



AVAILABLE FOR LEASE

18820 Pines Blvd - West Pines Plaza

New Construction Retail in
Pembroke Pines, FL 33029

PROPERTY FEATURES

AVAILABLE SF	± 1,100 SF - ± 12,200 SF
SITE AREA	2.21 ACRES
GLA	10,177 SF
TYPE	4-STAR RETAIL
BUILT	2027
PARKING RATIO	4.91 PER 1,000 SF
ZONING	B3

HIGHLIGHTS

- New construction shell spaces
- Flexible suites from approximately 1,100 SF
- High visibility frontage on Pines Boulevard
- Restaurant and medical ready positioning

PROPERTY DESCRIPTION

West Pines Plaza is a brand new ground up retail development positioned directly along Pines Boulevard, one of Broward County's active commercial corridors. The project is designed for restaurant, retail, medical, dental, office, service retail, and neighborhood convenience uses. The current online listing describes the site as fully paved, landscaped, engineered with new utilities, drainage, and lighting, with shell spaces ready for tenant buildout.



CALL FOR DETAILS

- **MARTIJN RENTEMA**
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PROPERTY IMAGES



LOCATION OVERVIEW

ACCESSIBILITY SCORES

EXCEPTIONALLY DRIVABLE	100/100
FAIRLY WALKABLE	40/100
LIMITED PUBLIC TRANSIT	30/100
SOMEWHAT BIKEABLE	20/100

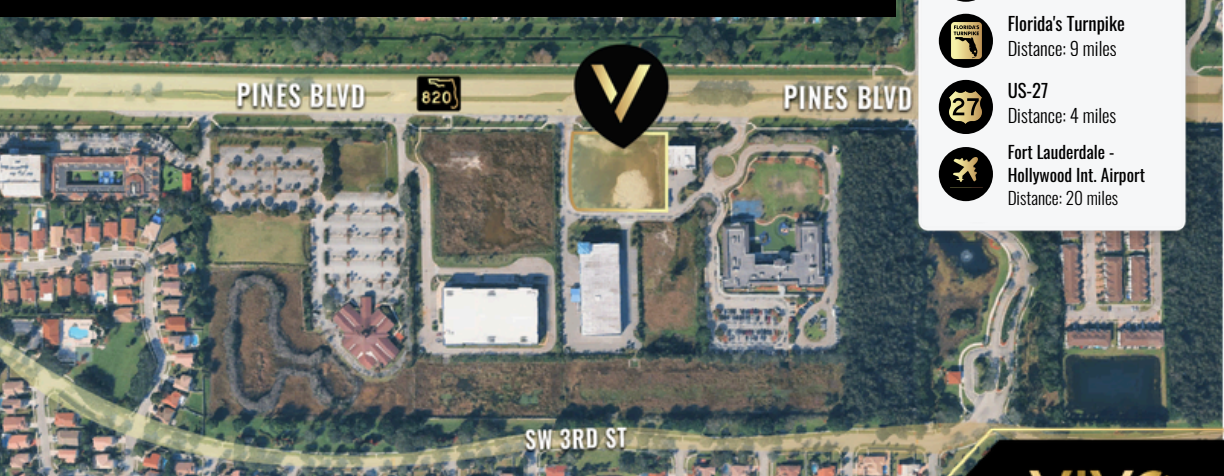
AREA DEMOGRAPHICS

MEDIAN HOUSEHOLD INCOME	\$68,683
HOUSING UNITS	66,000+
MEDIAN AGE	39.5
HISPANIC OR LATINO POPULATION	45.0%
BLACK OR AFRICAN AMERICAN POPULATION	22.3%
ESTIMATED POPULATION (2024)	179,326
ESTIMATED POPULATION (2025)	176,714

NEARBY RETAILERS



MAP



-  I-75
Distance: 3 miles
-  Florida's Turnpike
Distance: 9 miles
-  US-27
Distance: 4 miles
-  Fort Lauderdale - Hollywood Int. Airport
Distance: 20 miles