



# PEMBROKE CROSSING

11810-11970 Pines Boulevard, Pembroke Pines, FL 33026

## PEMBROKE PINES, FL

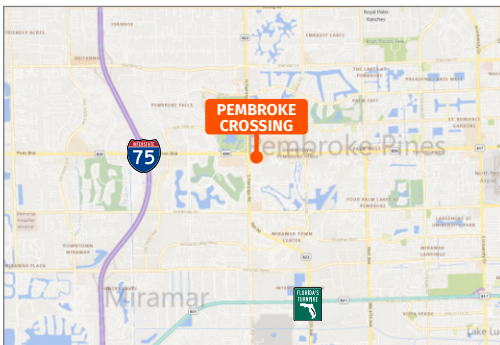


**MARKET:** South Florida

**COUNTY:** Broward

**GLA:** ±288,993 SF

**TRAFFIC COUNT:** ±99,937 (COMBINED)



- Pembroke Crossing is a ±288,993 SF power center featuring such notable tenants as Trader Joe's, Dick's Sporting Goods, PetSmart, Golf Galaxy, Barnes & Noble, Burlington, and Ulta.
- 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.

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 **SOUTHEAST**  
CENTERS

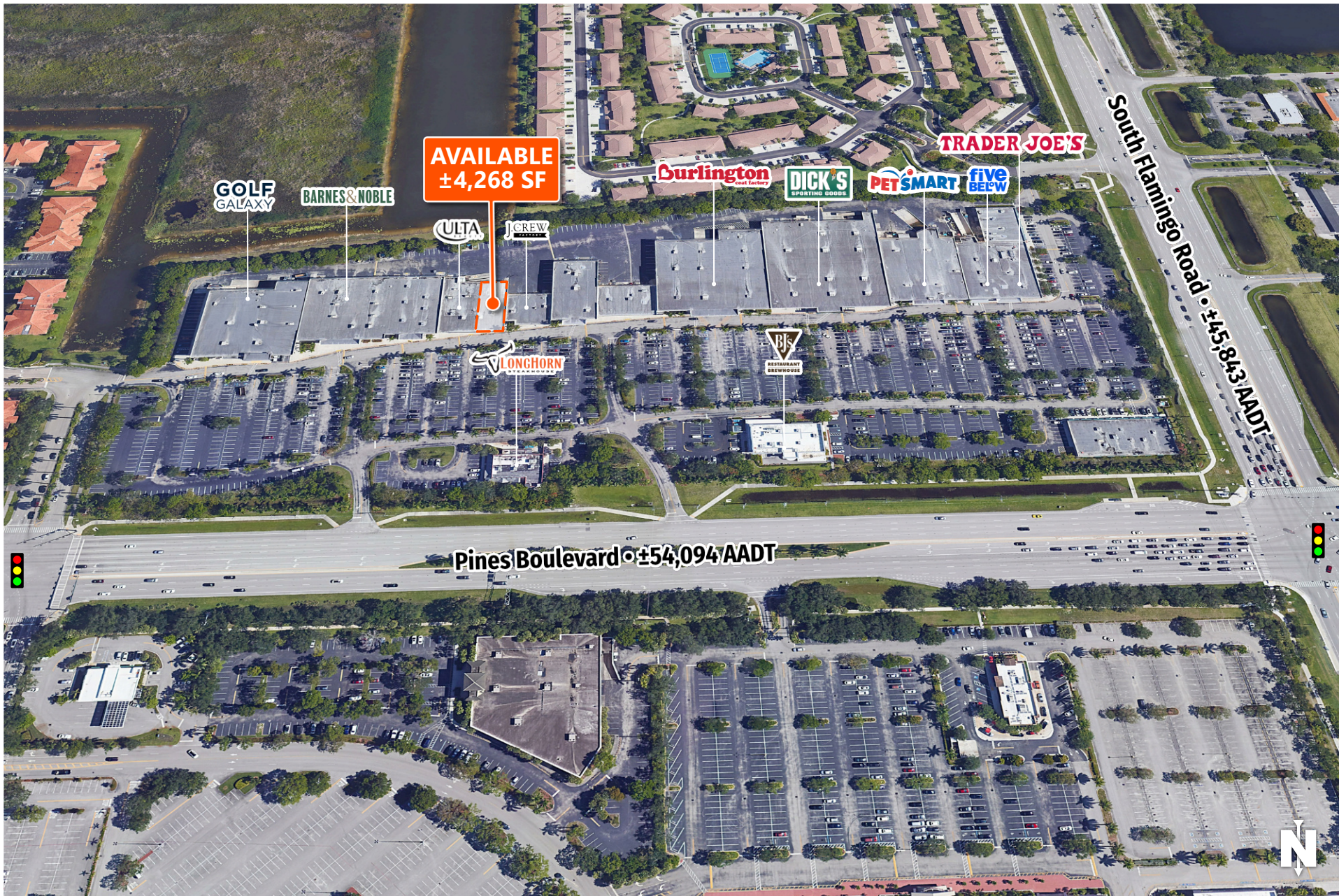
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| TENANTS                   | UNIT      | SIZE            |
|---------------------------|-----------|-----------------|
| Dick's Sporting Goods     | A         | 53,460 SF       |
| Burlington                | B         | 42,296 SF       |
| Lupu Dental               | 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       |
| <b>Available 1/1/2027</b> | <b>E1</b> | <b>4,268 SF</b> |
| 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        |



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## 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.



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 purposes only and shall not be deemed a representation by Landlord or their accuracy.