



Available for Sale or Lease

- 1.0-2.15 AC pad(s) available
- NEQ Pembroke Rd & Douglas Rd (SW 89th Ave)
- High volume traffic - over 70K average daily traffic at the intersection
- High-profile infill opportunity
- Great for retail/ restaurant, auto and medical

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
Population	26,815	182,139	467,916	821,337
Avg HH Income	\$62,633	\$71,436	\$71,760	\$75,684

Brent Andrews
 561.424.3016
 bandrews@atlanticrotail.com



HOLLYBROOK GOLF & TENNIS CLUB

DUNKIN' DONUTS

Public Storage

SITE

Chevron

Pembroke Rd

32,000 ADT

41,000 ADT

SW 87th Way

PROPOSED Wawa

FORZANO PARK



\$71,436
AVG HH INCOME
IN 3 MILE RADIUS



41,000
ADT ON
PEMBROKE RD



PEMBROKE PINES, FL

Pembroke Road & SW 89th Avenue

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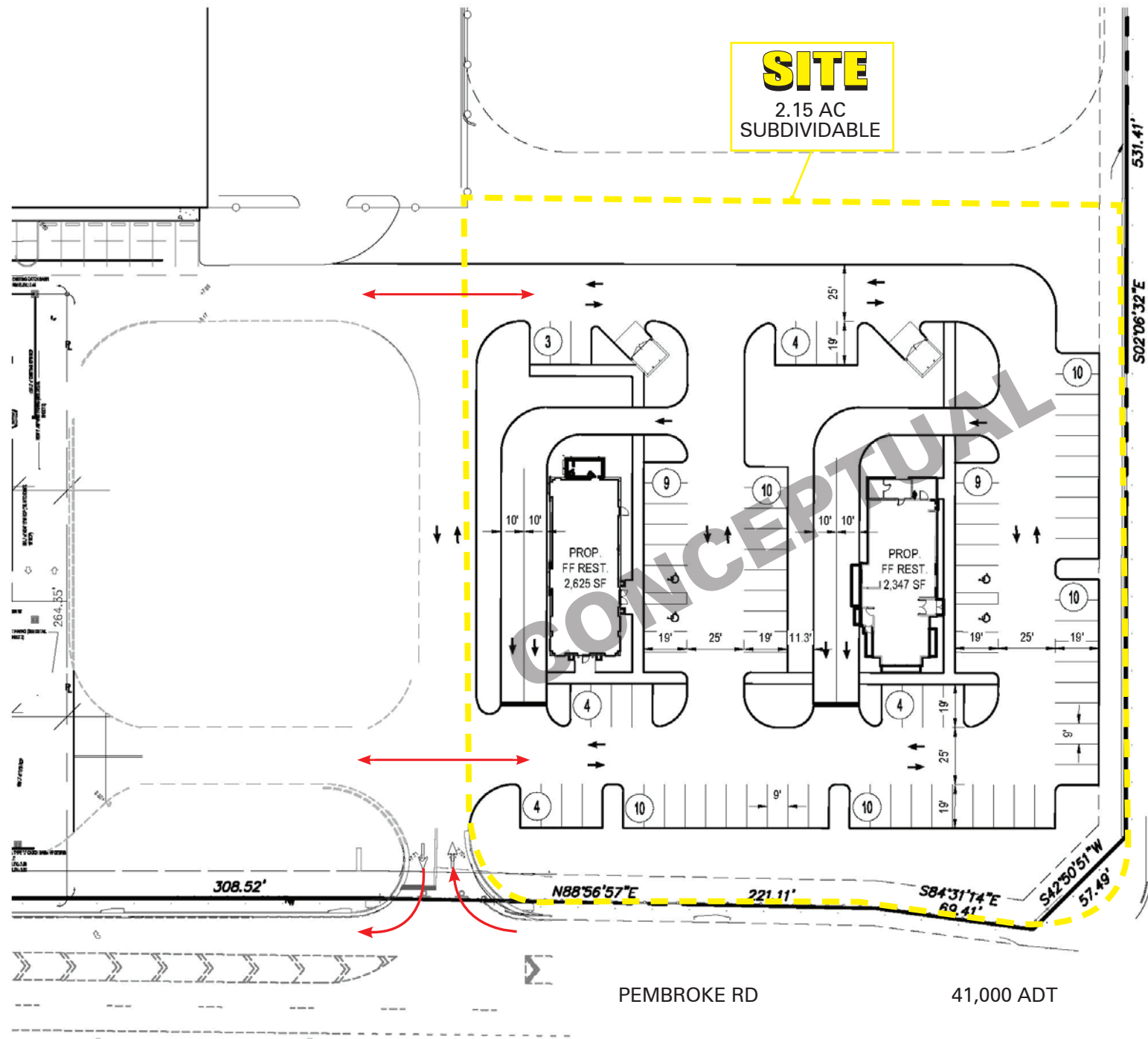
BIRD'S EYE

DOUGLAS RD
32,000 ADT

DOUGLAS RD



SITE
2.15 AC
SUBDIVIDABLE



SW 87TH WAY



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