

PREMIER RETAIL OPPORTUNITIES

PINES CITY CENTER

10200 PINES BLVD.
PEMBROKE PINES, FL 33025



LICENSED REAL ESTATE BROKER | FranklinSt.com

RAFAEL ROMERO, CCIM
Regional Managing Director
305.349.3922
RetailFL@FranklinSt.com

RAYZA PEREZ
Director
305.349.3922
RetailFL@FranklinSt.com



PROPERTY SUMMARY

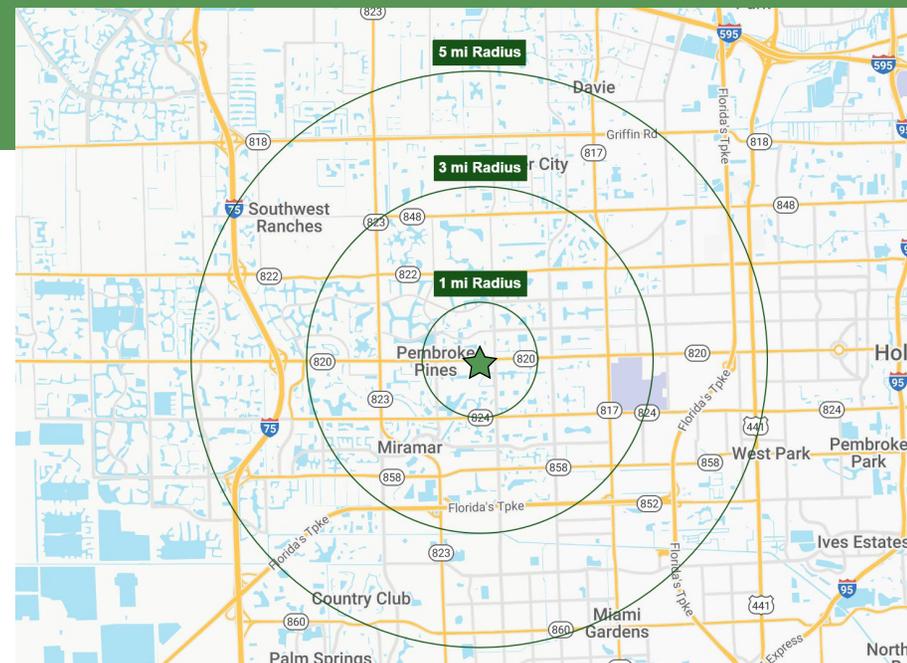


PROPERTY HIGHLIGHTS

- 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

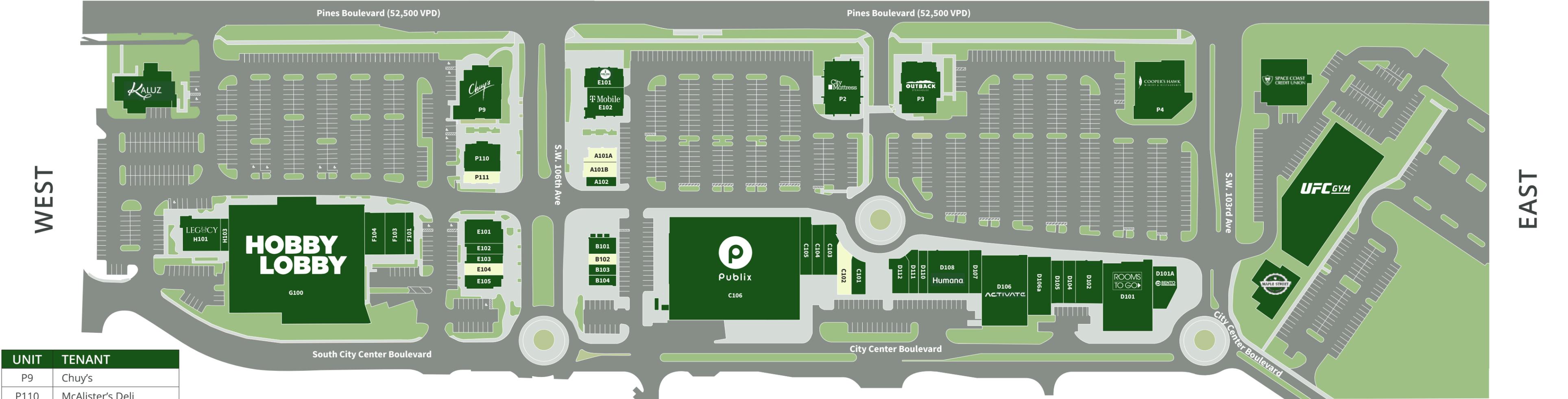
AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	26,316	169,348	408,884
Households	10,070	63,143	141,497
Ave. HH Income	\$93,173	\$103,899	\$108,940
Median Age	36.3	37.6	37.3
Daytime Pop.	15,220	124,783	286,409



PINES CITY CENTER | PEMBROKE PINES, FL

SITE PLAN



UNIT	TENANT
P9	Chuy's
P110	McAlister's Deli
P111	AVAILABLE - 1,159 SF
H101	Legacy Fit
H103	The UPS Store
G100	Hobby Lobby
F104	Pho Bar
F103	Sushi Sake

UNIT	TENANT
F101	Mister O1
E101	Paradise Grills
E102	AT&T
E103	Removery
E104	AVAILABLE- 1,403 SF

UNIT	TENANT
E105	Colada
P2	City Mattress
P3	Outback Steakhouse
P4	Cooper's Hawk
E101	Pura Vida

UNIT	TENANT
E102	T-Mobile
A101A	AVAILABLE - 1,260 SF
A101B	AVAILABLE - 1,772 SF
A102	Semper Laser
B101	Smoothie King

UNIT	TENANT
B102	AVAILABLE- 864 SF
B103	Sports Clips
B104	Florida First Insurance
C106	Publix
C105	Publix Liquors

UNIT	TENANT
C104	Paradise Nails
C103	Pacific Dental
C102	AVAILABLE- 2,017 SF
C101	Sufrat Mediterranean
D112	Embarcadero 41

UNIT	TENANT
D111	Emack & Bollos
D110	Cognizant Cards
D108	Humana
D107	Woof Gang Bakery
D106	Activate Games

UNIT	TENANT
D105	Suite House & Co
D104	Cryotherapy Recovery
D102	Health Direct
D101	Rooms To Go
D101A	Bento Cafe

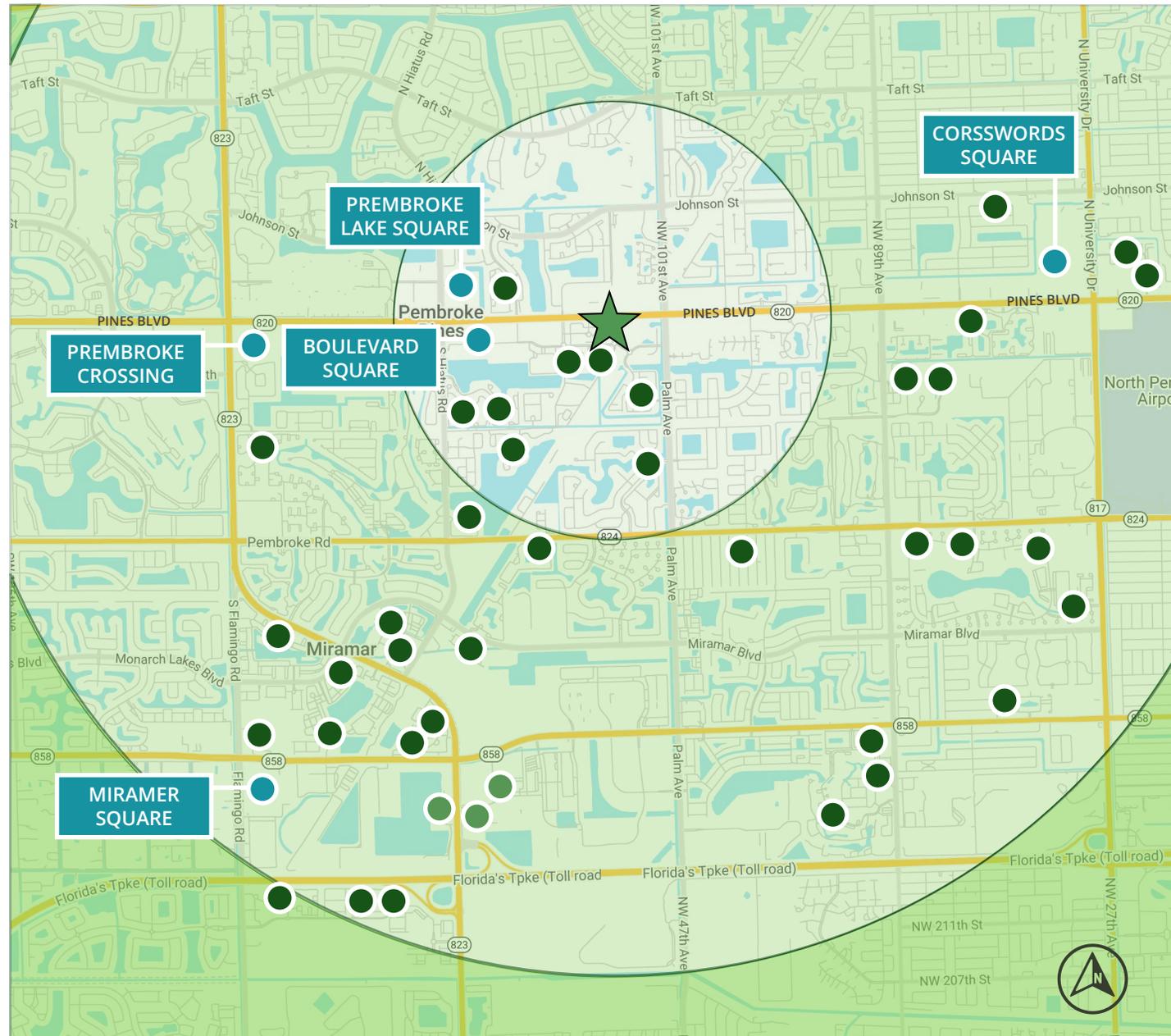
WHAT'S IN THE AREA

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

NEARBY SHOPPING CENTERS

	ANCHOR TENANTS
Pembroke Crossing	Dick's Sporting Good, Burlington, Barns & Noble, PetSmart
Crossroads Square	Lowe's
Miramar Square	Kohl's
Pembroke Lake Square	The Home Depot, Walgreens
Boulevard Square	T.J. Maxx, Ross, Michael's



○ 1 Mile ○ 3 Miles ○ 5 Miles

● Hotels ● Apartments ● Retail

AREA OVERVIEW



CONTACT

RAFAEL ROMERO, CCIM
Regional Managing Director
305.349.3922
RetailFL@FranklinSt.com

RAYZA PEREZ
Director
305.349.3922
RetailFL@FranklinSt.com



BROKER OF RECORD, FLORIDA
DARRON KATTAN
BOR License No. BK3256503
FSLSG@FranklinSt.com

[Visit us at FranklinSt.com](http://FranklinSt.com)



No warranty or representation, expressed or implied, is made to the accuracy of information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.