

FOR LEASE



Crossroads Square

154 University Dr., Pembroke Pines, FL 33024



CROSSROADS SQUARE

Highlights



Thriving shopping center anchored by Lowe's



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



Convenient access to Florida's Turnpike



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



Total GLA - 262,422 SF



Traffic Counts:

± **53,500 AADT** on Pines Blvd.

± **55,000 AADT** on University Drive



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.

TENANT SPOTLIGHT



Demographics

POPULATION

1 mile

17,937

3 miles

182,702

5 miles

454,790

TOTAL HOUSEHOLDS

1 mile

6,519

3 miles

62,823

5 miles

161,288

DAYTIME POPULATION

1 mile

15,080

3 miles

117,374

5 miles

323,030

HOUSEHOLD INCOME

1 mile

\$90,167

3 miles

\$100,857

5 miles

\$102,668





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