

PREMIER RETAIL OPPORTUNITIES

# PINES CITY CENTER

10200 PINES BLVD.  
PEMBROKE PINES, FL 33025



 FranklinStreet

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# PROPERTY SUMMARY

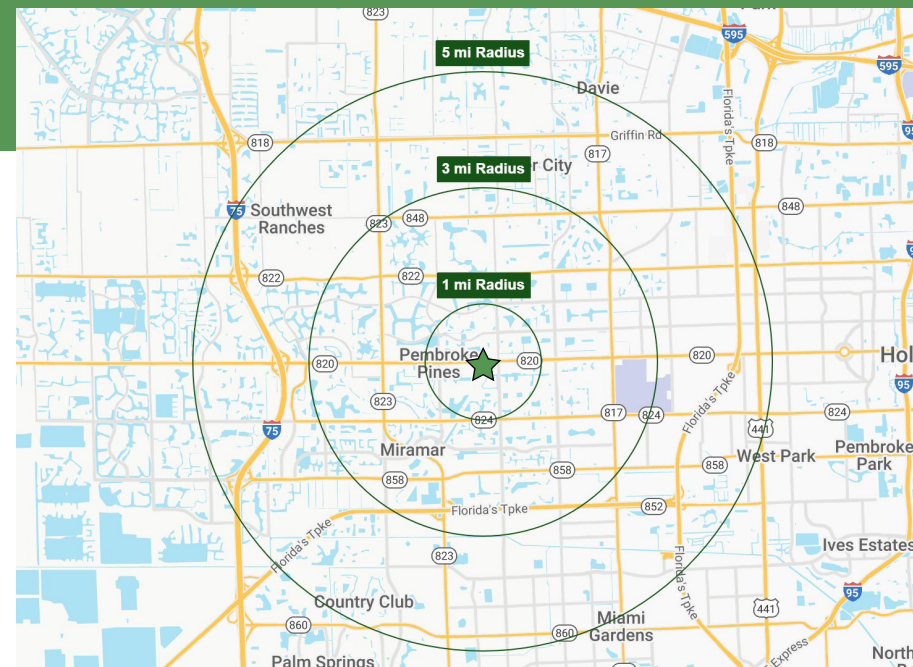


## PROPERTY HIGHLIGHTS

- 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

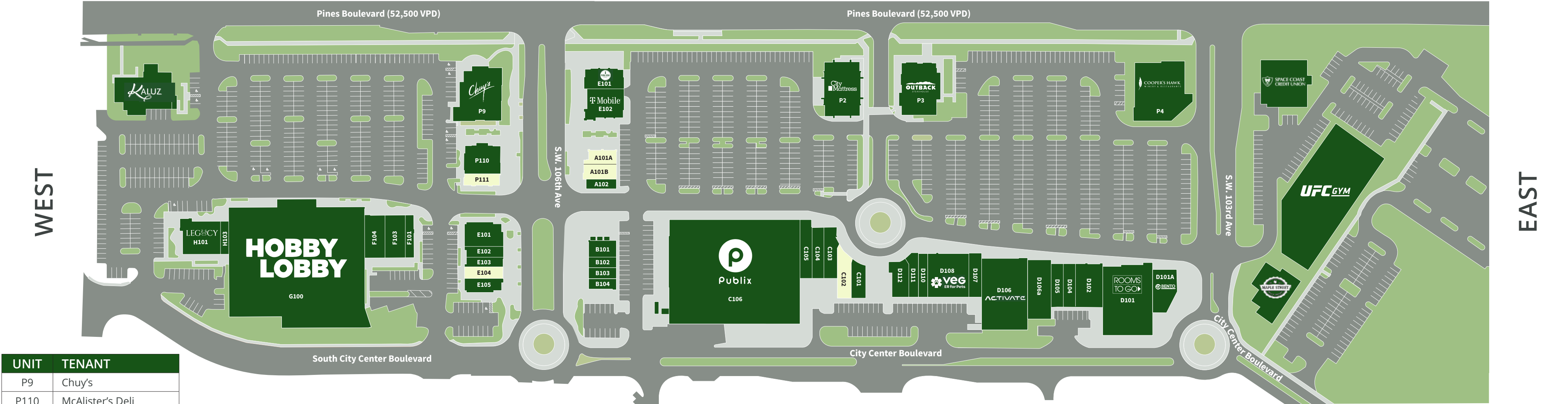
## AREA DEMOGRAPHICS

|                | 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   |



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# 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 | Beauty Cafe Salon       |
| 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

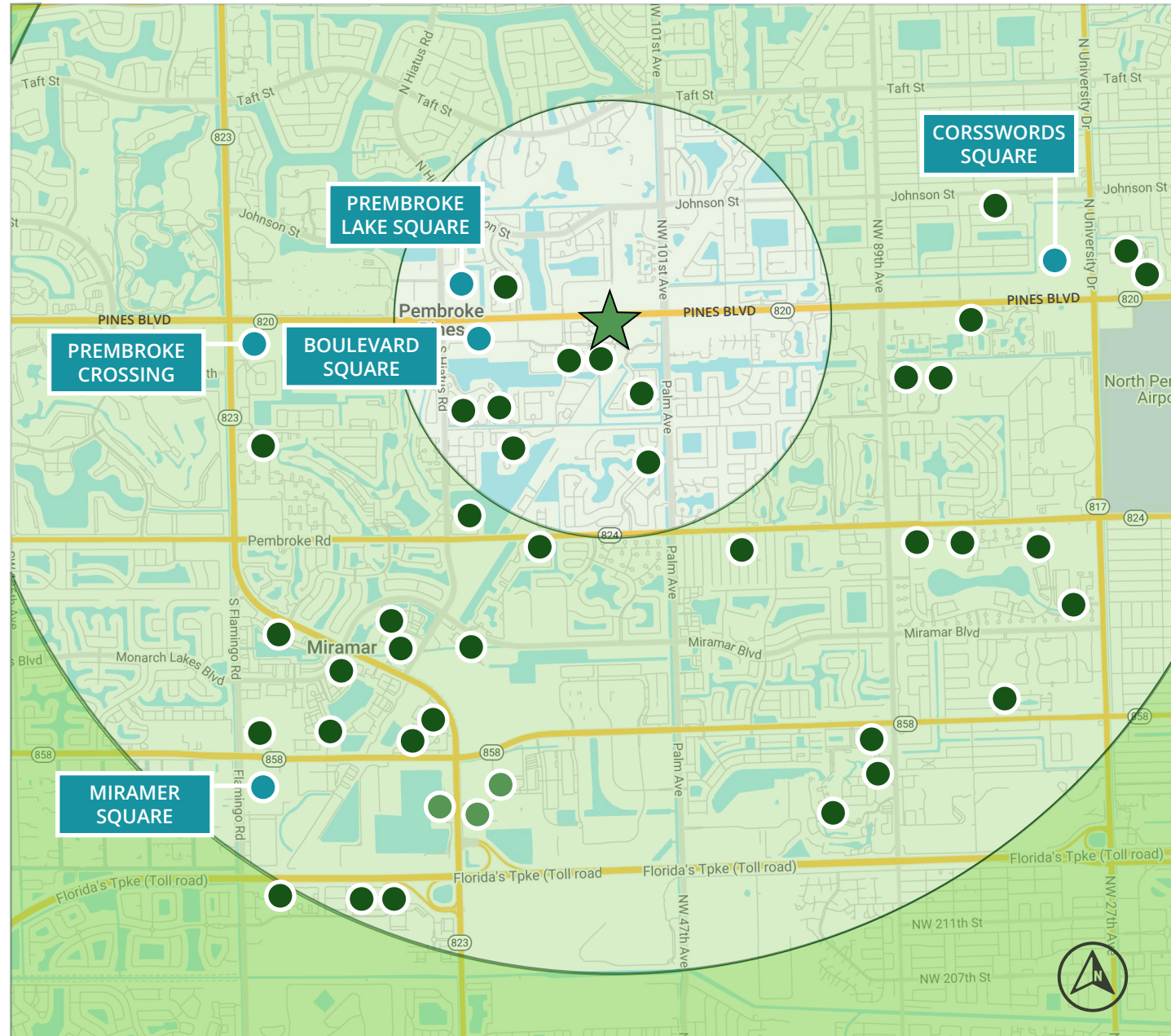
|  | ROOMS |
|--|-------|
| SpringHill Suites Fort Lauderdale Miramar      | 124   |
| Hampton by Hilton Inn & Suites Fort Lauderdale | 122   |
| WoodSpring Suites Miramar                      | 122   |

## 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

**KAYLA MONTENEGRO**  
Associate  
305.349.3922  
RetailFL@FranklinSt.com



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

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