

**FOR LEASE**  
1,400 - 2,000 SF

# Flamingo Pines Plaza

12520 Pines Blvd  
Pembroke Pines, FL 33027



Juan P. Restrepo



(954) 866-0246



[juan@jblmgmt.com](mailto:juan@jblmgmt.com)

Javier Masferrer



(954) 364-7585



[javier@jblmgmt.com](mailto:javier@jblmgmt.com)



**JBL**  
ASSET MANAGEMENT

**FOR LEASE**  
1,400 - 2,000 SF

# Flamingo Pines Plaza

12520 Pines Blvd  
Pembroke Pines, FL 33027



## AVAILABILITIES

- » 1,400 - 2,000 SF in-line space available

## PROPERTY HIGHLIGHTS

- » Walmart Supercenter shadow-anchored shopping center located in the highly desirable community of Pembroke Pines, Broward County, FL
- » Features a diverse mix of retail, restaurant and service uses, Goodwill and USPS
- » Situated at the heavily-trafficked intersection of Pines Blvd. and Flamingo Rd. (+119,000VPD)
- » Property enjoys a prominent, infill and highly accessible regional location just east of an Interstate-75 interchange and immediately adjacent to a high-volume Walmart Supercenter, Publix and the 1.1 million SF, GGP-owned, super regional Pembroke Lakes Mall

## TRAFFIC COUNTS

- » 65,000 AADT on Pines Blvd
- » 56,000 AADT on S Flamingo Rd

## DEMOGRAPHICS

|                    | 1-Mile   | 3-Mile   | 5-Mile    |
|--------------------|----------|----------|-----------|
| Population:        | 19,009   | 134,929  | 378,717   |
| Households         | 10,288   | 50,539   | 127,020   |
| Average HH Income  | \$48,205 | \$89,276 | \$112,018 |
| Daytime Population | 20,958   | 126,581  | \$91,468  |

Juan P. Restrepo

(954) 866-0246

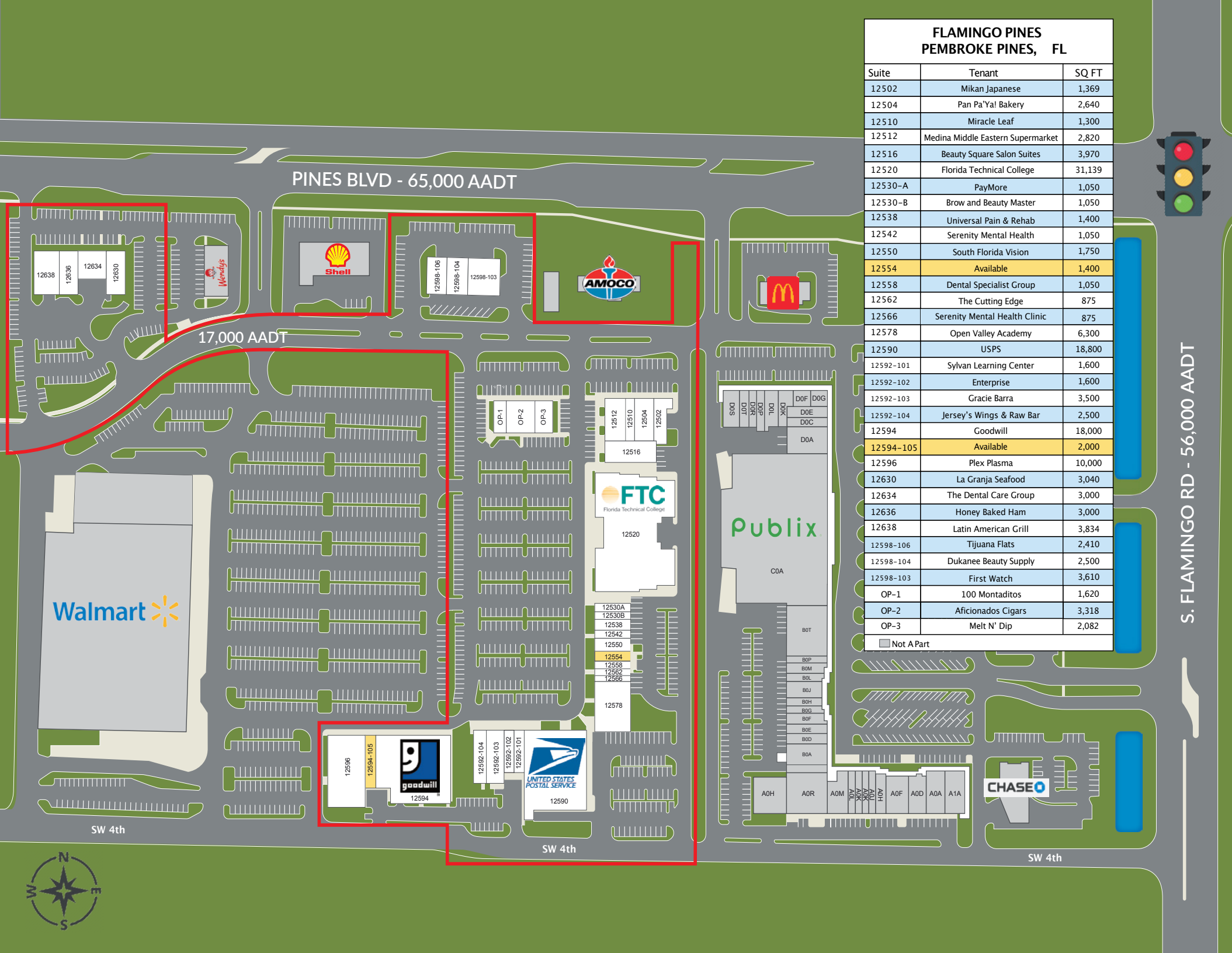
juan@jblmgmt.com

Javier Masferrer

(954) 364-7585

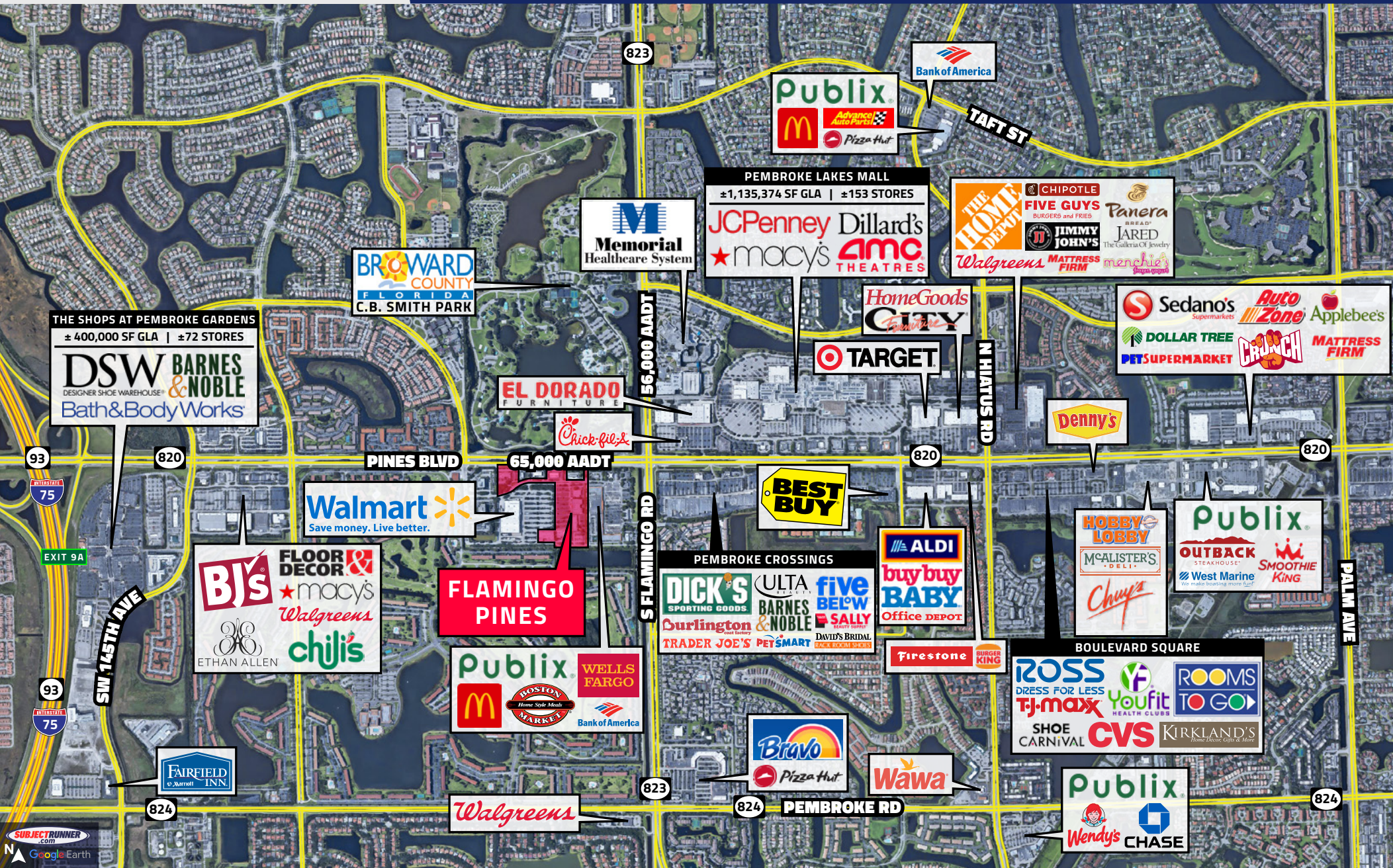
javier@jblmgmt.com

**JBL**  
ASSET MANAGEMENT



# Flamingo Pines Plaza

12520 Pines Blvd  
Pembroke Pines, FL 33027



## Juan P. Restrepo

 (954) 866-0246

 [juan@jblmgmt.com](mailto:juan@jblmgmt.com)

# Javier Masferrer

 (954) 364-7585

 [javier@jblimgmt.com](mailto:javier@jblimgmt.com)

JBL  
ASSET MANAGEMENT