

SINGLE TENANT NET LEASE

Investment Opportunity



27+ Years at Location | High-Visibility Signalized Corner | Below Market Rent | Strong Corporate Credit



12890 Pines Boulevard

PEMBROKE PINES FLORIDA

ACTUAL SITE



CONNOR BARTON

Associate
National Net Lease

connor.barton@srsre.com
D: 954.400.2748 | M: 954.479.9476
200 SW First Avenue, Suite 970
Fort Lauderdale, FL 3330
FL License No. SL3390950

PATRICK NUTT

Senior Managing Principal &
Co-Head of National Net Lease

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. BK3120739

WILLIAM WAMBLE

EVP & Principal
National Net Lease

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920



 **SRS** | CAPITAL MARKETS
NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

Pembroke Lakes Mall



Pembroke Crossings



Flamingo Pines Shopping Center



Pembroke Crossings



Centrum Plaza, Floor #



PINES BLVD 78,000 VPD



SW 129TH AVE



Flamingo Lakes Golf & Country Club

Centrum Plaza, Floor #

PROPER HEALTH & WELLNESS

Apollo Pain Care

ORAL FACIAL
SPECIALTY CENTER

www.oralfacial.com

For Eyes

SW 129TH AVE

820

PINES BLVD 78,000 VPD

Coconut Palm Elementary School

Monarch Lakes

Publix

DOLLAR TREE

MCDONALD'S

DUNKIN' SUBWAY

BASKIN **BB** ROBBINS

Century Village Pembroke Pines

HOME2 SUITES BY HILTON

tru BY HILTON

COURTYARD BY HILTON

Hilton Garden Inn

H HILTON GARDEN INN

Residence INN BY HILTON

Fountains of Miramar

THE HOME DEPOT

Marshall's

HomeGoods

ROSS DRESS FOR LESS

AT&T

Fairfield



[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873

OFFERING

Pricing	\$2,300,000
Net Operating Income	\$126,492
Cap Rate	5.50%

PROPERTY SPECIFICATIONS

Property Address	12890 Pines Boulevard Pembroke Pines, Florida 33027
Rentable Area	2,300 SF
Land Area	0.46 AC
Year Built / Remodeled	2000
Tenant	For Eyes Optical
Guaranty	Corporate (Luxottica of America Inc.)
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Term	5 Years
Increases	None
Options	None
Rent Commencement	2/15/1998
Lease Expiration	6/30/2031

Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
For Eyes Optical	2,300	Feb 1998	Jun 2031	Current	-	\$10,541	\$126,492	None
(Corporate Guaranty)				2027	-	\$10,541	\$126,492	
				2028	-	\$10,541	\$126,492	
				2029	-	\$10,541	\$126,492	
				2030	-	\$10,541	\$126,492	

Corporate-Backed Lease | Below Market Rent | Long Term Tenancy

- Corporate-backed lease with Luxottica of America Inc., part of EssilorLuxottica the world’s largest eyewear company
- Tenant has operated at this location since 1998 (27+ years)
- The tenant is currently paying below market rents in Broward County

NN+ Lease | Fee Simple Ownership | Minimal Landlord Responsibilities

- Tenant pays for taxes, insurance, CAM and interior maintenance
- Landlord responsible for roof and structure
- Newly executed 5-year lease extension through 2031

Signalized, Hard Corner Intersection | Excellent Visibility & Access

- The asset is located at the signalized, hard corner intersection of Pines Blvd and NW 129th Ave with a combined 88,000 vehicles passing by daily
- The asset has excellent visibility and multiple points of ingress/egress

Prime Pembroke Pines Retail Corridor | Outparcel to Walmart SuperCenter

- The subject property is an outparcel to a Walmart Super Center and Publix-anchored center, benefitting from consistent daily traffic
- Located in one of Broward County’s largest and fastest growing suburban cities with close proximity to major demand drivers:
 - **Memorial Hospital West (120,000 SF cancer center expansion)**
 - **City Center mixed-use development (+700 new residential units)**
- Subject property ranks in the 90th percentile nationwide and 94th percentile in Florida according to Placer.ai

Strong Demographics In 5-mile Trade Area

- More than 366,266 residents and 102,932 employees support the trade area
- \$121,318 average household income



WATCH DRONE VIDEO



PROPERTY PHOTOS





FOR EYES

foreyes.com

Company Type: Private

Locations: 100+

For Eyes was founded in 1972 in Philadelphia, PA on the foundation that an optical store should have a friendly open environment with high-quality brands and products with great pricing. Throughout the years, For Eyes has grown to 103 stores across the United States and Puerto Rico. For Eyes is part of EssilorLuxottica, a global leader in the design, manufacturing, and distribution of ophthalmic lenses, frames, and sunglasses. Known around the globe for innovation, passion for vision care, cutting-edge technology, and iconic brands, they're part of the premier company in eyewear. For Eyes diverse team consists of more than 500 dedicated associates whose number one daily mission is to exceed their customers' expectations. Their highly qualified associates are passionate about customer satisfaction. They are proud to offer every For Eyes customer a perfect blend of expert eye care and affordable fashion. They are as unique as their customers and patients.

Source: foreyes.com, linkedin.com

LOCATION



Pembroke Pines, Florida
Broward County
Miami-Fort Lauderdale-West Palm Beach MSA

ACCESS



SW. 129th Avenue: 2 Access Points

TRAFFIC COUNTS



Pines Boulevard/State Highway 820: 78,000 VPD
SW. 129th Avenue: 10,100 VPD
N. Flamingo Road/State Highway 823: 52,000 VPD

IMPROVEMENTS



There is approximately 2,300 SF of existing building area

PARKING



There are approximately 10 parking spaces on the owned parcel.
The parking ratio is approximately 4.34 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 51-40-14-02-0360
Acres: 0.46
Square Feet: 19,853

CONSTRUCTION



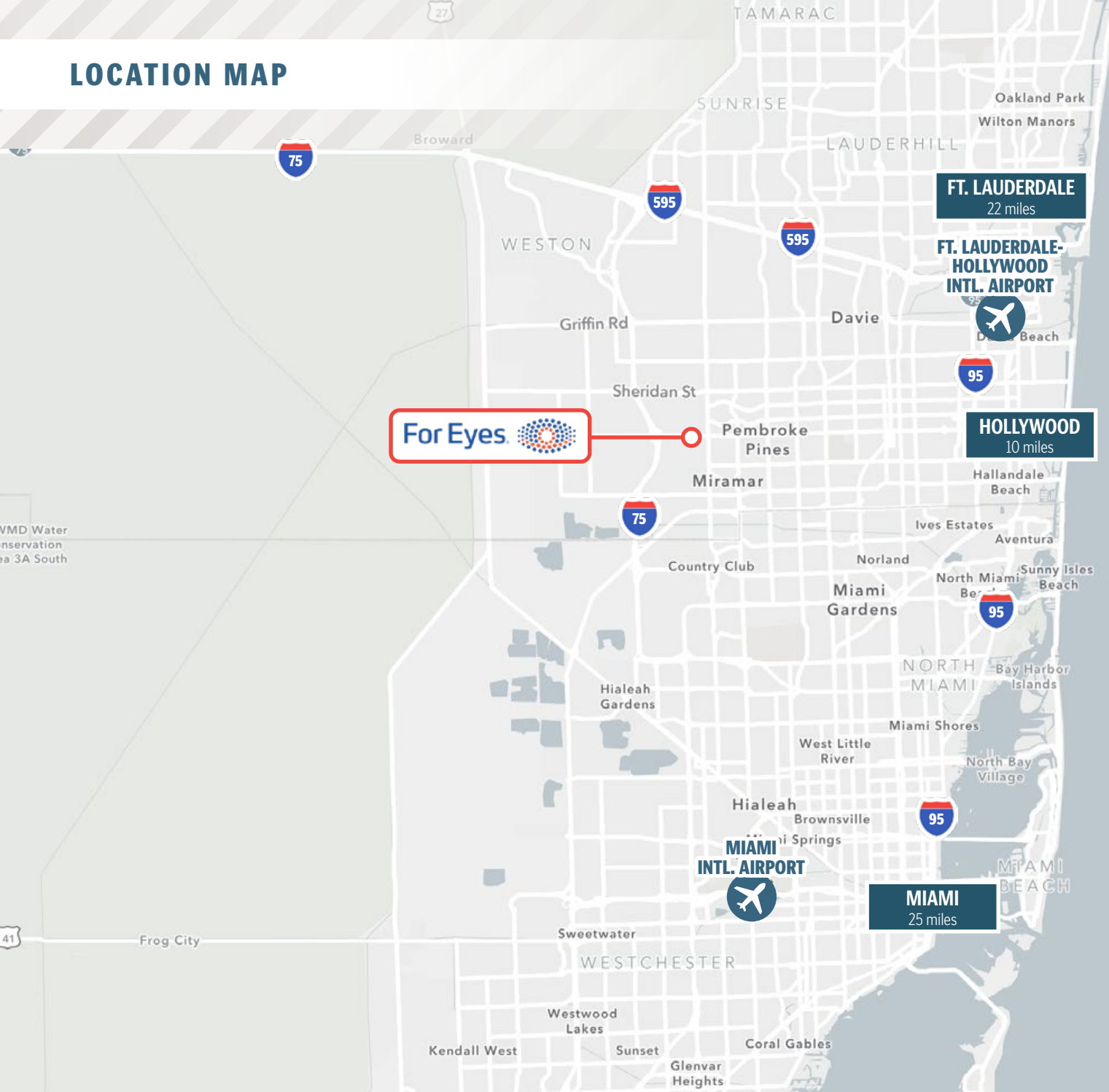
Year Built: 2000

ZONING

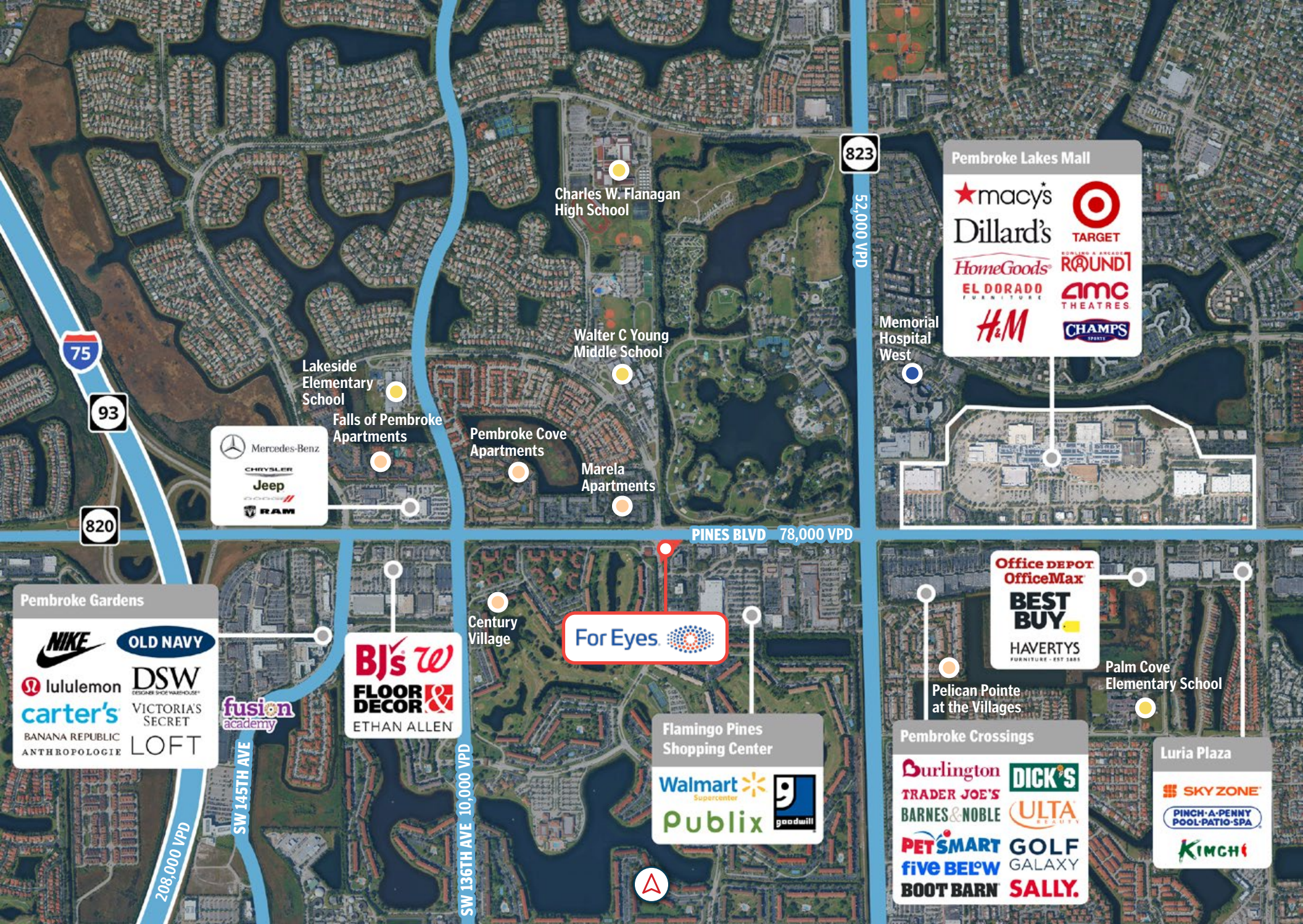


(B-3) General Business

LOCATION MAP



2025 Estimated Population	
1 Mile	18,979
3 Miles	142,620
5 Miles	366,266
2025 Average Household Income	
1 Mile	\$62,354
3 Miles	\$112,751
5 Miles	\$121,318
2025 Estimated Total Employees	
1 Mile	5,609
3 Miles	52,435
5 Miles	102,932





PINES BOULEVARD

78,000 VPD

10,100 VPD

SW 129TH AVENUE



ForEyes 



ORAL FACIAL
RECONSTRUCTION AND IMPLANT CENTER

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	18,979	142,620	366,266
2030 Projected Population	18,964	143,417	364,096
2025 Median Age	61.2	42.3	41.1
Households & Growth			
2025 Estimated Households	9,857	54,696	128,732
2030 Projected Households	9,903	55,467	129,221
Income			
2025 Estimated Average Household Income	\$62,354	\$112,751	\$121,318
2025 Estimated Median Household Income	\$40,728	\$86,288	\$91,567
Businesses & Employees			
2025 Estimated Total Businesses	608	5,967	12,542
2025 Estimated Total Employees	5,609	52,435	102,932



PEMBROKE PINES, FLORIDA

Pembroke Pines is a large suburban city located in Broward County, South Florida, between Fort Lauderdale and Miami. As one of the most populous cities in the county, it is known for its well-planned communities, family-friendly environment, and convenient access to major highways such as Interstate 75 and Florida’s Turnpike. The city offers a suburban lifestyle with proximity to major employment centers and coastal attractions. The City of Pembroke Pines had a population of 170,538 as of July 1, 2025.

Pembroke Pines’ economy is supported by retail, healthcare, education, professional services, hospitality, and small businesses. Major shopping and commercial activity is centered around Pines Boulevard and Pembroke Lakes Mall, along with surrounding retail centers and office spaces. Healthcare systems and educational institutions serve as key employers. Many residents also commute to nearby cities such as Fort Lauderdale and Miami for employment in finance, tourism, healthcare, and corporate sectors.

Pembroke Pines offers a wide range of parks, recreational facilities, and community amenities. The city features numerous parks, sports complexes, and walking trails, as well as cultural venues such as the Charles F. Dodge City Center. Nearby attractions include shopping destinations, golf courses, and entertainment venues. Residents also benefit from close proximity to South Florida beaches, Everglades natural areas, and major attractions throughout the Miami–Fort Lauderdale region.

Higher education opportunities are available nearby through institutions such as Broward College, Florida International University, and Nova Southeastern University, providing a wide range of academic and professional programs. The nearest major airport is Fort Lauderdale-Hollywood International Airport.

#2 MIAMI

Miami is a major tourist destination, both domestically and internationally. The city welcomed over 27 million visitors in 2023. Known for its nightlife, beaches, and diverse culture, tourism is a major economic driver for the metro area. PortMiami is the world's second busiest cruise port by passenger count—edged out only by Orlando to the north—and home to major cruise lines.

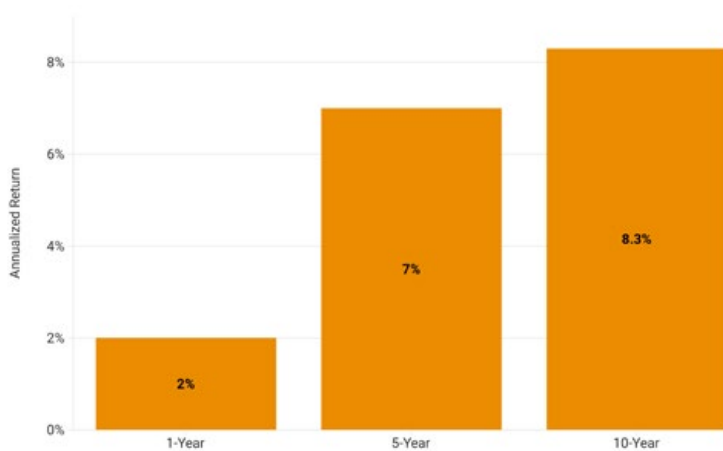
Less well-known is the city's status as a major cargo port. Many goods pass through Miami warehouses on the way to and from the Caribbean and Latin America. Miami's pivotal role in shipping routes bolsters its industrial sector. Green Street expects logistics same store rent growth in Miami to reach over 3.5 percent per year through 2028, the highest among the nation's top 50 markets.



Home prices have risen 80 percent since the onset of the pandemic.

MIAMI TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Ongoing demand from international arrivals and wealthy buyers alike has driven explosive growth in Miami's housing market. Home prices have risen 80 percent since the onset of the pandemic. This, combined with a subsequent 400-basis-point rise in mortgage rates, has sunk housing affordability to a four-decade low. Moody's Analytics rates Miami's relative cost of living at 122 percent of the national average, higher even than New York City's 119 percent.

As a result of this high cost of living, Miami has become one of the few Florida markets experiencing domestic net outmigration, primarily to more affordable communities in the state. Continued high international arrivals are more than compensating, however. Moody's expects population growth in the metro area to amount to between 0.5 percent and 1.0 percent per year for at least the next five years, despite cost-driven net domestic outmigration.

Miami's strengths have granted its institutional real estate market resilience in the face of a challenging interest rate environment. The MSA posted positive one-year total returns of 2.0 percent in the NCREIF Property Index (NPI), largely due to strong industrial performance, even as the national index returned -5.3 percent over the same period. Miami's offices are still relatively well utilized, and apartments relatively well occupied.

[Read Full Article Here](#)



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



© 2026 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets