



## ±4,641 SF RETAIL SPACE AT FLAMINGO MARKET PLACE



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## SITE HIGHLIGHTS

- 2nd generation restaurant space available: ±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: ±177,690 SF
- Co-tenants include: Bran















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	

12141 PEMBROKE ROAD PEMBROKE PINES, FL 33025

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.		20' x 60'	1,200 sf
12185.	Church	20' x 60'	1,200 sf
12189.	Bagel Store	20' x 60'	1,200 sf
	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
	Health Insurance		2,000 sf
		4U X DU	2.000 SI
		40' x 50' 54' x 86' (varies)	
	AVAILABLE - 2nd Generation Restaurant Laundromat	54' x 86' (varies)	4,641 sf
12221.	AVAILABLE - 2nd Generation Restaurant		4,641 sf 2,160 sf
12221. 12225.	AVAILABLE - 2nd Generation Restaurant Laundromat	54' x 86' (varies) 36' x 60' (varies)	4,641 sf
12221. 12225. 12229. 12233.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance	54' x 86' (varies) 36' x 60' (varies) 20' x 60'	4,641 sf 2,160 sf 1,200 sf
12221. 12225. 12229. 12233.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 20' x 60' 40' x 60'	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf
12221. 12225. 12229. 12233. 12237.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 20' x 60'	4,641 sf 2,160 sf 1,200 sf 1,200 sf
12221. 12225. 12229. 12233. 12237.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 20' x 60' 40' x 60'	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf
12221. 12225. 12229. 12233. 12237. 12245./J	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration Social Worker Offices	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 20' x 60' 40' x 60' 269' x 60' (varies)	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf 1,200 sf
12221. 12225. 12229. 12233. 12237. 12245./J 12289. 12293.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 20' x 60' 40' x 60' 269' x 60' (varies) 20' x 60'	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf
12221. 12225. 12229. 12233. 12237. 12245./J 12289. 12293. 12297.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration Social Worker Offices Flamingo Dental Assoc. Pizzeria Restaurant	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 20' x 60' 40' x 60' 269' x 60' (varies) 20' x 60' 20' x 60'	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf 1,200 sf 1,200 sf 2,825 sf
12221. 12225. 12229. 12233. 12237. 12245./J 12289. 12293. 12297. 12305.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration Social Worker Offices Flamingo Dental Assoc. Pizzeria Restaurant 21st Century Oncology	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 20' x 60' 40' x 60' 269' x 60' (varies) 20' x 60' 20' x 60' 45' x 62' (varies)	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf 1,200 sf 1,200 sf
12221. 12225. 12229. 12233. 12237. 12245./J 12289. 12293. 12297. 12305. 12309.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration Social Worker Offices Flamingo Dental Assoc. Pizzeria Restaurant	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 20' x 60' 40' x 60' 269' x 60' (varies) 20' x 60' 20' x 60' 45' x 62' (varies) 72' 6" x 140'	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf 1,200 sf 1,200 sf 2,825 sf 10,100 sf
12221. 12225. 12229. 12233. 12237. 12245./ 12289. 12293. 12297. 12305. 12309. 12315.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration Social Worker Offices Flamingo Dental Assoc. Pizzeria Restaurant 21st Century Oncology Cora Health Physical Therapy Cross Training	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 20' x 60' 40' x 60' 269' x 60' (varies) 20' x 60' 20' x 60' 45' x 62' (varies) 72' 6" x 140' 29' x 90'	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf 1,200 sf 1,200 sf 2,825 sf 10,100 sf 2,535 sf
12221. 12225. 12229. 12233. 12237. 12245./ 12289. 12293. 12297. 12305. 12309. 12315.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration Social Worker Offices Flamingo Dental Assoc. Pizzeria Restaurant 21st Century Oncology Cora Health Physical Therapy Cross Training Martial Arts	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 40' x 60' 269' x 60' (varies) 20' x 60' 20' x 60' 45' x 62' (varies) 72' 6" x 140' 29' x 90' 29' x 90' 28' x 90'	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf 1,200 sf 2,825 sf 10,100 sf 2,535 sf 2,535 sf 2,520 sf
12221. 12225. 12229. 12233. 12237. 12245./J 12289. 12293. 12297. 12305. 12309. 12315. 12325.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration Social Worker Offices Flamingo Dental Assoc. Pizzeria Restaurant 21st Century Oncology Cora Health Physical Therapy Cross Training Martial Arts	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 40' x 60' 269' x 60' (varies) 20' x 60' 20' x 60' 45' x 62' (varies) 72' 6" x 140' 29' x 90' 29' x 90' 28' x 90' 46' x 90'	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf 1,200 sf 1,200 sf 2,825 sf 10,100 sf 2,535 sf 2,535 sf 2,520 sf 4,118 sf
12221. 12225. 12229. 12233. 12237. 12245./J 12289. 12293. 12293. 12295. 12305. 12305. 12325. 12325.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration Social Worker Offices Flamingo Dental Assoc. Pizzeria Restaurant 21st Century Oncology Cora Health Physical Therapy Cross Training Martial Arts	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 40' x 60' 40' x 60' 269' x 60' (varies) 20' x 60' 20' x 60' 45' x 62' (varies) 72' 6" x 140' 29' x 90' 28' x 90' 46' x 90' 22' x 90' (varies)	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf 1,200 sf 1,200 sf 2,825 sf 10,100 sf 2,535 sf 2,535 sf 2,520 sf 4,118 sf 1,985 sf
12221. 12225. 12229. 12233. 12237. 12245./J 12289. 12293. 12297. 12305. 12305. 12325. 12355. 12355.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration Social Worker Offices Flamingo Dental Assoc. Pizzeria Restaurant 21st Century Oncology Cora Health Physical Therapy Cross Training Martial Arts Banquet Hall	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 40' x 60' 40' x 60' 269' x 60' (varies) 20' x 60' 20' x 60' 45' x 62' (varies) 72' 6" x 140' 29' x 90' 28' x 90' 46' x 90' 22' x 90' (varies) 130' x 90' (varies)	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf 1,200 sf 1,200 sf 2,825 sf 10,100 sf 2,535 sf 2,535 sf 2,520 sf 4,118 sf 1,985 sf 11,756 sf
12221. 12225. 12229. 12233. 12237. 12245./J 12289. 12293. 12297. 12305. 12309. 12315. 12325. 12355. 12355. 12355.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration Social Worker Offices Flamingo Dental Assoc. Pizzeria Restaurant 21st Century Oncology Cora Health Physical Therapy Cross Training Martial Arts Banquet Hall Vacuum Sales	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 40' x 60' 40' x 60' 269' x 60' (varies) 20' x 60' 20' x 60' 45' x 62' (varies) 72' 6" x 140' 29' x 90' 28' x 90' 46' x 90' 22' x 90' (varies) 130' x 90' (varies) 20' x 75'	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf 1,200 sf 1,200 sf 2,825 sf 10,100 sf 2,535 sf 2,535 sf 2,520 sf 4,118 sf 1,985 sf 11,756 sf 1,500 sf
12221. 12225. 12229. 12233. 12237. 12245./J 12289. 12297. 12305. 12309. 12315. 12325. 12355. 12355. 12355. 12365.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration Social Worker Offices Flamingo Dental Assoc. Pizzeria Restaurant 21st Century Oncology Cora Health Physical Therapy Cross Training Martial Arts Banquet Hall Vacuum Sales Asian Buffet	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 40' x 60' 40' x 60' 269' x 60' (varies) 20' x 60' 20' x 60' 45' x 62' (varies) 72' 6" x 140' 29' x 90' 28' x 90' 46' x 90' 22' x 90' (varies) 130' x 90' (varies) 130' x 75' 18' x 75'	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf 1,200 sf 2,825 sf 10,100 sf 2,535 sf 2,535 sf 2,535 sf 1,985 sf 11,756 sf 1,500 sf 1,350 sf
12221. 12225. 12229. 12233. 12237. 12245./J 12289. 12297. 12305. 12309. 12315. 12325. 12355. 12365. 12377. 12377.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration Social Worker Offices Flamingo Dental Assoc. Pizzeria Restaurant 21st Century Oncology Cora Health Physical Therapy Cross Training Martial Arts Banquet Hall Vacuum Sales Asian Buffet Dental Office	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 20' x 60' 40' x 60' 20' x 60' 20' x 60' 20' x 60' 45' x 62' (varies) 72' 6" x 140' 29' x 90' 28' x 90' 46' x 90' 22' x 90' (varies) 130' x 90' (varies) 18' x 75' 45' x 75'	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf 1,200 sf 2,825 sf 10,100 sf 2,535 sf 2,535 sf 2,535 sf 1,756 sf 1,500 sf 1,350 sf 3,375 sf
12221. 12225. 12229. 12233. 12237. 12245./J 12289. 12297. 12309. 12315. 12309. 12315. 12355. 12365. 12377. 12377.	AVAILABLE - 2nd Generation Restaurant Laundromat Smartax Insurance Quest Diagnostics Social Security Administration Social Worker Offices Flamingo Dental Assoc. Pizzeria Restaurant 21st Century Oncology Cora Health Physical Therapy Cross Training Martial Arts Banquet Hall Vacuum Sales Asian Buffet Dental Office Subway	54' x 86' (varies) 36' x 60' (varies) 20' x 60' 40' x 60' 40' x 60' 269' x 60' (varies) 20' x 60' 20' x 60' 45' x 62' (varies) 72' 6" x 140' 29' x 90' 28' x 90' 46' x 90' 22' x 90' (varies) 130' x 90' (varies) 130' x 75' 18' x 75'	4,641 sf 2,160 sf 1,200 sf 1,200 sf 2,400 sf 16,184 sf 1,200 sf 2,825 sf 10,100 sf 2,535 sf 2,535 sf 2,535 sf 1,985 sf 11,756 sf 1,500 sf 1,350 sf



