



Pembroke Commons

Pembroke Pines, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



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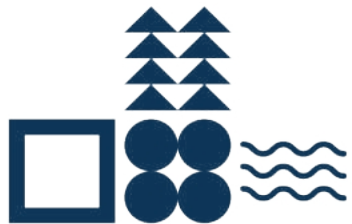
AERIAL

GROSS LEASABLE AREA (GLA)

306,071 SF

PARKING SPACES

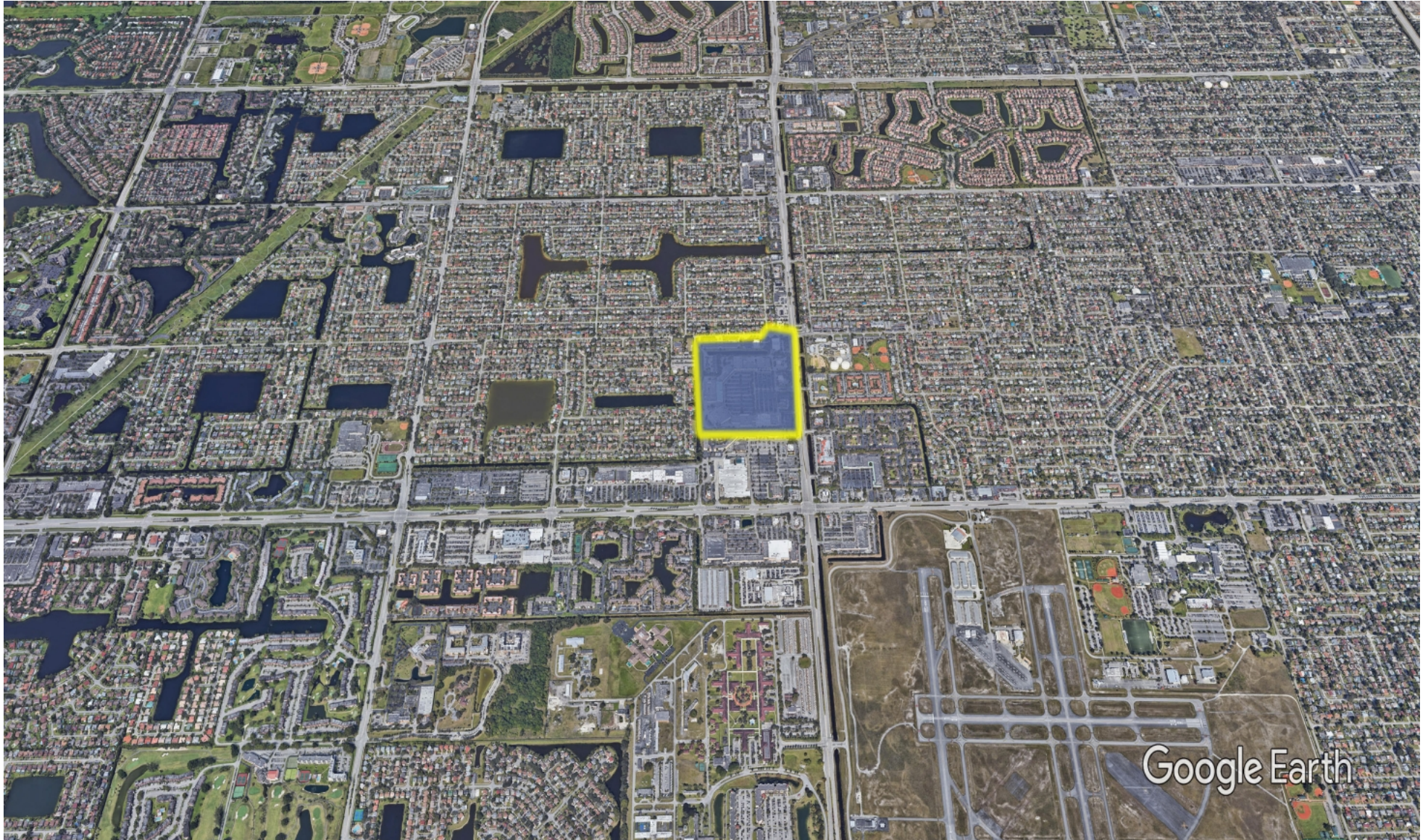
1,452



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DENSITY AERIAL

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■ Available ■ Non-Controlled

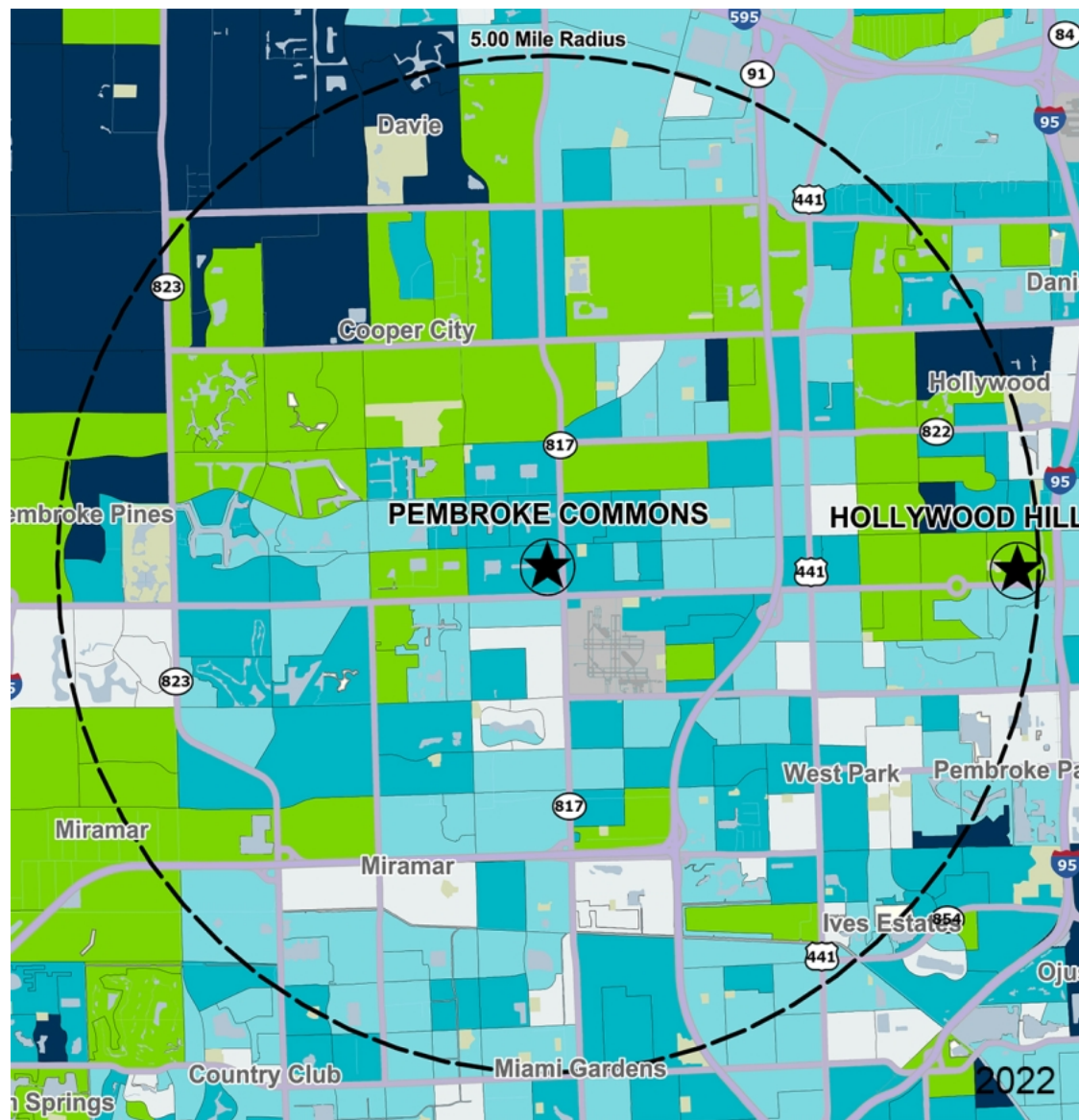


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| | TENANT | SQ FT | | TENANT | SQ FT | | TENANT | SQ FT |
|----|----------------------|--------|----|-------------------------|--------|----|----------------------------|--------|
| 1 | Publix | 65,537 | 14 | Dollar Tree | 9,896 | 27 | Phone Fix Express | 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.



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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