

FOR LEASE



Crossroads Square

154 University Dr., Pembroke Pines, FL 33024



CROSSROADS SQUARE

Highlights

 Thriving shopping center anchored by Lowe's

 Situated at the NEC of Pines Blvd. and University Dr.

 Convenient access to Florida's Turnpike

 Located at one of the busiest major retail nodes and intersections in Broward County

 Total GLA - 262,422 SF

 Traffic Counts:
± **53,500 AADT** on Pines Blvd.
± **55,000 AADT** on University Drive



Crossroads Square is a vibrant shopping destination positioned at the high-traffic intersection of Pines Boulevard and University Drive (108,500 vehicles per day). Anchored by Lowe's, the center features a dynamic mix of retail, dining, and professional services, offering convenience and variety just minutes from Florida's Turnpike.

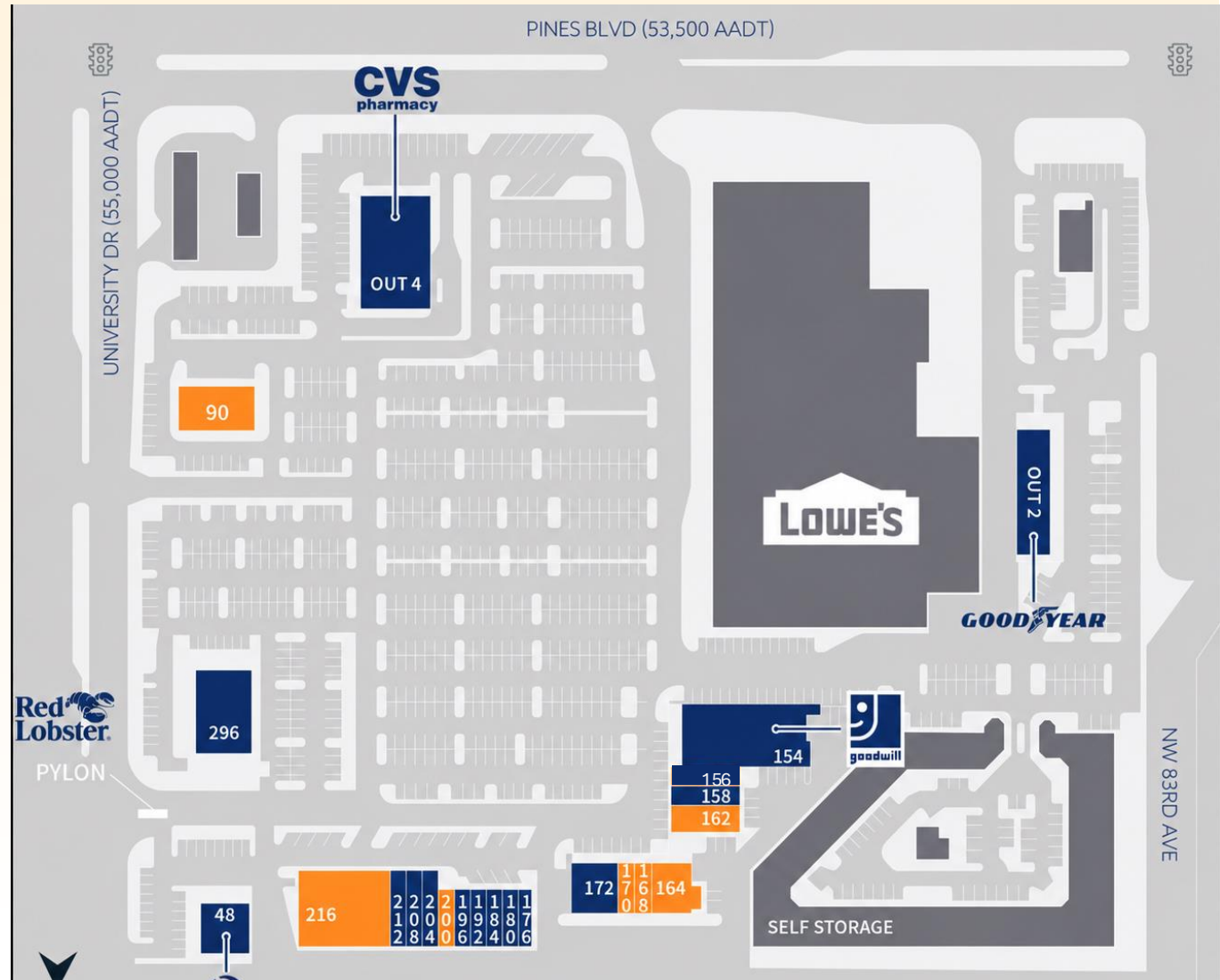
TENANT SPOTLIGHT



CROSSROADS SQUARE

Site plan

Suite	Tenant	SF
100	Lowe's #1681	N/A
154	Goodwill	12,000
156	Wingstop	1,650
158	Happy Paws	1,350
162	AVAILABLE	3,000
164	AVAILABLE	2,650
168	AVAILABLE	1,300
170	AVAILABLE	1,280
172	Dolphin Carpet & Tile	4,600
176	Pretty Girl Curves	1,500
180	Back in Motion	1,500
184-188A	Sheiks Bakery & Quick Serve Café	1,125
192	Nail Salon & Spa	1,125
196	Meraki Rose	2,000
200	AVAILABLE	1,125
204	The Studio Nail Supply	3,000
208	S. Florida Pediatric Partner	2,000
212	Peach Cobbler Factory	2,000
216	AVAILABLE	11,000
48	Taco Bell #21409	5,232
90	AVAILABLE	5,232
OP2	Goodyear	12,739
OP4	CVS	13,805



CROSSROADS SQUARE

Demographics

POPULATION

1 mile

17,937

3 miles

182,702

5 miles

454,790

TOTAL HOUSEHOLDS

1 mile

6,519

3 miles

62,823

5 miles

161,288

DAYTIME POPULATION

1 mile

15,080

3 miles

117,374

5 miles

323,030

HOUSEHOLD INCOME

1 mile

\$90,167

3 miles

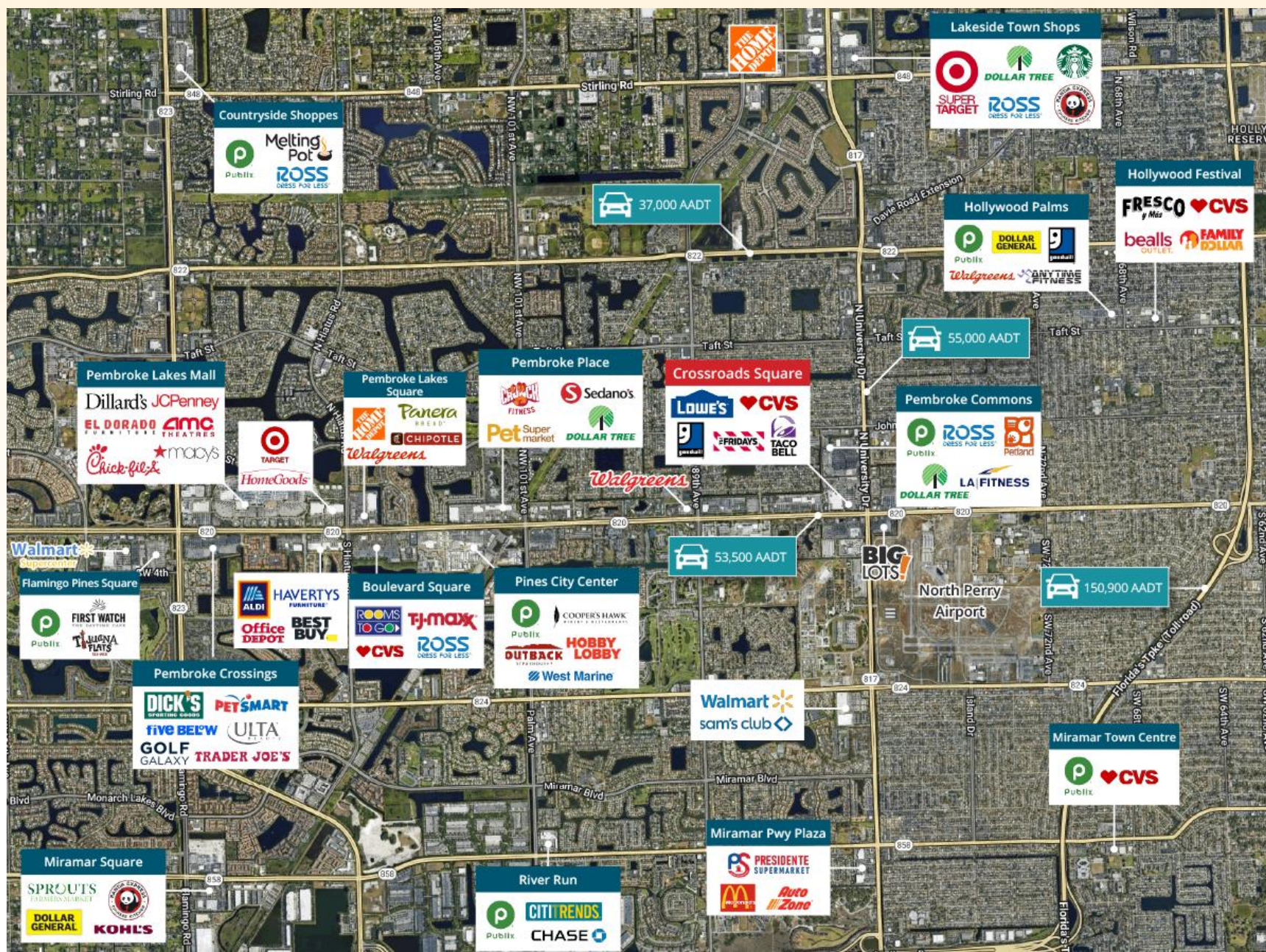
\$100,857

5 miles

\$102,668



Trade area





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