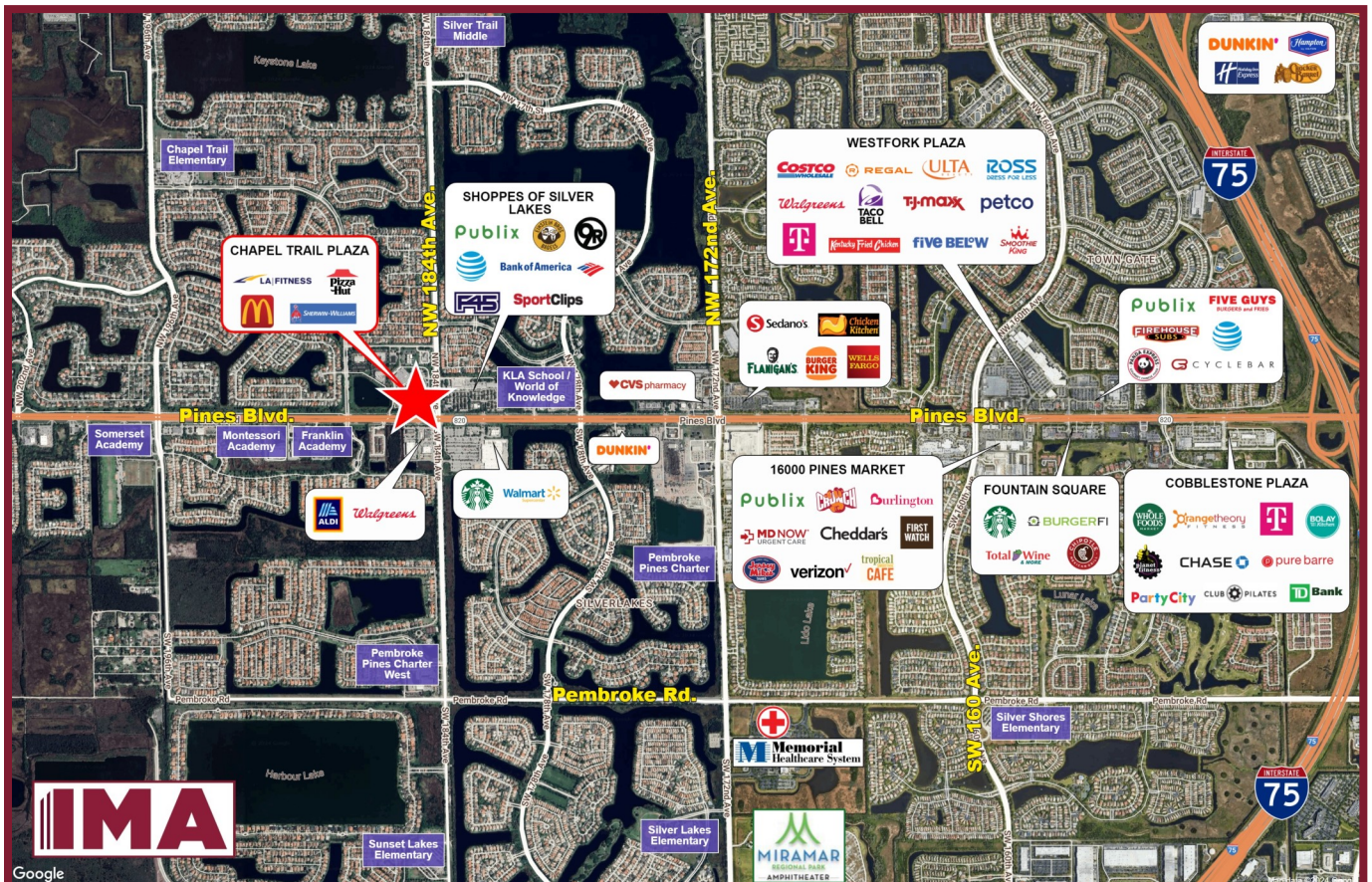


# CHAPEL TRAIL PLAZA



Pines Boulevard & NW 184<sup>th</sup> Avenue, Pembroke Pines, FL



# CHAPEL TRAIL PLAZA



**SIZE:** 100,000 ± SF

**POPULATION:** 1 Mile: 14,059    3 Mile: 77,189    5 Mile: 150,784

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$203,087    3 Mile: \$196,315    5 Mile: \$170,801

**TRAFFIC COUNT:** 42,200 ± ADT

**JOIN:**

• LA Fitness	• Pizza Hut	• Sherwin Williams	• VCA Pines West Animal Hospital
• McDonald's	• The UPS Store	• Pediatric Associates	• Roasting Buddies

## PROPERTY HIGHLIGHTS:

- Located at major intersection of Pines Boulevard (6-lane) & 184<sup>th</sup> Avenue (4-lane)
- In the heart of massive residential developments, including Chapel Trail, Silver Lakes & Grand Palms
- Located 3 miles ± west of I-75 & 3 miles ± east of US 27 (N. Okeechobee Road)
- Central retail location on an established commercial corridor. Shoppes of Silver Lakes, anchored by Publix; Walmart Supercenter; and Pines Crossings, with Aldi and Walgreens, complete this intersection
- Memorial Hospital Miramar, Pembroke Pines YMCA Family Center, and numerous schools are nearby. Tremendous parking

## FOR LEASING INFORMATION

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