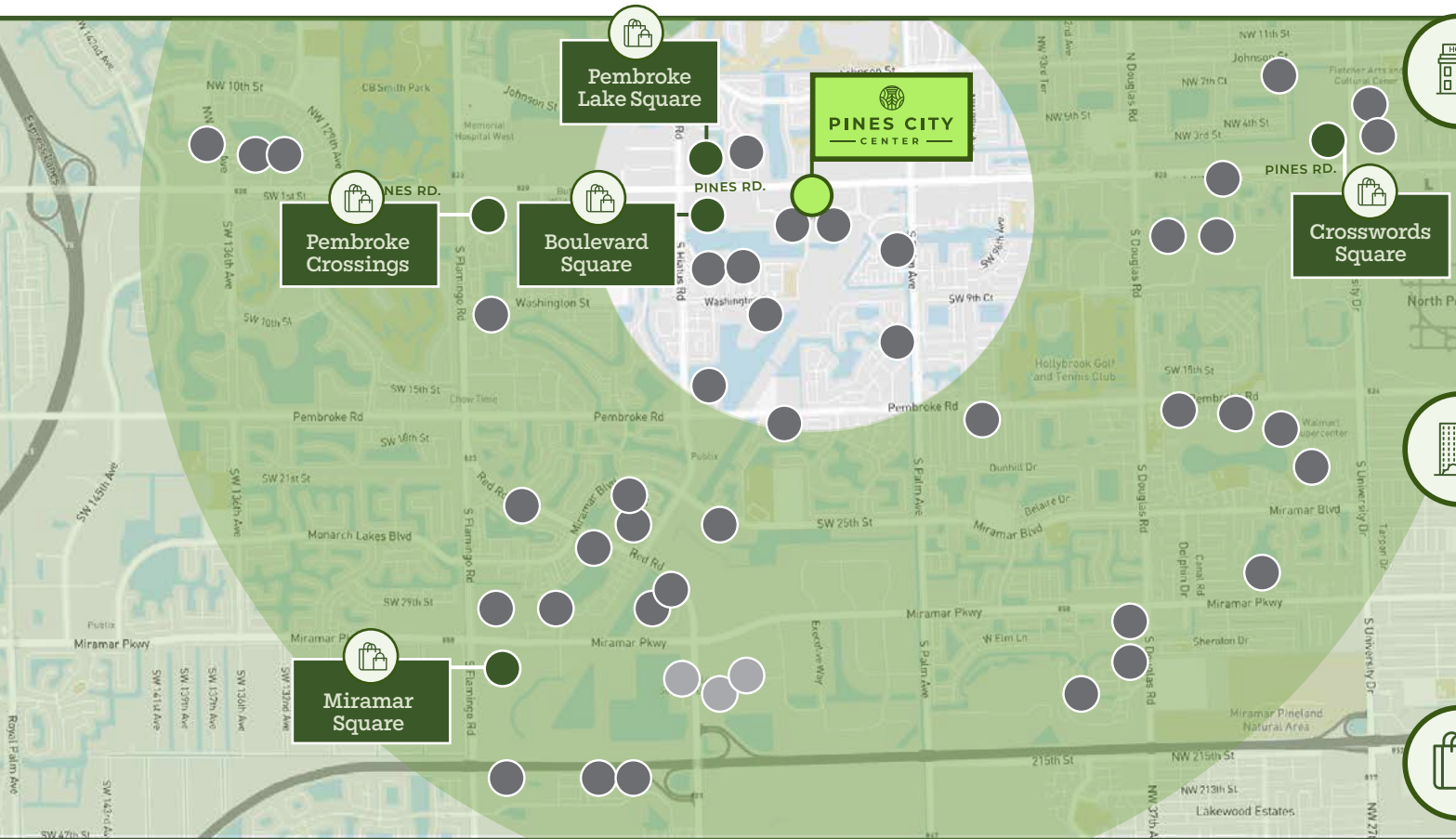
Signage  
opportunities  
available



Efficient  
floor plans  
available



# THE NEIGHBORHOOD | PEMBROKE PINES



● Retail ● Hotels ● Apartments

Conveniently located in southwest Broward County with easy accessibility to primary highways and interstates, key employment centers, entertainment venues, parks, golf courses, restaurants and retail/commercial destinations.

	1 MILE	3 MILES	5 MILES
2022 Estimated Population	26,783	169,735	421,519
2027 Population Forecast	26,896	171,544	421,467
2022 Estimated Households	10,125	63,592	145,037
Average HHI	\$80,803	\$93,733	\$95,402
Median Age	38	39	38

Within a 3 mile radius

## Hotels

	ROOMS
SpringHill Suites Fort Lauderdale Miramar	124
Hampton by Hilton Inn & Suites Fort Lauderdale	122
WoodSpring Suites Miramar	122

## Apartments

	UNITS
Existing	14,202
Under Construction	964
Proposed	208

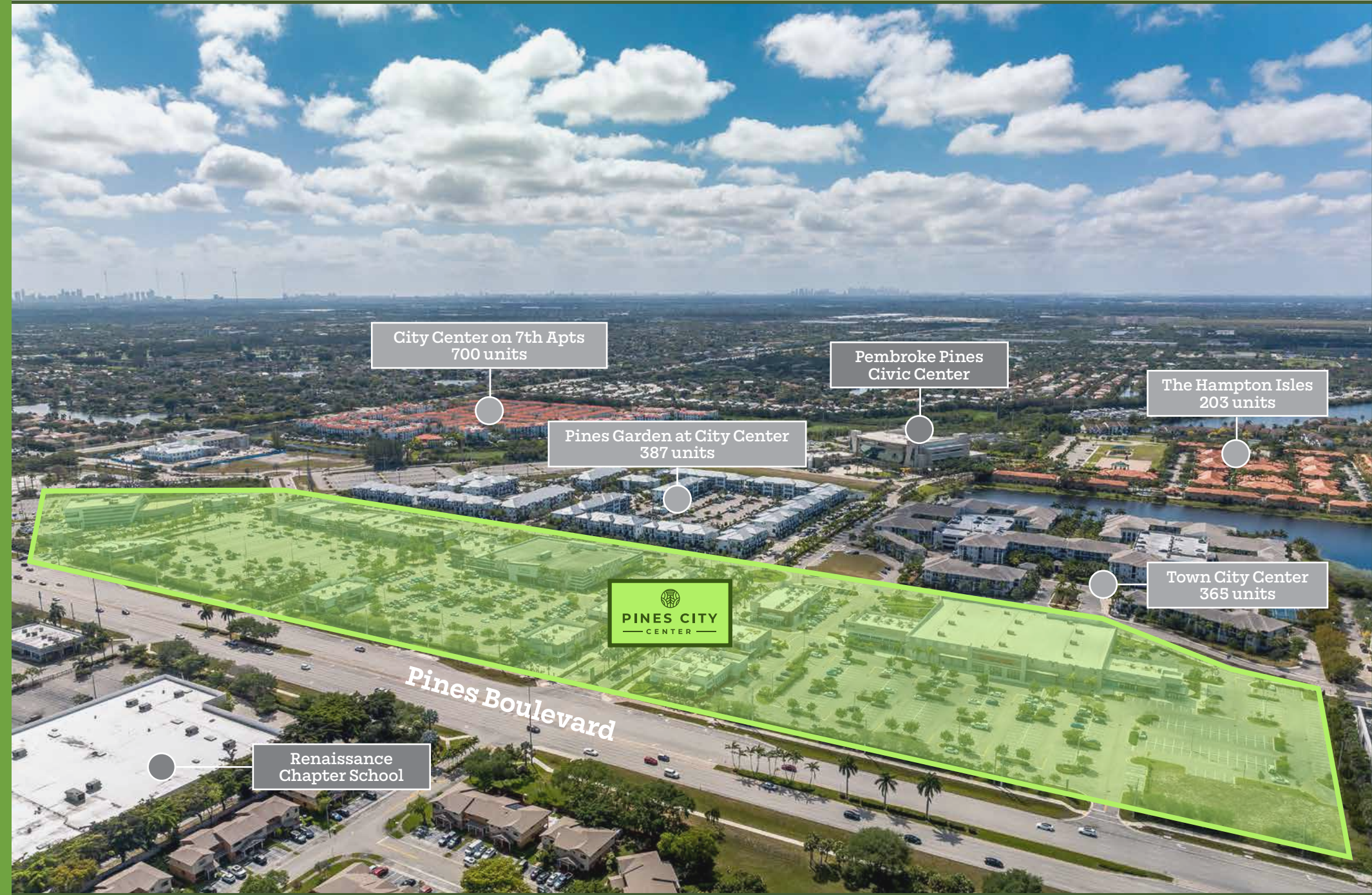
## Retail

### NEARBY SHOPPING CENTERS

- Pembroke Crossing
- Crossroads Square
- Miramar Square
- Pembroke Lake Square
- Boulevard Square

### ANCHOR TENANTS

- Dick's Sporting Goods, Burlington, Barnes & Noble, PetSmart
- Lowe's
- Kohl's
- The Home Depot, Walgreens
- T.J. Maxx, Ross, Michael's





# PINES CITY — CENTER —



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