

FOR LEASE

# BOULEVARD SQUARE

10800 PINES BOULEVARD, PEMBROKE PINES, FL



CLICK TO VIEW  
SITE VIDEO



JOIN **T.J. Maxx** **ROSS DRESS FOR LESS** **Michaels** AND OTHER NATIONAL RETAILERS  
LOCATED ACROSS FROM PEMBROKES LAKES MALL

EXCLUSIVE RETAIL LEASING

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# PROPERTY OVERVIEW

## HIGHLIGHTS

- Dominant shopping center in one of the top tier retail markets in South Florida
- ±1,200 - 5,087 SF retail space available
- Caddy corner to Pembroke Lakes Mall
- Over 75,000 Vehicles Per Day at the Intersection
- Anchored by: **TJ-maxx** **ROSS** **Michael's** **SHOE CARNIVAL**  
**THE VITAMIN SHOPPE** **AMERICA'S BEST** **Youfit** **Caremax**  
CONTACTS & EYEGLASSES HEALTH CLUBS

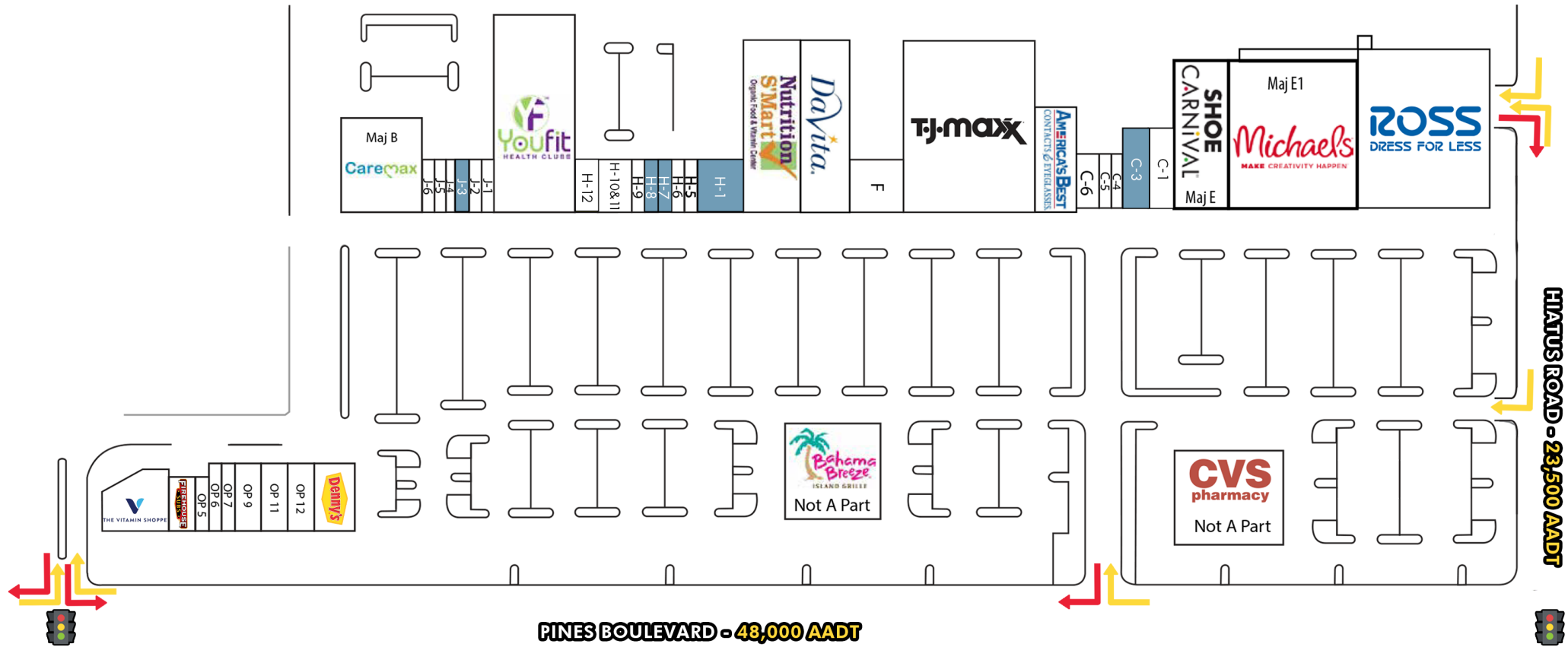


## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	24,845	161,463	421,067
HOUSEHOLDS	9,565	61,706	144,223
DAYTIME EMPLOYEES	20,296	133,486	344,783
AVERAGE HH INCOME	\$74,379	\$79,530	\$85,155
	5 Minutes	10 Minutes	15 Minutes
POPULATION	68,541	207,521	507,605
HOUSEHOLDS	26,961	76,482	173,430
DAYTIME EMPLOYEES	56,677	170,505	414,955
AVERAGE HH INCOME	\$74,918	\$81,660	\$84,936



# BOULEVARD SQUARE | EXECUTIVE SUMMARY



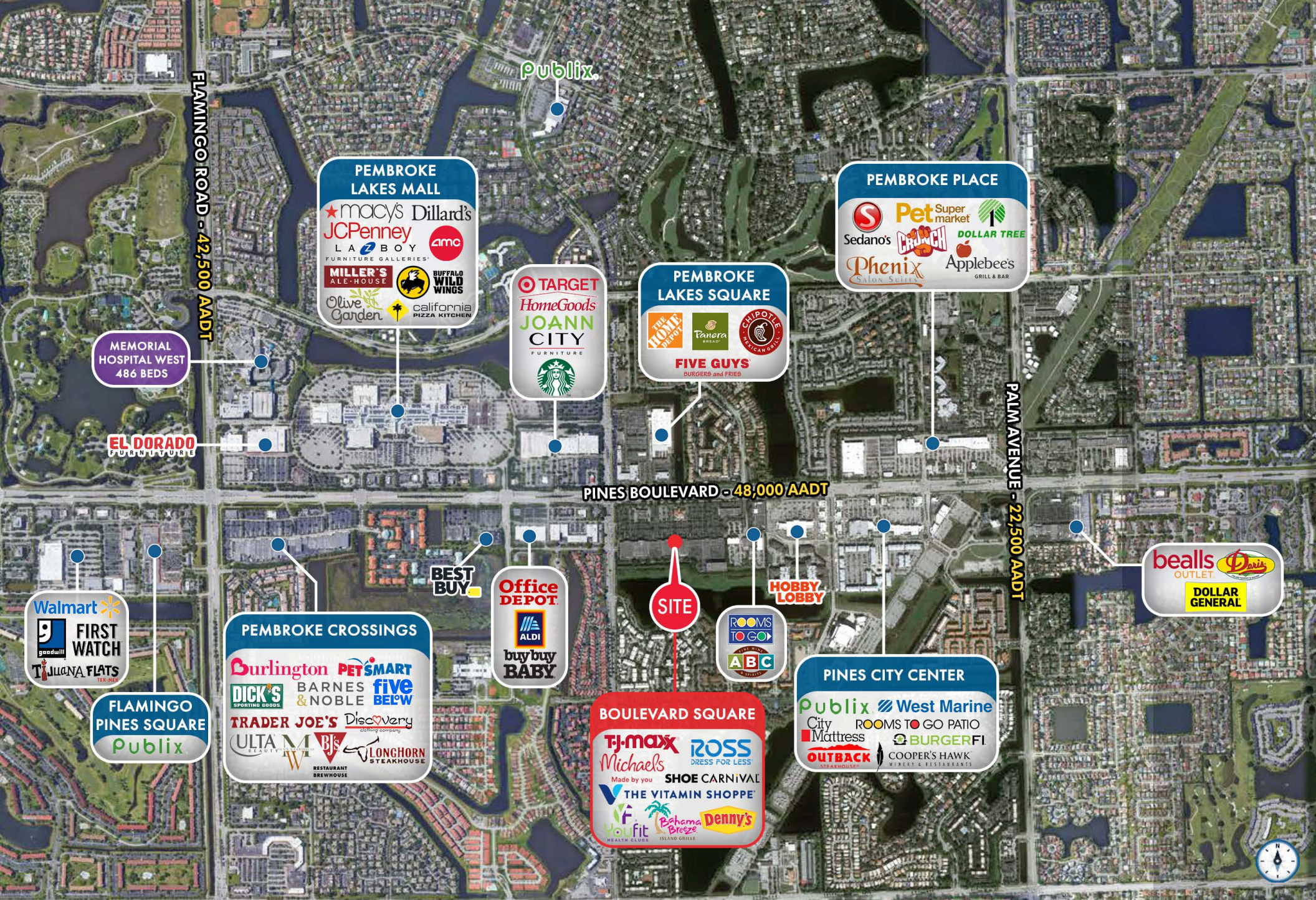
## TENANT ROSTER

C-1 DIAMOND GIRL BEAUTY 3,033 SF	H-1 AVAILABLE 5,087 SF	H-12 BUBBLY PAWS 1,474 SF	MAJ A YOUFIT HEALTH 24,970 SF	MAJ F TJ MAXX 29,980 SF	OP-12 FANTASY PIZZA 1,964 SF
C-3 AVAILABLE 3,031 SF	H-5 HAIR SALON 1,201 SF	J-1 RAW ADDICTION 1,221 SF	MAJ B CAREMAX 10,115 SF	OP-1 VITAMIN SHOPPE 3,696 SF	OP-15 DENNY'S 3,913 SF
C-4 FAJAS DEPOT 1,203 SF	H-6 NEW IMAGE NAILS 1,210 SF	J-2 RUSH CHIROPRACTIC 1,201 SF	MAJ C NUTRITION SMART 12,216 SF	OP-3 FIREHOUSE SUBS 1,796 SF	OP-E BAHAMA BREEZE
C-5 RIO BODY WAX 1,227 SF	H-7 AVAILABLE 1,200 SF	J-3 COMING AVAILABLE 1,210 SF	MAJ C1 TOTAL RENAL CARE 11,217 SF	OP-5 SOSTA CAFFÈ 2,190 SF	OP-F CVS
C-6 GARCIA'S DENTAL 2,400 SF	H-8 COMING AVAILABLE 1,201 SF	J-4 PHO NGUYEN 1,210 SF	MAJ D ROSS 30,137 SF	OP-7 SOSTA CAFFÈ 1,200 SF	
D AMERICA'S BEST 6,517 SF	H-9 YA YA FOOT MASSAGE 1,200 SF	J-5 INDIGO CUTS 1,201 SF	MAJ E SHOE CARNIVAL 12,919 SF	OP-9 BONJOUR BAKERY 3,600 SF	
F SCRUBS & BEYOND 5,336 SF	H-10&11 CEBICHE BAR 2,400 SF	J-6 BEAUTY CAFE 1,227 SF	MAJ E1 MICHAELS 24,739 SF	OP-11 VAPOR SHARK 1,200 SF	



# BOULEVARD SQUARE | SITE PLAN





FLAMINGO ROAD - 42,500 AADT

PALM AVENUE - 22,500 AADT

PINES BOULEVARD - 48,000 AADT

**SITE**

**PEMBROKE LAKES MALL**

- macy's
- Dillard's
- JCPenney
- LA BOY FURNITURE GALLERIES
- amc
- MILLER'S ALE HOUSE
- OLIVE GARDEN
- BUFFALO WILD WINGS
- california PIZZA KITCHEN

**PEMBROKE PLACE**

- Sedano's
- Pet Super market
- CRUNCH
- DOLLAR TREE
- Phenix SALON SUITS
- Applebee's GRILL & BAR

**TARGET**

- HomeGoods
- JOANN CITY FURNITURE
- Starbucks

**PEMBROKE LAKES SQUARE**

- THE HOME DEPOT
- Panera BREAD
- CHIPOTLE MEXICAN BOWL
- FIVE GUYS BURGERS and FRIES

**MEMORIAL HOSPITAL WEST**  
486 BEDS

**EL DORADO FURNITURE**

**Walmart**

- FIRST WATCH
- TJUANA FLATS

**FLAMINGO PINES SQUARE**

- Publix

**PEMBROKE CROSSINGS**

- Burlington
- PET SMART
- DICK'S SPORTING GOODS
- BARNES & NOBLE
- five BELOW
- TRADER JOE'S
- Discovery
- ULTA BEAUTY
- W BEV'S RESTAURANT BREWHOUSE
- LONGHORN STEAKHOUSE

**BEST BUY**

**Office DEPOT**

- ALDI
- buy buy BABY

**ROOMS TO GO**

- ABC

**HOBBY LOBBY**

**BOULEVARD SQUARE**

- TJ-maxx
- ROSS DRESS FOR LESS
- Michael's
- SHOE CARNIVAL
- THE VITAMIN SHOPPE
- Vol fit HEALTH CLUBS
- Bahama Breeze ISLAND GRILLE
- Denny's

**PINES CITY CENTER**

- Publix
- West Marine
- City
- ROOMS TO GO PATIO
- Mattress
- BURGER FI
- OUTBACK
- COOPER'S HAWK WINEY & RESTAURANTS

**bealls OUTLET**

- Dollar GENERAL

**BOULEVARD SQUARE | MARKET AERIAL**





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