

FOR LEASE

±4,641 SF RETAIL SPACE AT FLAMINGO MARKET PLACE

12141 PEMBROKE RD. | PEMBROKE PINES | FL 33025



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SITE HIGHLIGHTS

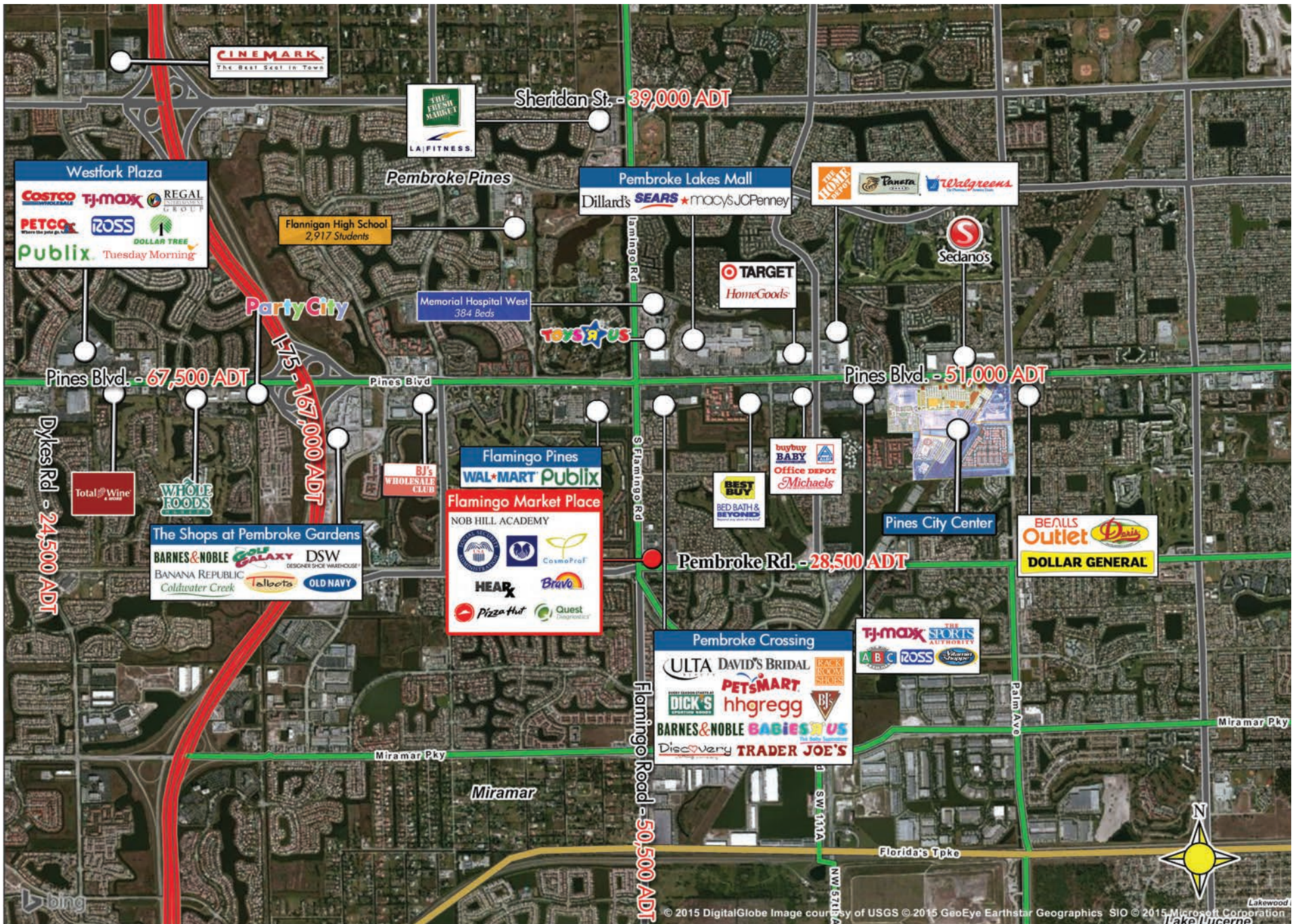
- 2nd generation restaurant space available: $\pm 4,641$ SF
- Located on the northeast corner of Flamingo Road and Pembroke Road
- Abundant parking; ratio of 6.96/1,000
- 50,500 cars per day on Flamingo Road and 28,500 cars per day on Pembroke Road
- Total GLA: $\pm 177,690$ SF
- Co-tenants include:



DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	30,583	152,539	433,981
Daytime Population	25,173	123,062	344,438
Households	12,715	55,750	142,856
AHHI	\$63,438	\$77,405	\$81,835

12105.	Beauty Supply	64' x 60'	3,840 sf
12113.	Pizza Hut	24' x 60'	1,440 sf
12117.	Pharmacy	28' x 60'	1,667 sf
12121.	Hair Salon	28' x 60'	1,664 sf
12129.	Barber Shop	20' x 60'	1,200 sf
12133.	Acupuncture	20' x 60'	1,200 sf
12137.	Jewelry Store	27' x 60'	1,625 sf
12141.	Bravo Supermarket	200' x 220' (varies)	44,000 sf
12145.	Dialysis Center	65' x 95' (varies)	6,156 sf
12153.	Cosmo Prof	26' x 60'	1,550 sf
12165.	BBQ & Grill Restaurant	26' 3" x 60'	1,585 Sf
12169.	Total Rehab & Medical	26' x 60'	1,550 sf
12177.	Total Rehab & Medical	59' x 60' (varies)	3,500 sf
12181.	Nail Salon	20' x 60'	1,200 sf
12185.	Church	20' x 60'	1,200 sf
12189.	Bagel Store	20' x 60'	1,200 sf
12193.	HEARx	33' x 60'	2,000 sf
12197.	Nutritional Center	14' x 37' (varies)	516 sf
12201.	Adult Day Care	37' 6" x 80' (varies)	3,282 sf
12205.	Dollar Store	37' 6" x 60'	2,250 sf
12213.	Nob Hill Academy	96' x 125' (varies)	10,000 sf
12215.	Health Insurance	40' x 50'	2,000 sf
12221.	AVAILABLE - 2nd Generation Restaurant	54' x 86' (varies)	4,641 sf
12225.	Laundromat	36' x 60' (varies)	2,160 sf
12229.	Smartax	20' x 60'	1,200 sf
12233.	Insurance	20' x 60'	1,200 sf
12237.	Quest Diagnostics	40' x 60'	2,400 sf
12245./}	Social Security Administration	269' x 60' (varies)	16,184 sf
12289.	Social Worker Offices	20' x 60'	1,200 sf
12297.	Flamingo Dental Assoc.	20' x 60'	1,200 sf
12305.	Pizzeria Restaurant	45' x 62' (varies)	2,825 sf
12309.	21st Century Oncology	72' 6" x 140'	10,100 sf
12315.	Cora Health Physical Therapy	29' x 90'	2,535 sf
12325.	Cross Training	29' x 90'	2,535 sf
12335.	Martial Arts	28' x 90'	2,520 sf
12345.	Banquet Hall	46' x 90'	4,118 sf
12355.	Vacuum Sales	22' x 90' (varies)	1,985 sf
12377.	Asian Buffet	130' x 90' (varies)	11,756 sf
12379.	Dental Office	20' x 75'	1,500 sf
12381.	Subway	18' x 75'	1,350 sf
12385.	Animal Hospital	45' x 75'	3,375 sf
12387.	Dry Cleaner	27' x 75'	2,006 sf





AERIAL | TRADE

**12141 PEMBROKE ROAD
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