

# BOULEVARD SQUARE

Pembroke Pines, FL



BRIAN JONES

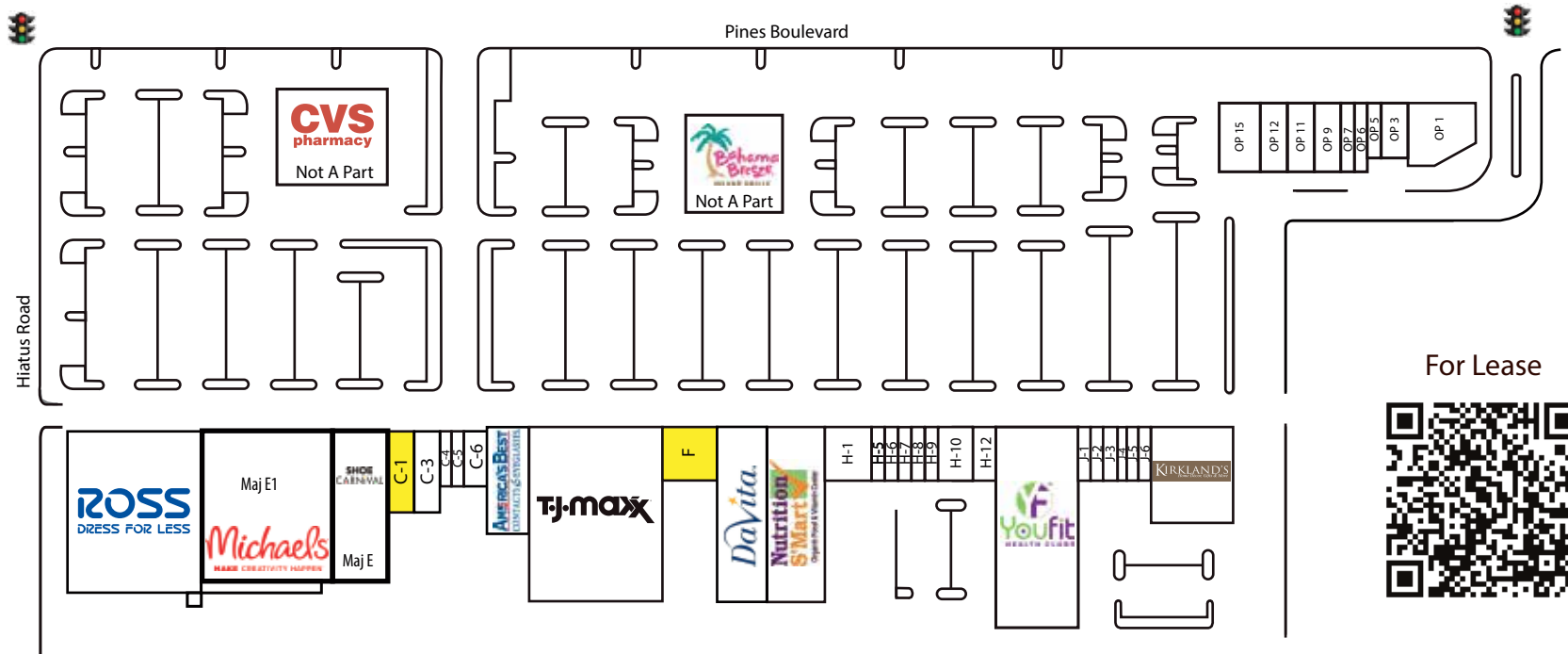
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10800 Pines Boulevard  
Pembroke Pines, FL 33026



A 220,656 SF **POWER CENTER** located in the heart of the highly successful retail corridor at the SE corner of Pines Boulevard and Hiatus Road.

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## PROPERTY SUMMARY

Address:	10800 Pines Boulevard Pembroke Pines, FL 33026		
Total Area:	220,656 SF		
Major Tenants:	<i>Tenant</i>	<i>GLA</i>	<i>% of Total</i>
	Ross	24,940 SF	11%
	YouFit	30,137 SF	14%
	TJ Maxx	29,980 SF	14%
	Michaels	24,494 SF	11%

Traffic Counts: 50,000 VPD - on Pines Boulevard directly in front of the site.  
21,500 VPD - on North Hiatus Road, directly in front of the site.

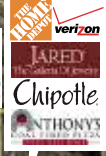


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**Boulevard Square**  
Retail Aerial  
Pembroke Pines, FL



# BOULEVARD SQUARE





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**Boulevard Square is a 220,656 SF power center located at the heart of the highly successful retail corridor at the southeast corner of Pines Boulevard and Hiatus Road in Pembroke Pines, FL.**





**The center is positioned in southern Broward County and has great access to I-75 and the Florida Turnpike.**

**Pines Boulevard has over 57,000 vehicles per day and Boulevard Square Shopping Center sits between two traffic lights allowing traffic to have easy access to the center.**

**Anchor tenants include: Ross, TJ Maxx, YouFit and Kirklands.**

## Demographics

(2018 Estimates)

	Population 	Households 	Average HH Income 	Daytime Population 
1 Mile	22,893	9,155	\$69,657	12,741
3 Miles	154,158	58,640	\$76,858	49,738
5 Miles	404,847	136,385	\$79,856	101,824