

Flamingo Pines Plaza

JBL
ASSET MANAGEMENT

FOR LEASE
1,400 – 31,139 SF

Flamingo Pines Plaza

12520 Pines Blvd
Pembroke Pines, FL 33027



AVAILABILITIES

- » 31,139 SF of anchor space available
- » 2,500 SF outparcel space fronting Pines Blvd.
- » Up to 7,000 SF in proposed interior outparcel

PROPERTY HIGHLIGHTS

- » Walmart Supercenter shadow-anchored shopping center located in the highly desirable community of Pembroke Pines, Broward County, FL
- » Features a diverse mix of retail, restaurant and service uses, Goodwill and USPS
- » Situated at the heavily-trafficked intersection of Pines Blvd. and Flamingo Rd. (+119,000VPD)
- » Property enjoys a prominent, infill and highly accessible regional location just east of an Interstate-75 interchange and immediately adjacent to a high-volume Walmart Supercenter, Publix and the 1.1 million SF, GGP-owned, super regional Pembroke Lakes Mall

TRAFFIC COUNTS

- » 56,000 AADT on Pines Blvd
- » 65,000 AADT on S Flamingo Rd

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	19,009	134,929	378,717
Households	10,288	50,539	127,020
Average HH Income	\$48,205	\$89,276	\$112,018
Daytime Population	20,958	126,581	\$91,468

Juan P. Restrepo

(954) 866-0246

juan@jblmgmt.com

Alexandra Selesnick

954-364-7585

alex@jblmgmt.com

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12638
12636
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Walmart

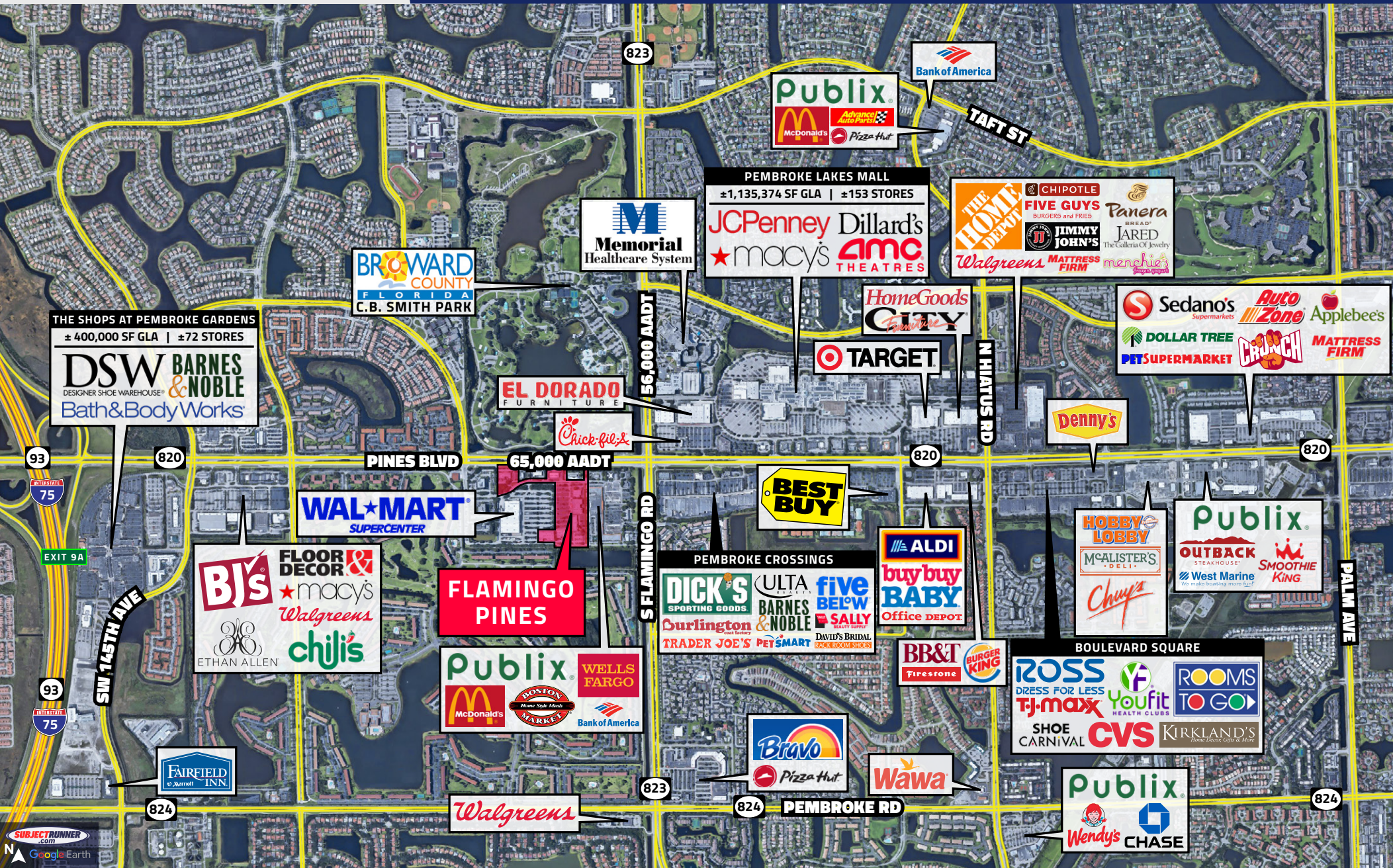
Publix



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