

CROSSROADS SQUARE

FOR LEASE

154 UNIVERSITY DR | PEMBROKE PINES



FranklinStreet

Lena
Centers

CROSSROADS SQUARE

PROPERTY HIGHLIGHTS

Crossroads Square is a vibrant shopping destination positioned at the high-traffic intersection of Pines Boulevard and University Drive (108,500 vehicles per day). Anchored by Lowe's, the center features a dynamic mix of retail, dining, and professional services, offering convenience and variety just minutes from Florida's Turnpike.

*Lowe's Building Not Included

1

Thriving shopping center Shadow anchored by Lowe's

2

Convenient access to Florida's Turnpike

3

Situated at the NEC of Pines Blvd. and University Dr.

4

Located at one of the busiest major retail nodes and intersections in Broward County



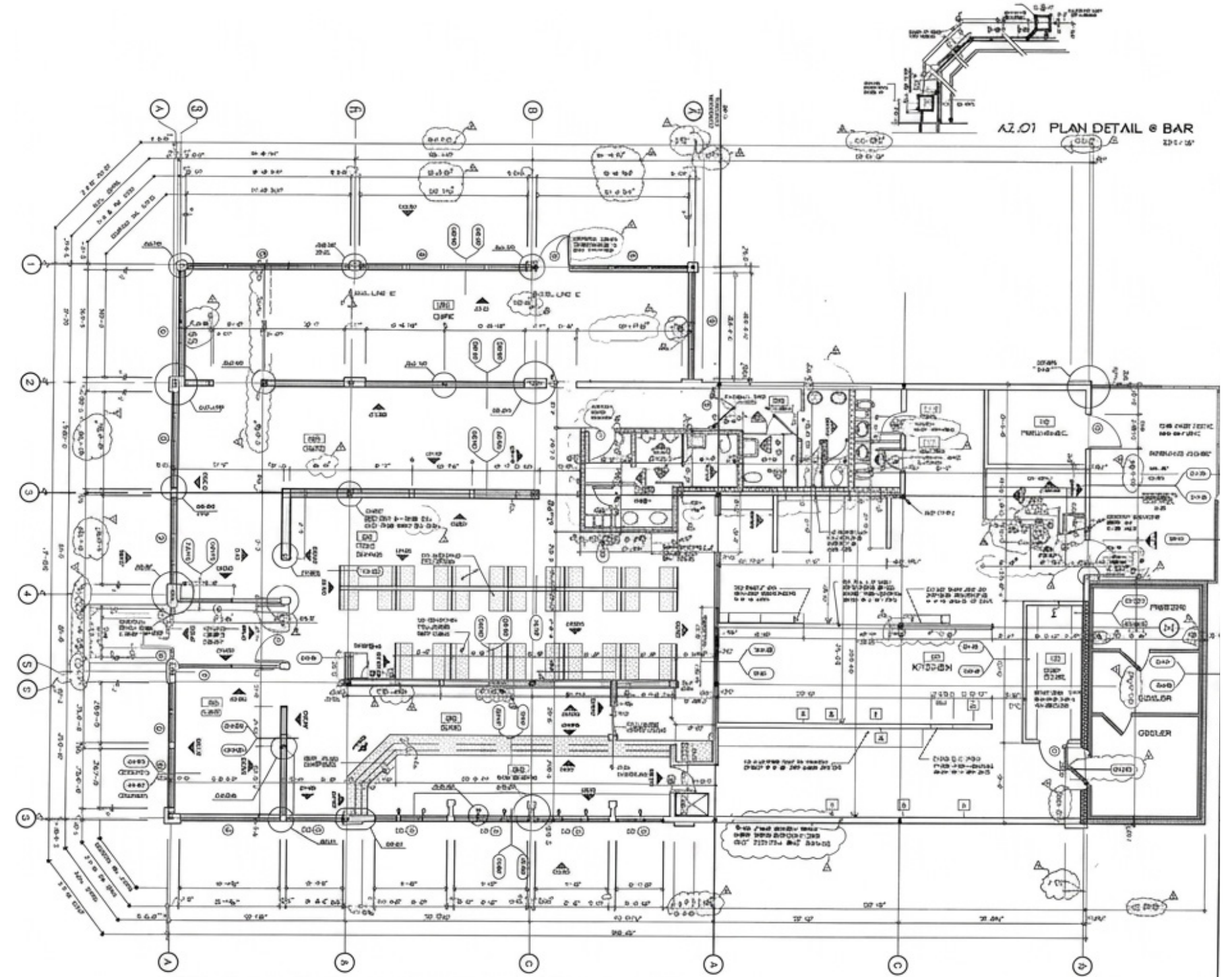
CROSSROADS SQUARE

SITE PLAN



*Lowe's Building Not Included

UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
100	Lowe's	N/A	172	Dolphin Carpet & Tile	4,600	208	Pediatrician	2,000
154	Goodwill	12,000	176	Pretty Girl Curves	1,500	212	Peach Cobbler Factory	2,000
156	Wingstop	1,650	180	Back in Motion	1,500	216	AVAILABLE	11,000
158	Happy Paws	1,350	184-188A	Sheiks Bakery & Café	1,125	48	Taco Bell	5,232
162	AVAILABLE	3,000	192	Nail Salon & Spa	1,125	90	AVAILABLE	7,406
164	AVAILABLE	2,650	196	Meraki Rose	2,000	OP2	Goodyear	12,739
168	AVAILABLE	1,300	200	AVAILABLE	1,125	OP4	CVS	13,805
170	AVAILABLE	1,280	204	The Studio Nail Supply	3,000			



CROSSROADS SQUARE AREA DEMOGRAPHICS

POPULATION

1 Mile
17,937

3 Mile
182,702

5 Mile
454,790

TOTAL HOUSEHOLD

1 Mile
6,519

3 Mile
62,823

5 Mile
161,288

DAYTIME POPULATION

1 Mile
15,080

3 Mile
117,374

5 Mile
323,030

HOUSEHOLD INCOME

1 Mile
\$90,167

3 Mile
\$100,857

5 Mile
\$102,668

*Lowe's Building Not Included





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