



Colliers



For Lease

**Freestanding
34,349 SF
Building**

Contact us:

Alan Esquenazi

Executive Vice President,
Retail Services
+1 305 779 3164
alan.esquenazi@colliers.com

Colliers

200 E Broward Blvd, Suite 1150
Fort Lauderdale, FL 33301
P: +1 305 779 3164
colliers.com

12151 Pines Boulevard
Pembroke Pines, FL 33026

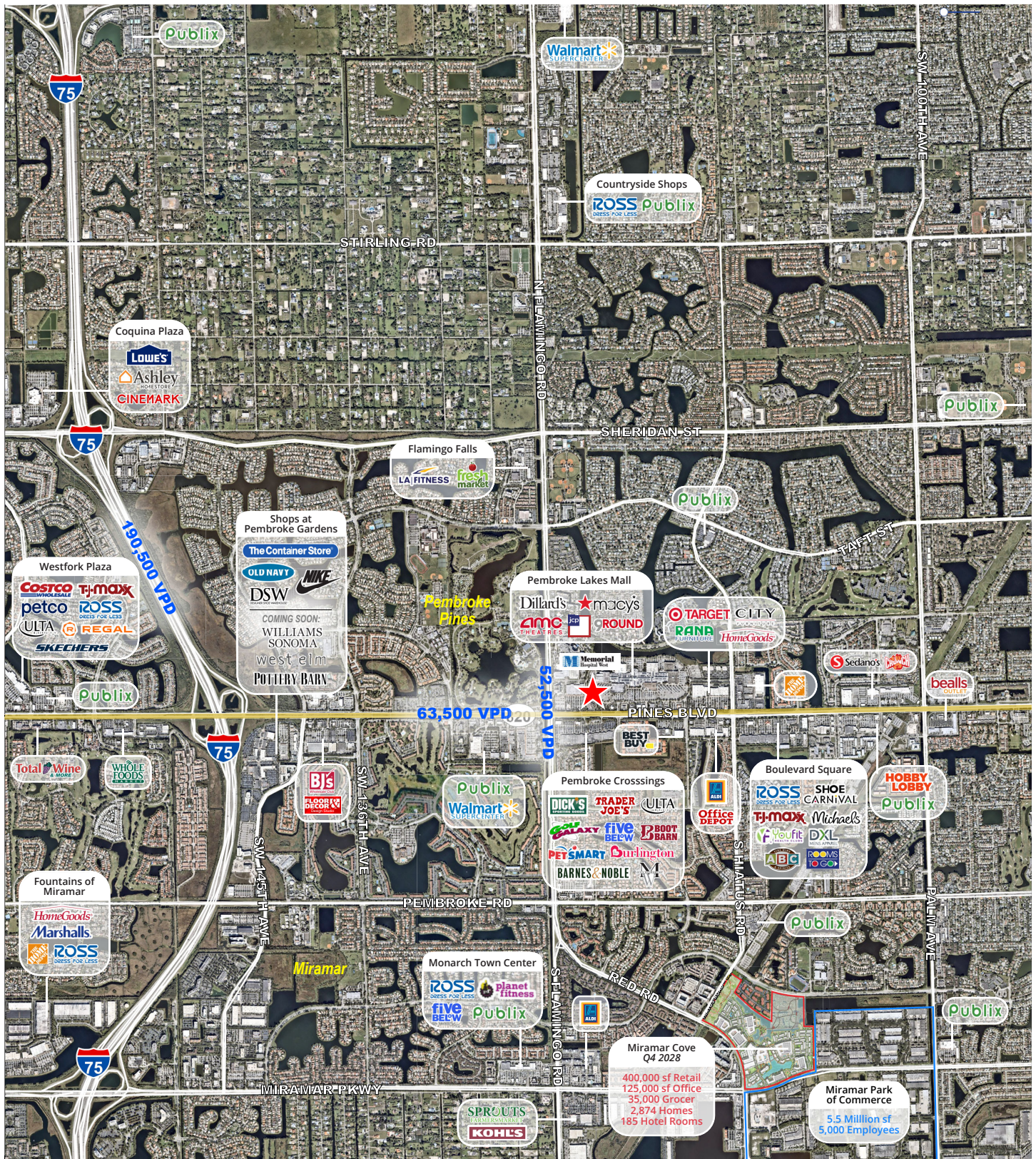
Rare Big Box Available –
Pembroke Pines Mall Outparcel

Property Highlights

- Outparcel to regional mall
- Full visibility and direct frontage on Pines Boulevard (63,500 VPD)
- Dedicated parking + direct access
- No mall operating restrictions
- Ideal for flagship, fitness, entertainment, grocer, or restaurant
- Outstanding demographics
- 140,000+ residents within 3 miles
- \$106,116 average HH income within 3 miles

Accelerating success.

Area Retailers



Site Map



Pembroke Pines Overview

Pembroke Pines is one of Broward County's most desirable residential communities, known for its well-planned neighborhoods, strong property values, and exceptional quality of life. Located just west of Hollywood and north of Miami-Dade County, the city offers a prime suburban setting with easy access to major employment centers throughout South Florida.

The housing market in Pembroke Pines is diverse, featuring single-family homes, townhomes, villas, and condominiums that appeal to first-time buyers, growing families, and retirees alike. Many neighborhoods are master-planned and include amenities such as gated entrances, community pools, clubhouses, playgrounds, and scenic lakes. Homes are often characterized by spacious floor plans, garages, and well-maintained

landscaping, reflecting the city's emphasis on long-term residential stability.

Pembroke Pines is especially attractive to families due to its reputation for strong schools, quiet streets, and abundant green space. The city maintains an extensive parks and recreation system, with sports fields, walking trails, and recreational facilities integrated into many residential areas — an added value for homeowners seeking an active, community-oriented lifestyle.

From a location standpoint, Pembroke Pines offers excellent connectivity. Residents enjoy convenient access to I-75, Florida's Turnpike, and nearby airports, making commuting to Miami, Fort Lauderdale, and surrounding business districts straightforward.

Access & Demographics



2025 AREA DEMOGRAPHICS



Population

1-Mile: 22,438
3-Miles: 143,846
5-Miles: 387,995



Median Age

1-Mile: 46.3
3-Miles: 42.4
5-Miles: 40.9



Total Households

1-Mile: 10,291
3-Miles: 56,026
5-Miles: 135,722



Average HH Income

1-Mile: \$75,043
3-Miles: \$106,116
5-Miles: \$116,283

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.