



Flamingo Pines

Pembroke Pines, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



Susana Hernandez-Hazzi
Leasing Representative
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AERIAL



GROSS LEASABLE AREA (GLA) 131,664 SF

PARKING SPACES 661

PARKING RATIO 5.02 per 1,000 SF

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www.kimcorealty.com/120620



DENSITY AERIAL

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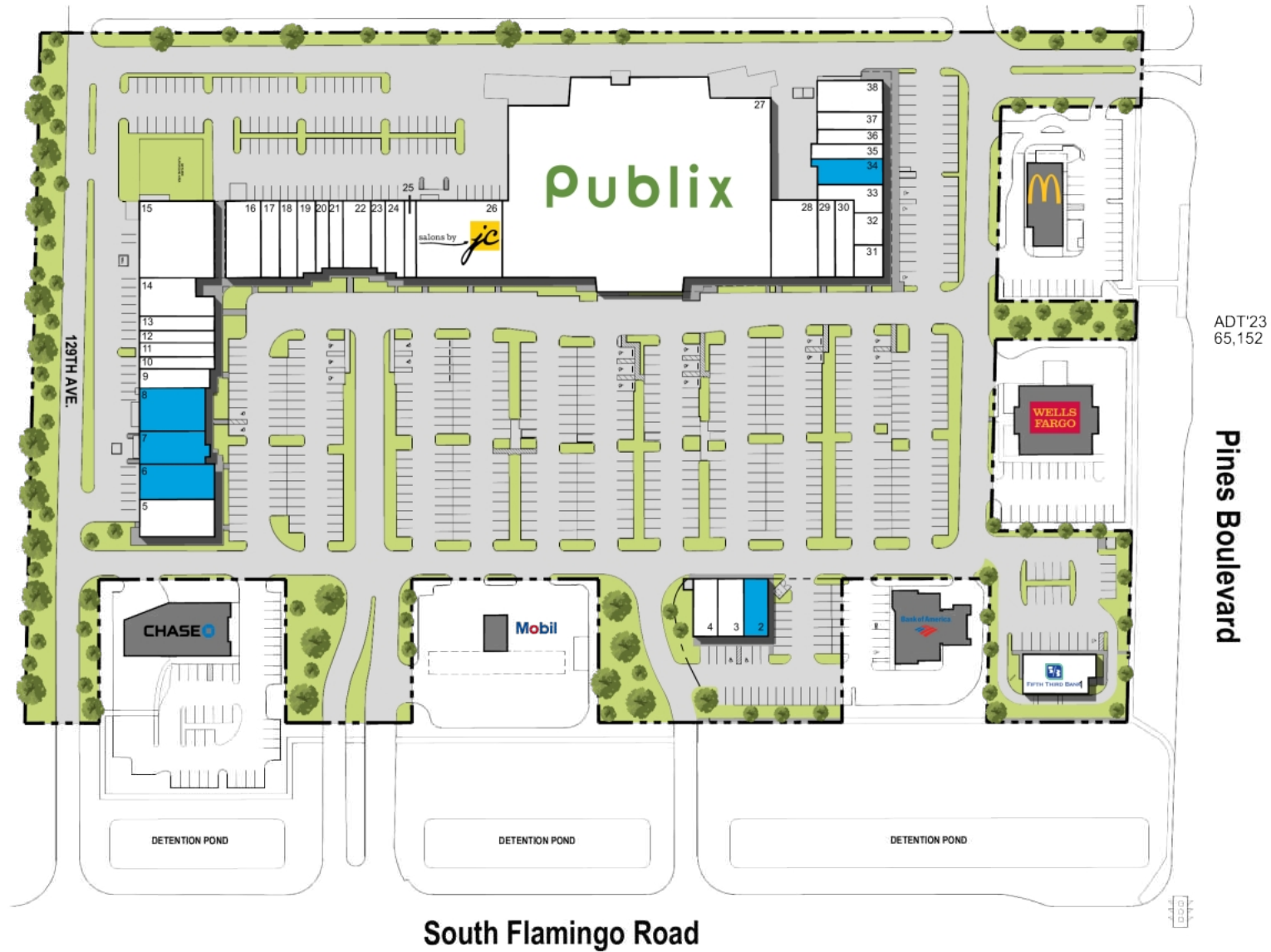


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■ Available ■ Non-Controlled



ADT'23
65,152

Pines Boulevard



10/17/23

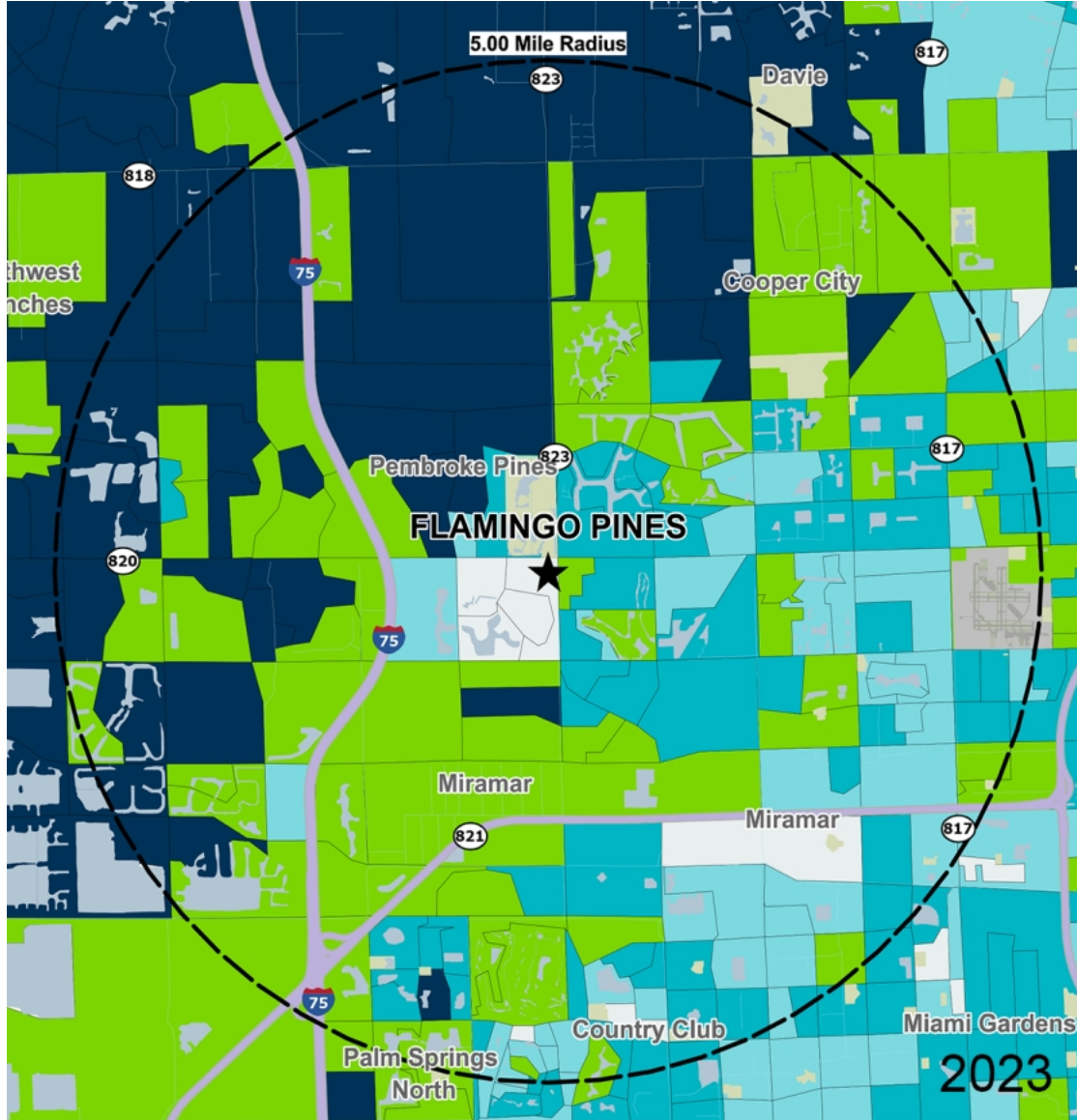
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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Fifth Third Bank	3,000	14 SFADA Tag Agency	2,830	27 Publix	55,000
2 Available	1,560	15 Montessori Ivy League	6,347	28 Inst for Rheumatology & Integrative Med	4,000
3 Vietnamese Restaurant TBD	1,680	16 Discovery Pet	3,000	29 North South Grill	1,500
4 QWENCH Juice Bar & DRNK Coffee	1,560	17 Pattaya Spa	1,600	30 Unlimited Hair and Nails	1,600
5 Amscot Financial	3,108	18 Advanced Vision Care	1,960	31 Institute for Rheumatology & Integrative [...]	1,050
6 Available	3,266	19 Joy Dental Pines	1,500	32 Metro by T-Mobile	1,050
7 Available	2,621	20 Budget Rent A Car	1,050	33 Veterinary Medical Office	1,539
8 Available	3,150	21 Kin-Care Medical Supply South Broward	1,050	34 Available	1,953
9 The UPS Store	1,500	22 Life Is Beautiful, MD	2,100	35 Aficionado Premium Cigars	1,043
10 Chowology	1,000	23 Estrella Insurance, Inc.	1,125	36 Gong Cha Tea	1,050
11 Gentlemen's Cutz	1,177	24 FirstBank Puerto Rico	1,575	37 H&R Block	1,220
12 Miracle-Ear	1,020	25 Supercuts	1,000	38 Fiery Irie	2,280
13 Angel's Nails	1,200	26 Salons by JC	7,400		

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	20,283	138,118	374,044
Daytime Pop	30,294	130,171	301,178
Households	10,476	52,878	127,714
Average HH Income	\$55,244	\$90,452	\$95,042
Median HH Income	\$38,401	\$72,342	\$74,119
Per Capita Income	\$28,533	\$34,636	\$32,505

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



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S Flamingo Rd. & Pines Blvd., Pembroke Pines, FL



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