

FOR LEASE
1,400 SF

Flamingo Pines Plaza

12520 Pines Blvd
Pembroke Pines, FL 33027



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AVAILABILITIES

- » 1,400 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

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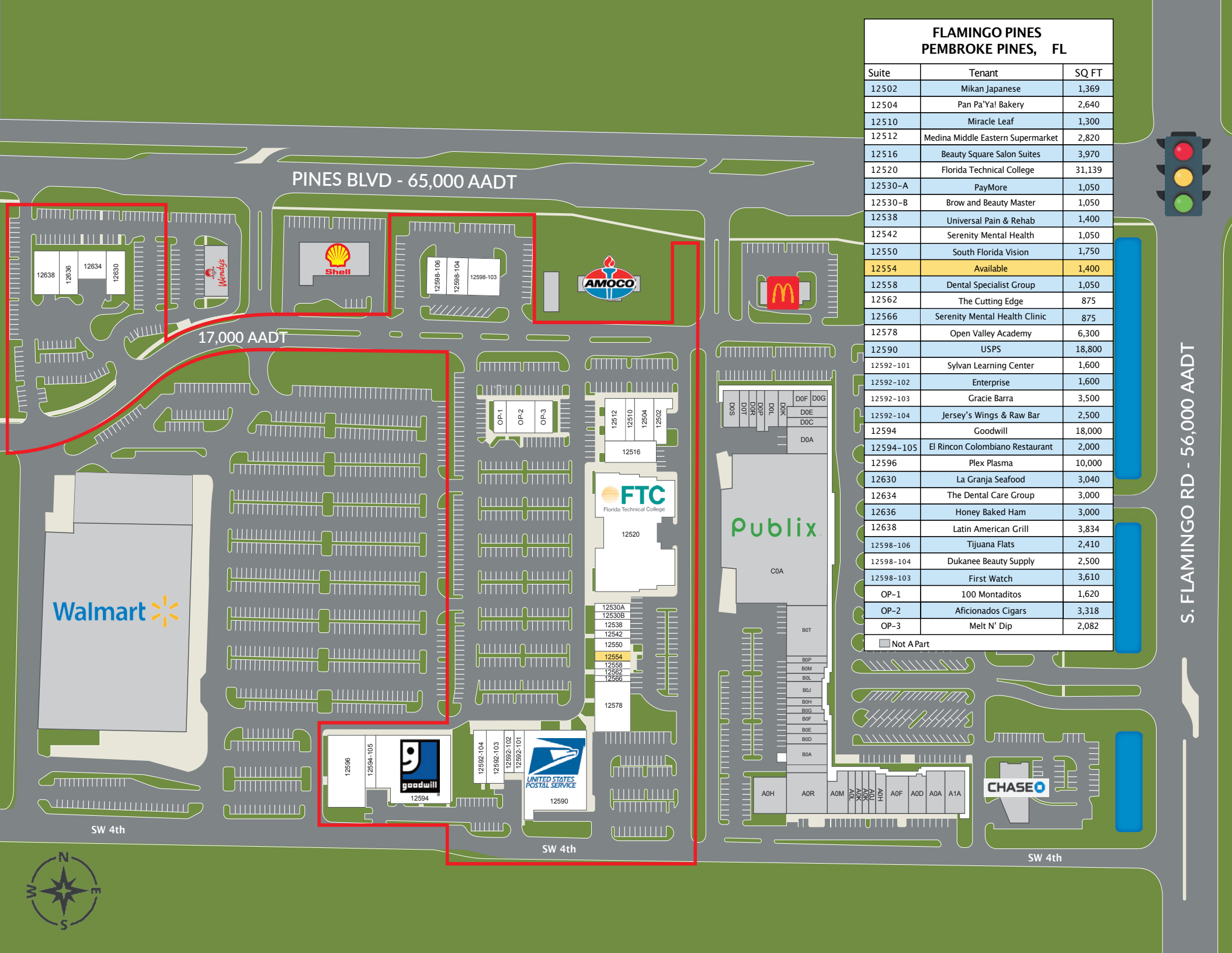


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THE SHOPS AT PEMBROKE GARDENS
± 400,000 SF GLA | ± 72 STORES
DSW BARNES & NOBLE
Bath & Body Works

PEMBROKE LAKES MALL
± 1,135,374 SF GLA | ± 153 STORES
JCPenney Dillard's
macy's AMC THEATRES

PEMBROKE CROSSINGS
DICK'S SPORTING GOODS ULTA BARNES & NOBLE
Curlington & NOBLE SALLY DAVID'S BRIDAL
TRADER JOE'S PETSMART

BOULEVARD SQUARE
ROSS DRESS FOR LESS TJ-maxx Youfit
SHOE CARNIVAL CVS KIRKLAND'S

Other Retailers and Restaurants: Publix, Walmart, Target, HomeGoods, JCPenney, Dillard's, Macy's, AMC Theatres, Walgreens, CVS, Kroger, and many others.

Major Roads and Traffic Volume:
I-95, I-75, US-93, US-820, US-824, 145th Ave, Flamingo Rd, Taft St.
AADT (Average Annual Daily Traffic) figures are provided for several roads.

Source: Google Earth, SUBJECT RUNNER