

SHOPPES OF SILVER LAKES

18201 – 18391 Pines Boulevard | Pembroke Pines, FL 33029

Latitude: 26.00884 Longitude: -80.39073

FOR LEASE



PROPERTY FEATURES

FOR MORE INFORMATION

Laura Briggie

Partner

561.212.1232

lbriggie@forefrontcre.com

GLA
126,789± sf

VPD
54,900 Cars Daily

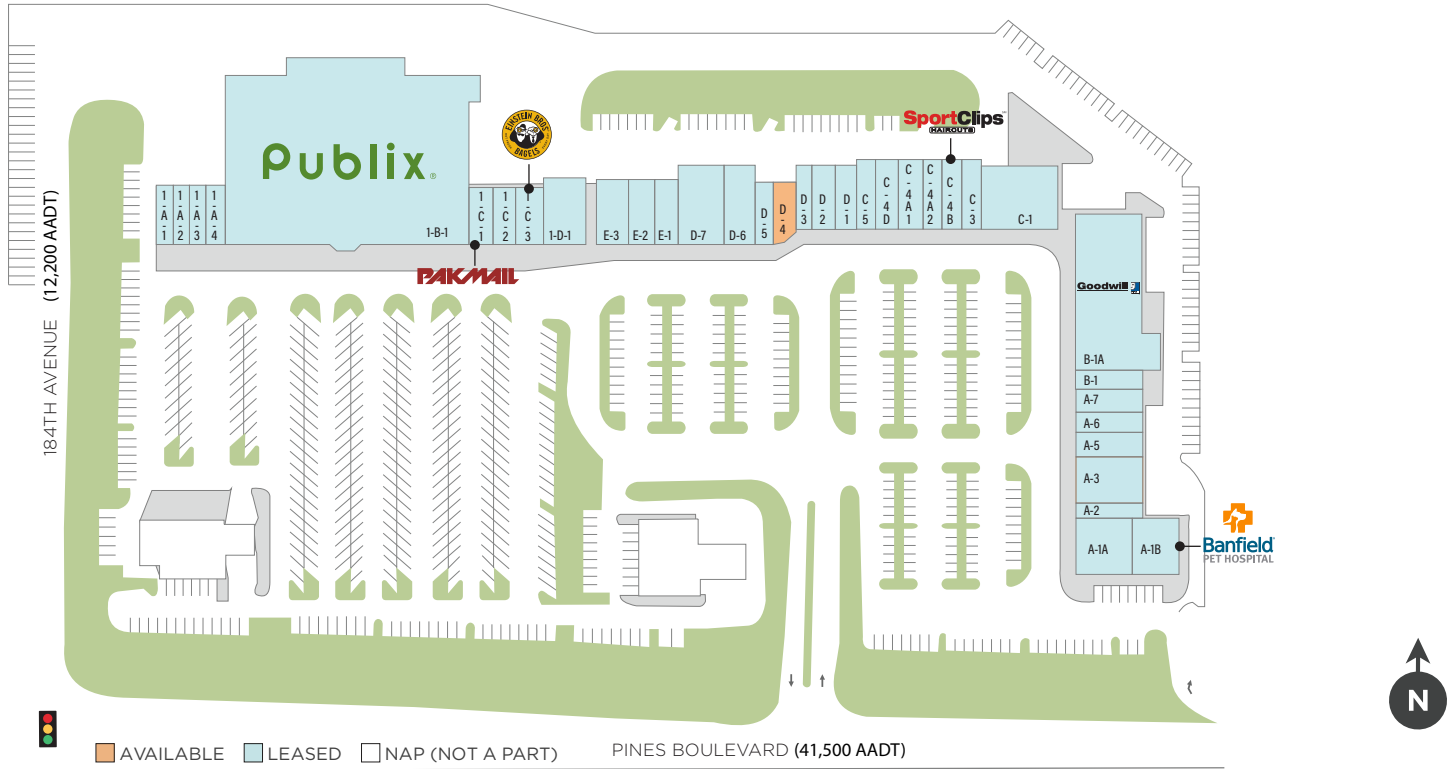
Located on the NE corner of Pines Boulevard and 184th Avenue, Shoppes of Silver Lakes is anchored by Publix. Co-tenants include Einstein Bros. Bagels, Carespot Express Healthcare, Sport Clips, 9Round Fitness, F45 Fitness, Banfield Pet Hospital, Neighborhood Learning Center and many others. The area is dominated by young families with more than 25,000 households and 81,000+ residents within a 3-mile radius with an average household income of \$170,226.

SHOPPES OF SILVER LAKES

18201 – 18391 Pines Boulevard | Pembroke Pines, FL 33029

Latitude: 26.00884 Longitude: -80.39073

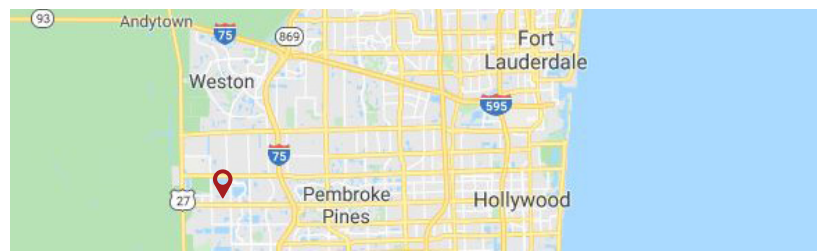
FOR LEASE



SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
A-1B	BANFIELD PET HOSPITAL	3,000	C-4A2	REVIVE CHIROPRACTIC	1,300	E-2	HUNTINGTON LEARNING CENTER	2,100
A-1A	CARESPOT EXPRESS HEALTHCARE	3,500	C-4A1	MUSIC TECH STUDIOS	2,250	E-3	LAS CAZUELAS	2,450
A-2	PRO NAILS PLUS	1,050	C-4D	IVX HEALTH	1,875	1-D-1	BRISAS DE ORIENTE	3,150
A-3	F45 TRAINING	3,360	C-5	CHICK 'N' CHOP ON THE GRILL	1,500	1-C-3	EINSTEIN BROS. BAGELS	2,220
A-5	PLAYTOPIA	1,890	D-1	THE CODER SCHOOL	1,400	1-C-2	SET KITCHENS	1,380
A-6	BLUE STREAM FIBER	1,400	D-2	ARTISTIC TRENDZ	1,750	1-C-1	PAK MAIL	1,200
A-7	JERRY ZIMMERMAN, DDS	1,750	D-3	MILANO JEWELERS	1,050	1-B-1	PUBLIX	47,814
B-1	TS BROWSHES	1,750	D-4	ESTRELLA INSURANCE (Avail Soon)	1,050	1-A-4	BABY SELFIE 3D	1,200
B-1A	GOODWILL SUPERSTORE	12,750	D-5	365 THAI AND SUSHI	1,875	1-A-3	VIP CUTS	900
C-1	NEIGHBORHOOD LEARNING CENTER	5,600	D-6	THROWBACK TAVERN	2,800	1-A-2	COLEY'S PIZZA	1,200
C-3	SUN TAN MIAMI	1,500	D-7	CAESAR'S NAIL & SPA	4,200	1-A-1	9ROUND FITNESS	1,500
C-4B	SPORTS CLIPS	1,325	E-1	AT&T	1,750			

2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	12,314	81,972	161,430
DAYTIME POP.	9,126	59,131	130,172
AVG. HH INCOME	\$182,587	\$170,226	\$147,454
MEDIAN AGE	41.8	41.6	44.0



The information contained herein was obtained from sources deemed to be reliable. However, ForeFront Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.