

RETAIL PROPERTY FOR LEASE
UNIVERSITY MARKETPLACE

8358 PINES BLVD PEMBROKE PINES, FL 33024



OFFERING SUMMARY

Available SF: 21,793 SF

Lease Rate: \$18.00 SF/yr
(NNN)

Signalized Intersection: Pines Blvd &
University Dr.

Year Built: 1991

Building Size: 125,704

PROPERTY OVERVIEW

University Marketplace is a multi-anchor neighborhood shopping center. Completed in 1991, the Property totals 125,704 sf. The main tenants include Café Iguana, Dollar General and Beverly's Pet Center. The Property is shadow anchored by Broward Meat and Fish, a private grocery chain. The plaza is situated on the busiest intersection in Pembroke Pines, seeing over 113k+ Vehicles per day at the signalized intersection of Pines Blvd & University Dr.

PROPERTY HIGHLIGHTS

- Pembroke Pines' busiest intersection (113.5K VPD)
- High-density trade area with 87,765 residents in a two-mile radius
- Seasoned rent roll with tenants with +12 years of tenure.
- Multiple National Tenants and Anchors that drive tons of foot traffic
- Last Space left in entire plaza



INVESTMENT • MANAGEMENT • DEVELOPMENT • BROKERAGE

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,787	167,280	409,623
Median age	37.9	36.0	36.5
Median age (male)	36.8	33.0	34.0
Median age (female)	38.8	38.1	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,053	55,991	141,751
Total persons per HH	2.9	3.0	2.9
Average HH income	\$58,347	\$60,856	\$63,090
Average house value	\$244,651	\$256,605	\$261,928

** Demographic data derived from 2010 US Census*



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