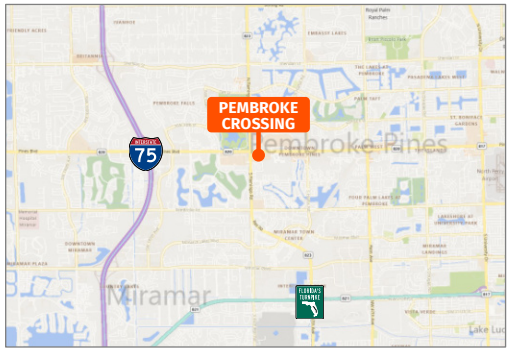
PEMBROKE CROSSING

PEMBROKE PINES, FL

11810-11970 Pines Boulevard, Pembroke Pines, FL 33026

MARKET: South Florida | **COUNTY:** Broward | **GLA:** ±288,993 SF | **TRAFFIC COUNT:** ±99,937 (COMBINED)



- Pembroke Crossing is a ±288,993-square-foot power center featuring such notable tenants such as Trader Joe's, Dick's Sporting Goods, PetSmart, Golf Galaxy, and Barnes & Noble
- The center is located at the heavily-trafficked intersection of Pines Boulevard and South Flamingo Road in Pembroke Pines, one of the fastest-growing communities in South Florida
- Tenants at Pembroke Crossing benefit from its immediate proximity to Pembroke Lakes Mall, a strong daytime population, and the large residential population which sources the center with customers throughout the day

NOLAN COLLIER | LEASING AGENT

ncollier@secenters.com

(407) 233-1393 | Mobile (407) 864-6897

SOUTHEAST CENTERS

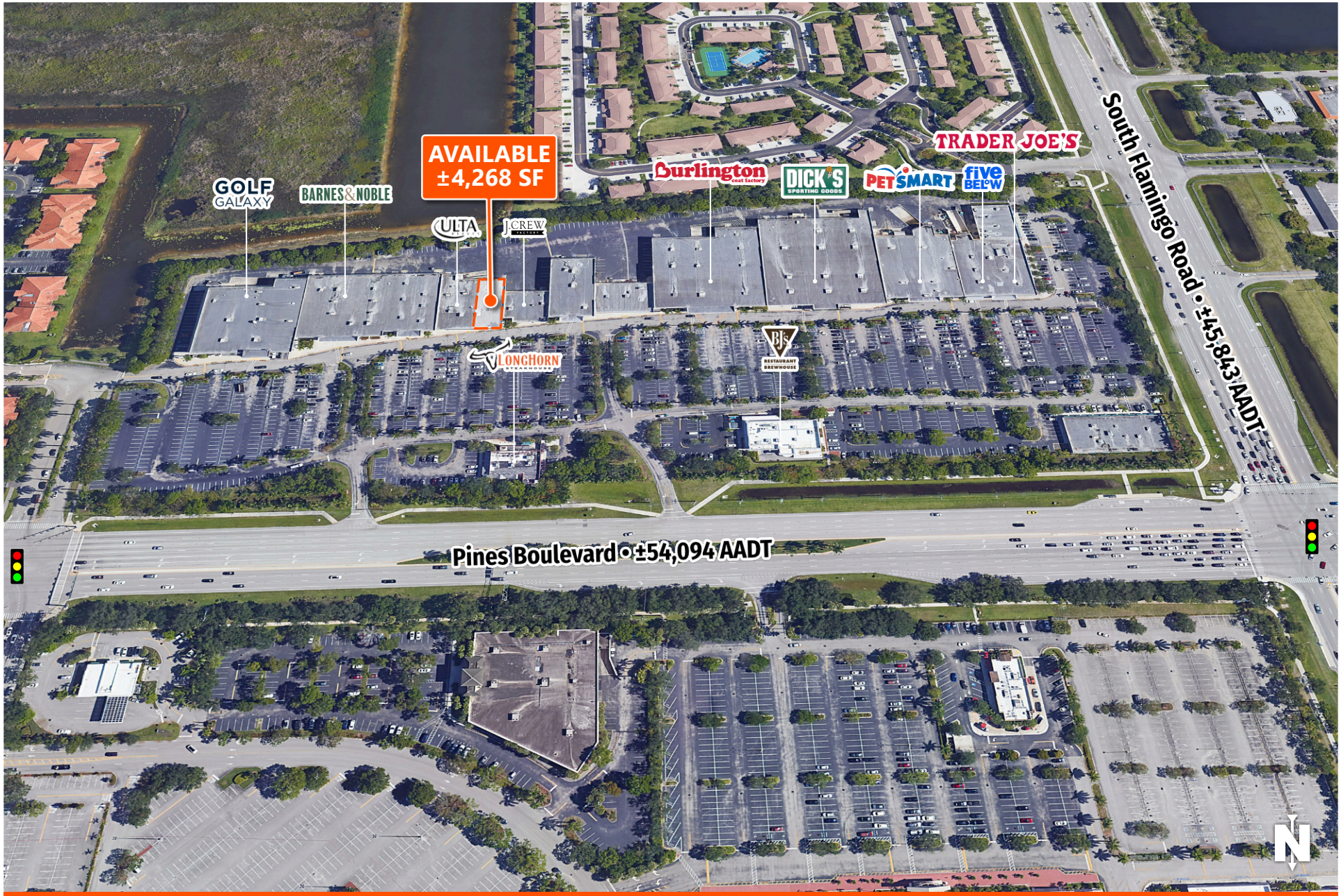
WWW.SOUTHEASTCENTERS.COM

NOLAN COLLIER | LEASING AGENT
ncollier@secenters.com
(407) 233-1393 | Mobile (407) 864-6897

PEMBROKE CROSSING

11810-11970 Pines Boulevard, Pembroke Pines, FL 33026

SOUTHEAST CENTERS



NOLAN COLLIER | LEASING AGENT
ncollier@secenters.com
(407) 233-1393 | Mobile (407) 864-6897

PEMBROKE CROSSING

11810-11970 Pines Boulevard, Pembroke Pines, FL 33026

SOUTHEAST CENTERS

PEMBROKE CROSSING

TENANTS	UNIT	SIZE
Dick's Sporting Goods	A	53,460 SF
Burlington	B	42,296 SF
Lupu Dental	C1	1,750 SF
Hand & Stone Massage	C2	2,844 SF
Sally Beauty	C	2,756 SF
Boot Barn	D1	12,960 SF
J.Crew Factory	D2	5,600 SF
ULTA	E	10,536 SF
Available 1/1/2027	**E1**	**4,268 SF**
Discovery Clothing Co.	F	14,000 SF
Barnes & Noble	G	25,075 SF
Golf Galaxy	H	31,743 SF
Dunkin' Donuts	I	1,402 SF
Paradise Nails	J	2,264 SF
Nothing Bundt Cakes	K3B	1,485 SF
Lash Lounge	K3A	1,375 SF
Hair Cuttery	K4	1,173 SF
Trader Joe's	L	12,482 SF
Five Below	L1	8,945 SF
PetSmart	M	26,164 SF
Visionworks	N	4,920 SF
Sprint	O	1,962 SF
Men's Warehouse	P	4,525 SF
BJ's Brewhouse	Pad A	7,846 SF
Longhorn Steakhouse	Pad B	5,999 SF

11810-11970 Pines Boulevard, Pembroke Pines, FL 33026

DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	20,479	44.4	$92,870
3 MILES	140,648	41.1	$114,485
5 MILES	372,361	39.7	$125,415

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.

SOUTHEAST CENTERS

This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy.