



# Pembroke Commons

Pembroke Pines, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



**Susana Hernandez-Hazzi**  
Leasing Representative  
(954) 956-2116  
shazzi@kimcorealty.com





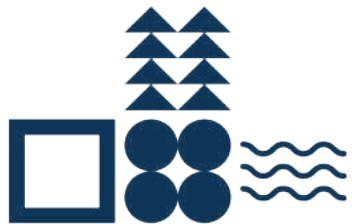
AERIAL

GROSS LEASABLE AREA (GLA)

306,071 SF

PARKING SPACES

1,452



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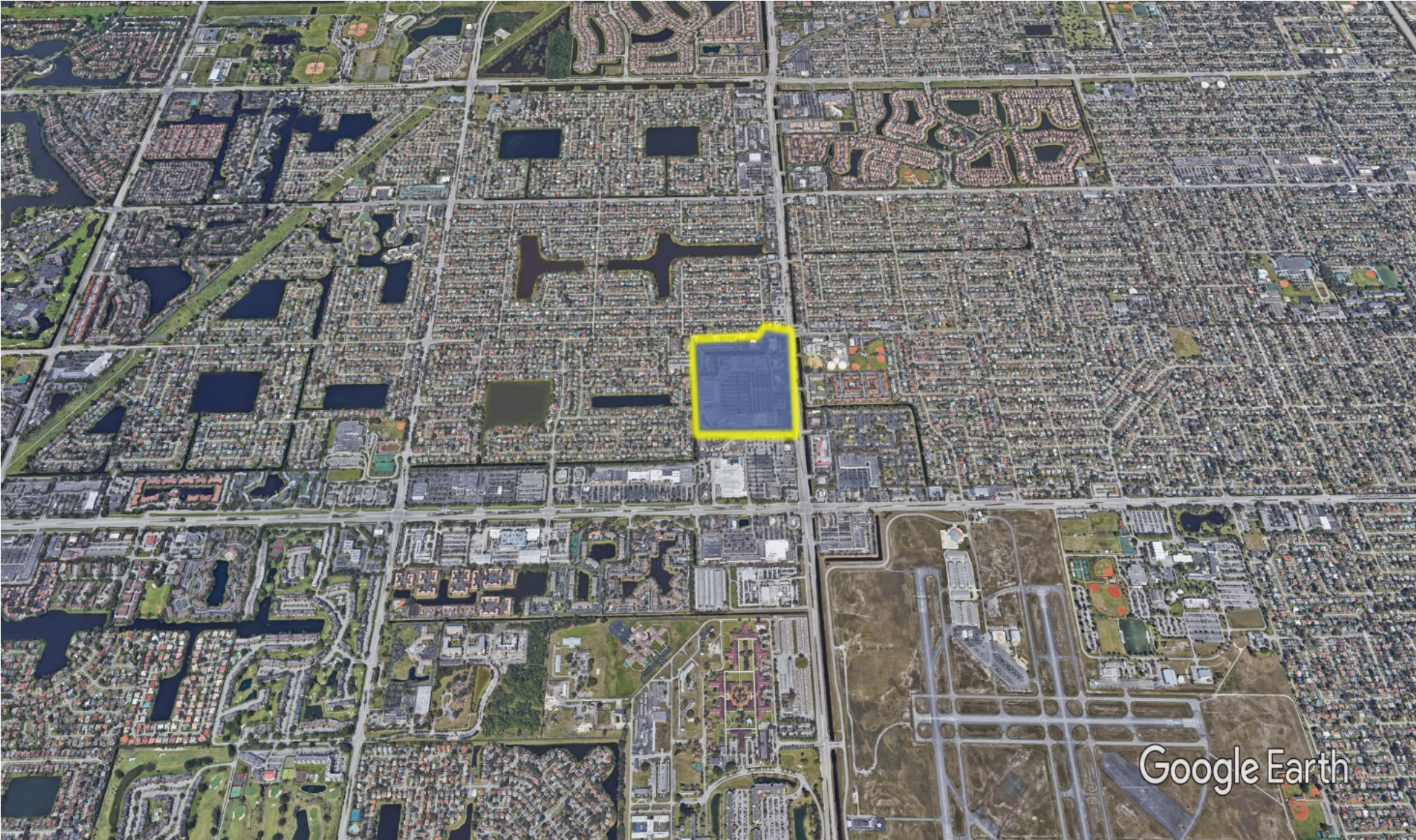
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[www.kimcorealty.com/120610](http://www.kimcorealty.com/120610)



DENSITY AERIAL

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■ Available ■ Non-Controlled



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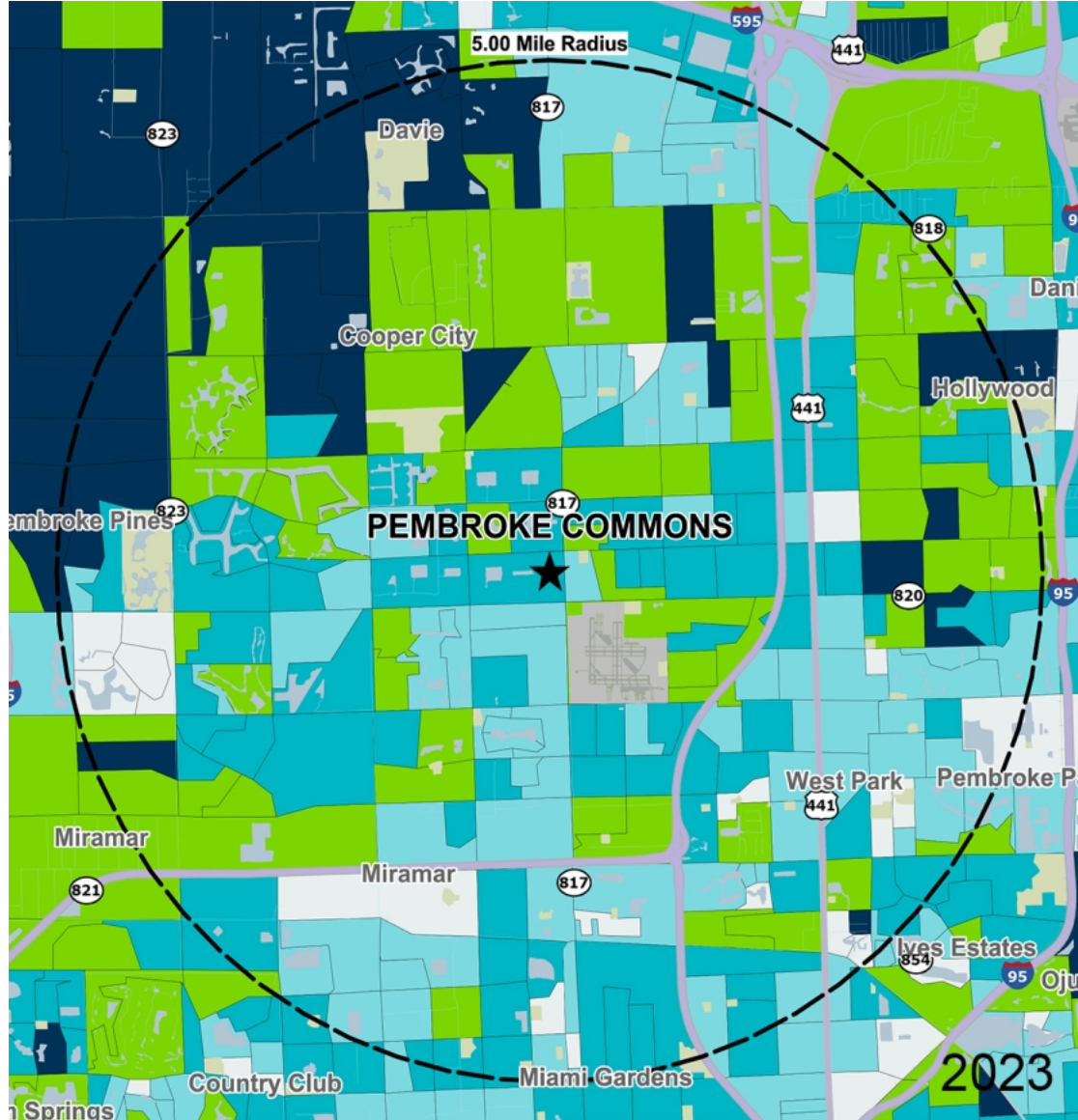
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Publix	65,537	14 Dollar Tree	9,896	27 Phone Fix Express	1,200
2 Massage LuXe	3,114	15 Elite Nails	2,200	28 Elegant Touch Beauty Salon	1,280
3 China Taste	1,200	16 Estrella Insurance	800	29 Rainbow	9,034
4 GNC	1,200	17 Salons by JC	6,922	30 Five Below	9,695
5 U-Sushi	2,296	18 Cano Health	21,962	31 Sally Beauty Supply	2,000
6 GameStop, Inc.	1,800	19 Chase Bank	4,264	32 Select Physical Therapy	2,000
7 AT&T	1,350	20 Wells Fargo Bank	5,600	33 Sonata	2,000
8 Hi-Pot	2,080	21 Chili's	5,595	34 Conviva Care Solutions	4,884
9 Madrag	8,892	22 Pollo Campero	2,450	35 Conn's	40,000
10 Ross Dress for Less	25,010	23 Amscot Financial	1,350	36 OneMain Financial	3,982
11 Available	900	24 Einstein Bagels	3,150	37 Bath & Body Works	3,500
12 Birdie Frozen Yogurt	900	25 LA Fitness Sports Clubs	39,850	38 Pet Care Clinic	2,484
13 The Beauty Cafe	1,200	26 Petland	4,000		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	20,209	187,341	436,523
Daytime Pop	12,528	144,417	400,839
Households	7,383	64,978	157,332
Average HH Income	\$77,670	\$81,031	\$82,557
Median HH Income	\$62,033	\$65,264	\$63,101
Per Capita Income	\$28,642	\$28,179	\$29,887

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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N University Dr. & Johnson St., Pembroke Pines, FL



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