

PREMIER RETAIL SPACES FOR LEASE

16000 PINES MARKET

16000 PINES BLVD. PEMBROKE PINES, FL 33082



FranklinStreet

PROPERTY HIGHLIGHTS

- **Publix, Burlington, and Crunch Fitness anchored community shopping center** totaling $\pm 135,000$ SF, situated at the signalized corner of Pines Boulevard and Dykes Road.
- **Newly built (2022)**, transforming a former decommissioned postal distribution site into a modern village-center development in a high-growth submarket.
- Outstanding traffic exposure with **$\pm 52,818$ vehicles per day along Pines Boulevard** and frontage on two major roadways.
- Affluent, underserved trade area **average household income of \$174,349** within a 1-mile radius, with residential growth that had previously outpaced local retail/grocery/banking options.
- **Strong, diversified co-tenancy** including Verizon, Regions Bank (with drive-thru), First Watch, Cheddar's Scratch Kitchen, Jersey Mike's Subs, Tropical Smoothie Cafe, MD Now Urgent Care, and USPS.
- **Ample on-site parking** (629 spaces, $\pm 4.8/1,000$ SF ratio); Phase I nearly 85% leased with strong pre-leasing interest already building for Phase II.

PROPERTY TYPE

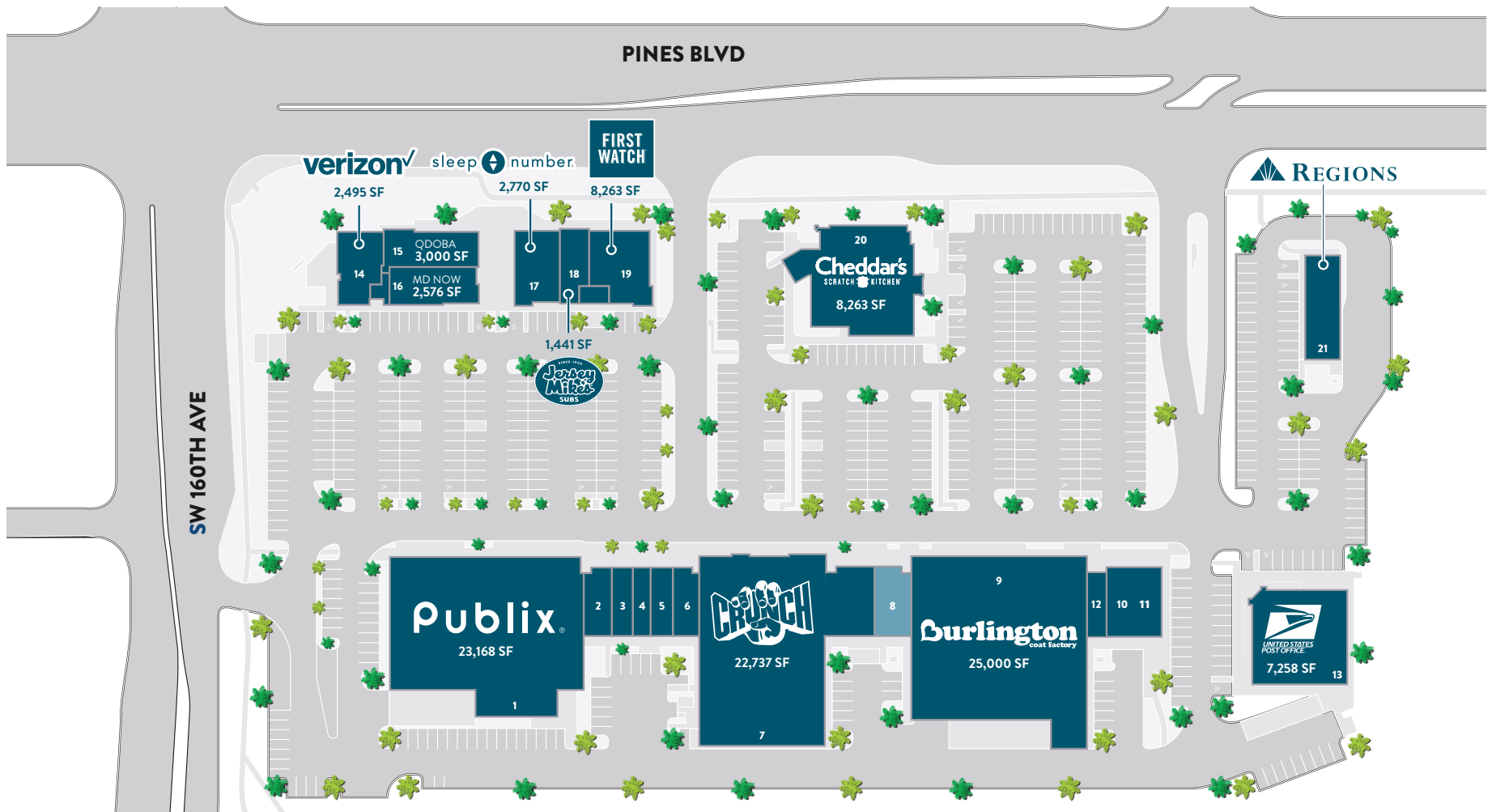
Retail

BUILDING GLA

119,856 SF

LOCATION

Pembroke Pines, FL



UNIT	TENANT	SF
1	Publix	23,168
2	Patagonia Nahuen	1,573
3	Tropical Smoothie Cafe	1,134
4	Cafe of Life Chiropractor	1,134
5	Chill'n	1,134
6	Everglades Dental	1,660
7	Crunch Fitness	22,737

UNIT	TENANT	SF
8	AVAILABLE	2,016
9	Burlington	25,000
10/11	Good Feet Store	2,850
12	Scenthound	3,000
13	USPS	7,258
14	Verizon	2,495
15	Qdoba	3,000

UNIT	TENANT	SF
16	MD Now	2,575
17	Sleep Number	2,770
18	Jersey Mike's	1,441
19	First Watch	3,622
20	Cheddar's	8,263
21	Region's Bank	3,026

STRONG DEMOGRAPHICS

STRONG SPENDING POTENTIAL

AFFLUENT, FAMILY-ORIENTED CONSUMER BASE WITH STRONG SPENDING POTENTIAL

The one-mile trade area surrounding 16000 Pines Blvd stands out for its affluent household base and strong concentration of established families. The area's elevated purchasing power creates an attractive environment for restaurants, specialty retailers, fitness and wellness concepts, personal services, and other retailers that rely on discretionary and repeat spending.

The combination of affluent residents, family-oriented households, and the property's prominent Pines Boulevard location gives tenants an opportunity to establish a strong presence within an established Southwest Broward consumer market.

\$174,349

Average Household Income
(1 Mile Radius)

38%

of the Population have a Bachelors
Degree or Higher (25+)

\$628,000

Median Home Value
(Owner Occupied Housing)

70%

are Family Households

41.0

Median Age

10,657

Daytime Population
(1 Mile Radius)



	1 MILE	3 MILE	5 MILE
Total Population	15,167	107,509	255,117
Avg. Household Income	\$174,349	\$147,012	\$142,764
Bachelor's Degree or Higher	38%	38%	37%
Median Home Value	\$628,000	\$499,000	\$532,000
Family Households (%)	70%	69%	68%
Median Age	41.0	41.0	42.0





RAFAEL ROMERO, CCIM
Regional Managing Director
305.349.3922
Rafael.Romero@FranklinSt.com

RAYZA PEREZ
Director
305.349.3922
Rayza.Perez@FranklinSt.com

KAYLA MONTENEGRO
Associate
305.349.3922
Kayla.Montenegro@FranklinSt.com



No warranty or representation, expressed or implied, is made to the accuracy of information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.