



Pembroke Pines, FL

Broward County Shoppes at Pembroke

a foundation for nearly 100 years



Location: 11200-11300 Pines Boulevard, SW Corner of Pines Blvd & Hiatus Road

Description: Neighborhood Strip Shopping Center

Major Tenants: Sky Zone, Kimchi Mart, Pinch-A-Penny Pools, Kumon Tutoring, and Dragon Gate

GLA: 79,568 sf ±

Parking: 330 parking spaces

Demographics:	2026	1 Mile	3 Miles	5 Miles
Population		27,565	159,633	415,333
Average HH Income		\$78,335	\$82,623	\$90,552
Total HH		11,143	62,315	146,998
Median Age		38.1	42.2	41.8



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Pembroke Pines, FL

Broward County

Shoppes at Pembroke



Store	Addr.	Tenant	Size
101.	11210	Veterinarian	1,420 sqft
102.	11212	Vape Shop	980 sqft
103.	11214	Barber Shop	1,200 sqft
104-105.	11216	Adult Day Care	2,400 sqft
106-111.	11230	Oriental Mart	7,600 sqft
112-114.	11232/6	Dragon Gate Chinese Rest.	4,225 sqft
115.	11238	PakMail	1,300 sqft
116.	11240	Kumon Learning Center	1,300 sqft
117.	11242	Nail Salon	1,300 sqft
118.	11244	Available	1,777 sqft
201.	11246	Dentist	2,240 sqft
202.	11248	Gym	1,672 sqft
203.	11250	Hair Weaves/Extensions	1,000 sqft
204.	11252	Hispanic Restaurant	2,768 sqft
205-206.	11254	Pinch-A-Penny	2,560 sqft
207.	11258	All State Insurance	1,280 sqft
208.	11260	Pharmacy	1,920 sqft
209.	11262	Indian/Himalyan Restaurant	1,600 sqft
210.	11264	Indo Pak Grocery	1,576 sqft
211-212.	11266	Beauty School	3,840 sqft
301.	11282	Bagel Deli	1,534 sqft
302-303.	11280	Day Spa	2,816 sqft
304.	11276	Beauty Salon	1,300 sqft
305.	11274	Pines Flowers	1,300 sqft
306-307.	11270	Chiropractor	3,250 sqft
308.	11284	Day Care Center	3,000 sqft
401.	11300	Sky Zone	24,000 sqft

all store addresses are located on Pines Blvd.

S.W. 2nd Street



Pines Boulevard (Hollywood Boulevard)