

# SHOPPES OF SILVER LAKES

18201 – 18391 Pines Boulevard | Pembroke Pines, FL 33029

Latitude: 26.00884 Longitude: -80.39073

**FOR LEASE**



## FOR MORE INFORMATION

**Laura Briggie**

Partner

561.212.1232

[lbriggie@forefrontcre.com](mailto:lbriggie@forefrontcre.com)

## PROPERTY FEATURES

**GLA**  
126,789± sf

**VPD**  
54,900 Cars Daily

Located on the NE corner of Pines Boulevard and 184th Avenue, **Shoppes of Silver Lakes** is anchored by **Publix**. Co-tenants include Einstein Bros. Bagels, CareSpot Express Healthcare, Sport Clips, 9Round Fitness, F45 Fitness, Banfield Pet Hospital, Neighborhood Learning Center and many others. The area is dominated by young families with more than 25,000 households and 81,000+ residents within a 3-mile radius with an average household income of \$170,226.

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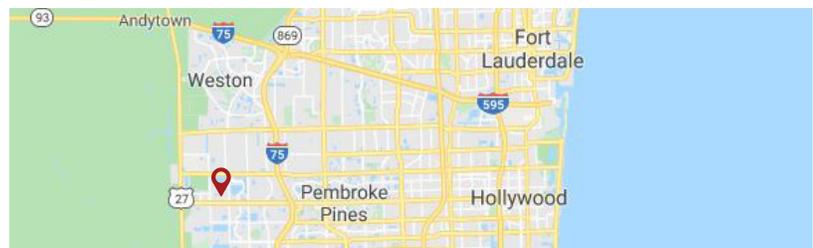
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SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
A-1B	BANFIELD PET HOSPITAL	3,000	C-4A2	REVIVE CHIROPRACTIC	1,300	E-2	HUNTINGTON LEARNING CENTER	2,100
A-1A	CARESPOT EXPRESS HEALTHCARE	3,500	C-4A1	MUSIC TECH STUDIOS	2,250	E-3	LAS CAZUELAS	2,450
A-2	PRO NAILS PLUS	1,050	C-4D	IVX HEALTH	1,875	1-D-1	MACHU PICCHU CEVICHE BAR	3,150
A-3	F45 TRAINING	3,360	C-5	CHICK 'N' CHOP ON THE GRILL	1,500	1-C-3	EINSTEIN BROS. BAGELS	2,220
A-5	PLAYTOPIA	1,890	D-1	THE CODER SCHOOL	1,400	1-C-2	SET KITCHENS	1,380
A-6	BLUE STREAM FIBER	1,400	D-2	ARTISTIC TRENDZ	1,750	1-C-1	PAK MAIL	1,200
A-7	JERRY ZIMMERMAN, DDS	1,750	D-3	MILANO JEWELERS	1,050	1-B-1	PUBLIX	47,814
B-1	TS BROWSHES	1,750	<b>D-4</b>	<b>AVAILABLE</b>	<b>1,050</b>	1-A-4	BABY SELFIE 3D	1,200
B-1A	GOODWILL SUPERSTORE	12,750	D-5	365 THAI AND SUSHI	1,875	1-A-3	VIP CUTS	900
C-1	NEIGHBORHOOD LEARNING CENTER	5,600	D-6	THROWBACK TAVERN	2,800	1-A-2	COLEY'S PIZZA	1,200
C-3	G&U SKINCARE	1,500	D-7	CAESAR'S NAIL & SPA	4,200	1-A-1	9ROUND FITNESS	1,500
C-4B	SPORTS CLIPS	1,325	E-1	AT&T	1,750			

## 2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	12,314	81,972	161,430
DAYTIME POP.	9,126	59,131	130,172
AVG. HH INCOME	\$182,587	\$170,226	\$147,454
MEDIAN AGE	41.8	41.6	44.0



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