

**FOR LEASE**  
1,200 - 6,900 SF

# Palm Square

9941 Pines Blvd  
Pembroke Pines, FL 33024



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**JBL**  
ASSET MANAGEMENT

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## AVAILABILITIES

- » 1,200 - 6,900 SF in-line space available
- » 1,230 SF available

## PROPERTY HIGHLIGHTS

- » 77K SF value-add retail center with solid existing cash flow and significant upside potential
- » Notable tenants include Dunkin', KFC, Goldfish Swim School, Sherwin-Williams, and others
- » Recently renovated in 2023
- » Prime location just 3 miles from Broward College-South Campus, North Perry Airport, and Memorial Hospital

## TRAFFIC COUNTS

- » 51,500 VPD on Pines Boulevard
- » 25,000 VPD on Palm Avenue

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	24,884	174,785	430,441
Households	9,810	63,723	149,705
Average HH Income	\$79,213	\$91,699	\$93,365
Daytime Population	19,936	135,814	332,934

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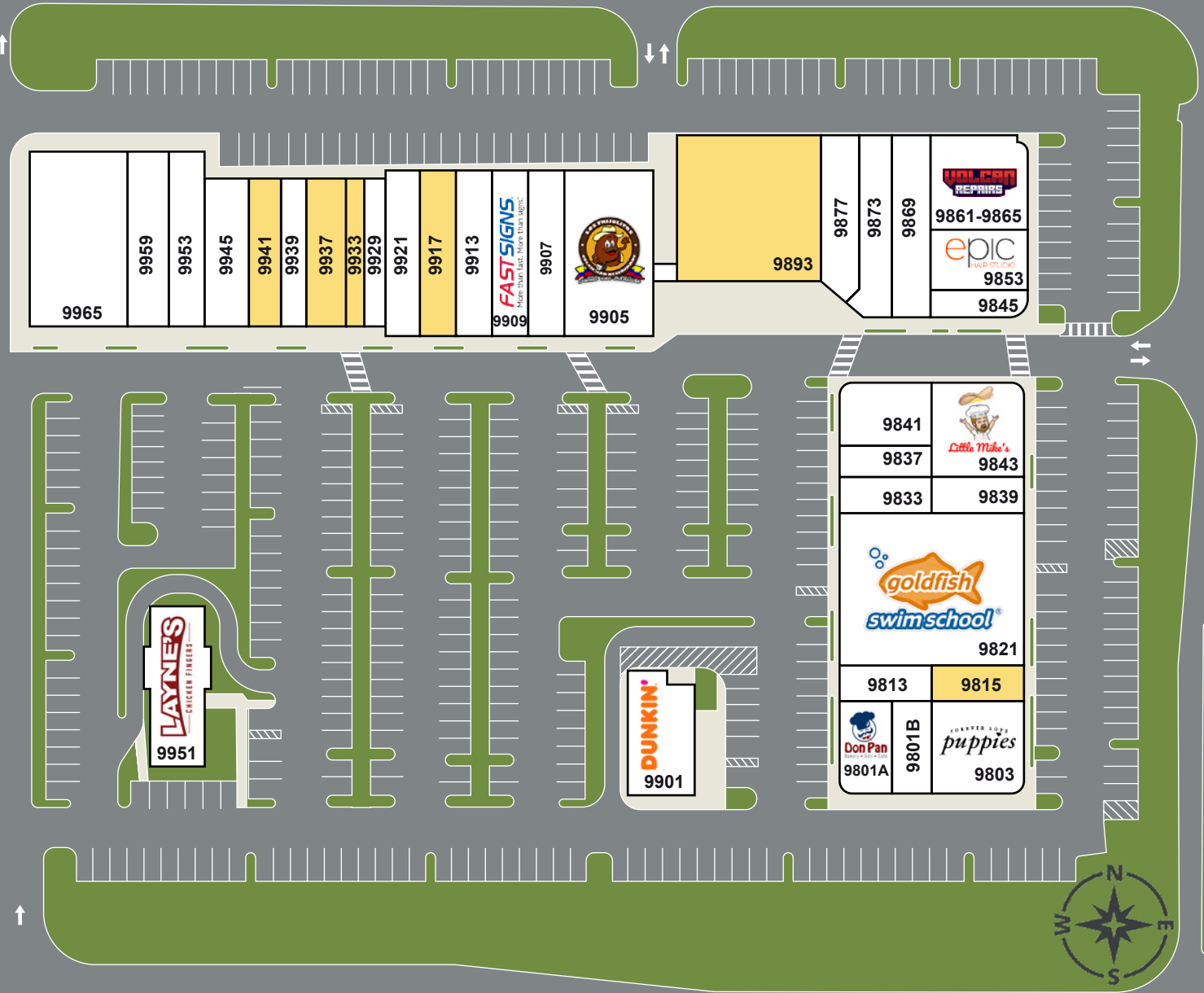
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**PALM SQUARE**  
HOLLYWOOD, FL

Suite	Tenant	SF
9801A	Don Pan International Bakery	1,500
9801B	Athena Massage	1,500
9803	Forever Love Puppies	3,000
9813	All Family Haircuts	750
9815	AVAILABLE	1,230
9821	Goldfish Swim School	8,820
9833	Trust Pharmacy	1,000
9837	Realty, Notary & Tax Services	750
9839	Success Mental Health	1,000
9841	Pines Family Chiropractic	1,150
9843	Little Mikes Pizza	1,887
9845	Univista Insurance	720
9853	Epic Hair Studio	1,750
9861-65	Volcan Repairs	2,500
9869	Little Princess Spa	1,932
9873	Smile Experts Dentistry	2,148
9877	Florida Health Care	2,060
9893	AVAILABLE	6,900
9905	Los Frijolitos	2,689
9907	Venus Glam Beauty Salon	1,391
9909	Fastsigns	2,250
9913	Steppin Out Nail Spa	1,800
9917	AVAILABLE	1,400
9921	Bionic Prosthetics	1,480
9929	Fordham Fitness	3,100
9933	AVAILABLE	1,200
9937	AVAILABLE	2,000
9939	Los Verdes Restaurant	1,600
9941	AVAILABLE	1,200
9945	365 Thai & Sushi	2,000
9953	Exclusive Salon Suites	2,314
9959	SS Hair Care	2,500
9965	Sherwin-Williams	5,000
9951	Layne's Chicken Tenders	2,800
9901	Dunkin'	2,300

Available



**PINES BLVD 51,500 VPD**

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