FOR LEASE
Fully Leased

Flamingo Pines Plaza

12520 Pines Blvd
Pembroke Pines, FL 33027



Juan P. Restrepo (954) 866-0246 juan@jblmgmt.com | Javier Masferrer (954) 364-7585 javier@jblmgmt.com

JBL ASSET MANAGEMENT

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AVAILABILITIES

» Fully Leased

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

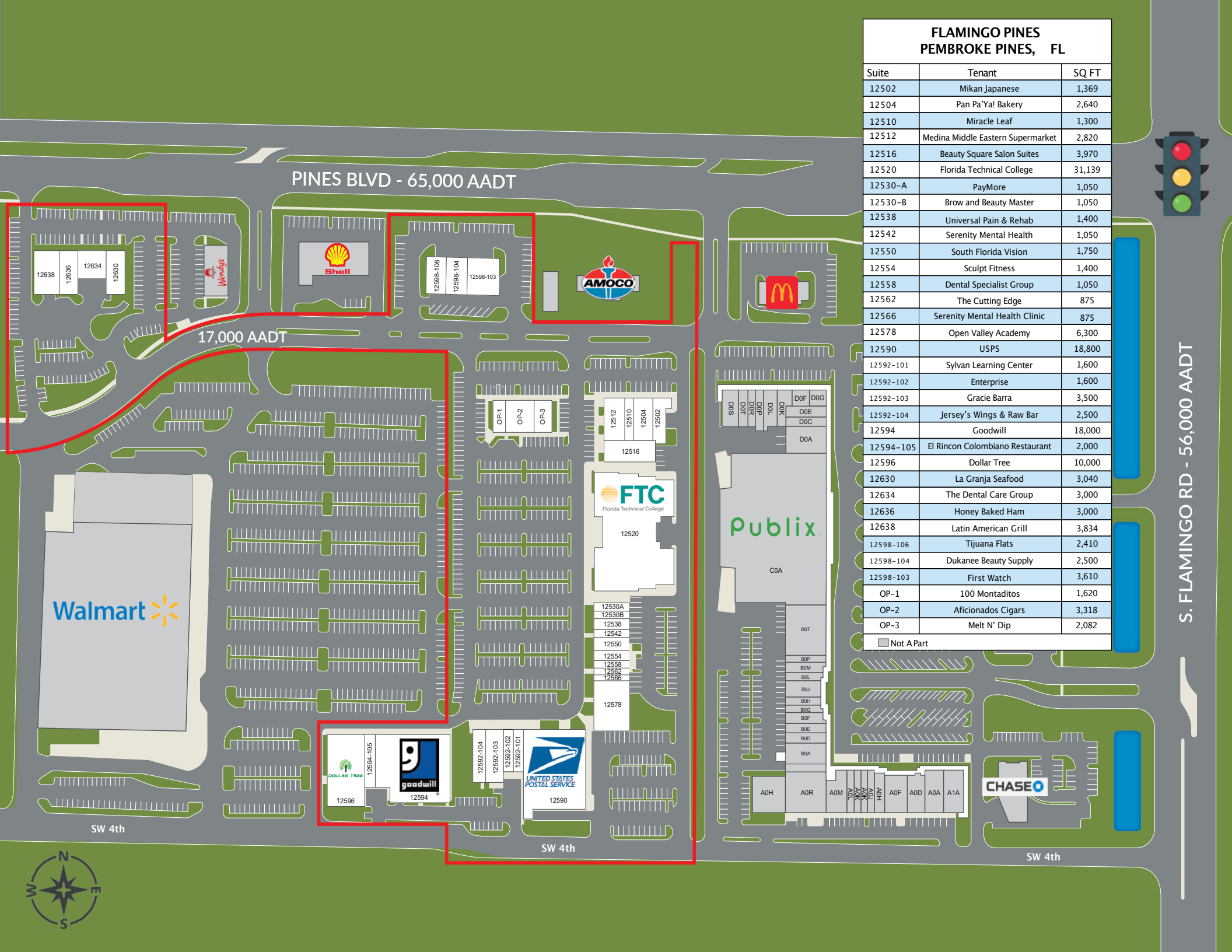
» 65,000 AADT on Pines Blvd

» 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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FLAMINGO PINES
PEMBROKE PINES, FL

Suite	Tenant	SQ FT
12502	Mikan Japanese	1,369
12504	Pan Pa'Ya! Bakery	2,640
12510	Miracle Leaf	1,300
12512	Medina Middle Eastern Supermarket	2,820
12516	Beauty Square Salon Suites	3,970
12520	Florida Technical College	31,139
12530-A	PayMore	1,050
12530-B	Brow and Beauty Master	1,050
12538	Universal Pain & Rehab	1,400
12542	Serenity Mental Health	1,050
12550	South Florida Vision	1,750
12554	Sculpt Fitness	1,400
12558	Dental Specialist Group	1,050
12562	The Cutting Edge	875
12566	Serenity Mental Health Clinic	875
12578	Open Valley Academy	6,300
12590	USPS	18,800
12592-101	Sylvan Learning Center	1,600
12592-102	Enterprise	1,600
12592-103	Gracie Barra	3,500
12592-104	Jersey's Wings & Raw Bar	2,500
12594	Goodwill	18,000
12594-105	El Rincon Colombiano Restaurant	2,000
12596	Dollar Tree	10,000
12630	La Granja Seafood	3,040
12634	The Dental Care Group	3,000
12636	Honey Baked Ham	3,000
12638	Latin American Grill	3,834
12598-106	Tijuana Flats	2,410
12598-104	Dukanee Beauty Supply	2,500
12598-103	First Watch	3,610
OP-1	100 Montaditos	1,620
OP-2	Aficionados Cigars	3,318
OP-3	Melt N' Dip	2,082

Not A Part

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