



Center Highlights

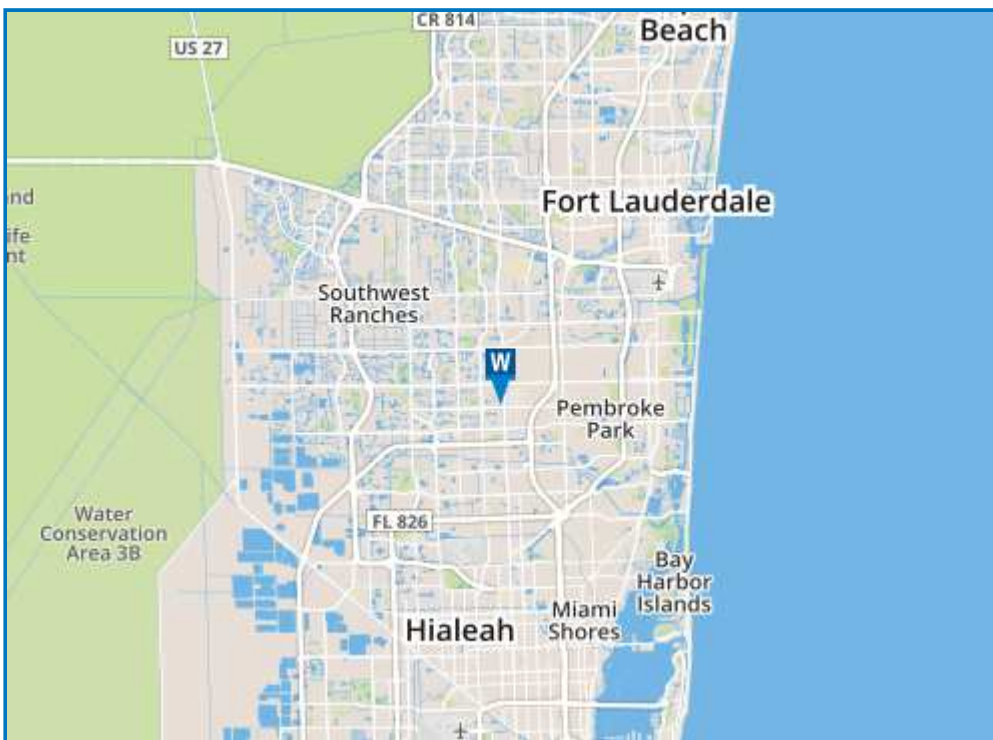
Pembroke Commons Shopping Center is located on the heavily traveled University Dr just north of Pines Blvd in Pembroke Pines, Florida. This center caters to a dense, diverse, middle-income community with more than 190,000 people living and another 48,000 working within 3 miles. Pembroke Commons features a strong tenant mix consisting of Publix, Marshalls, Office Depot, LA Fitness, Dollar Tree and more.

Center Address: University Dr, N of Pines Blvd

City/State: Pembroke Pines, FL

Property Size: 303,422 sq. ft.

Latitude/Longitude: 26.01364 N, -80.25067 W



Demographics



Population:
3-mile radius

191,451



Traffic Counts:
University Dr &
Johnson St

57,500



**Average
Household
Income:**

\$67,025

Contact Us

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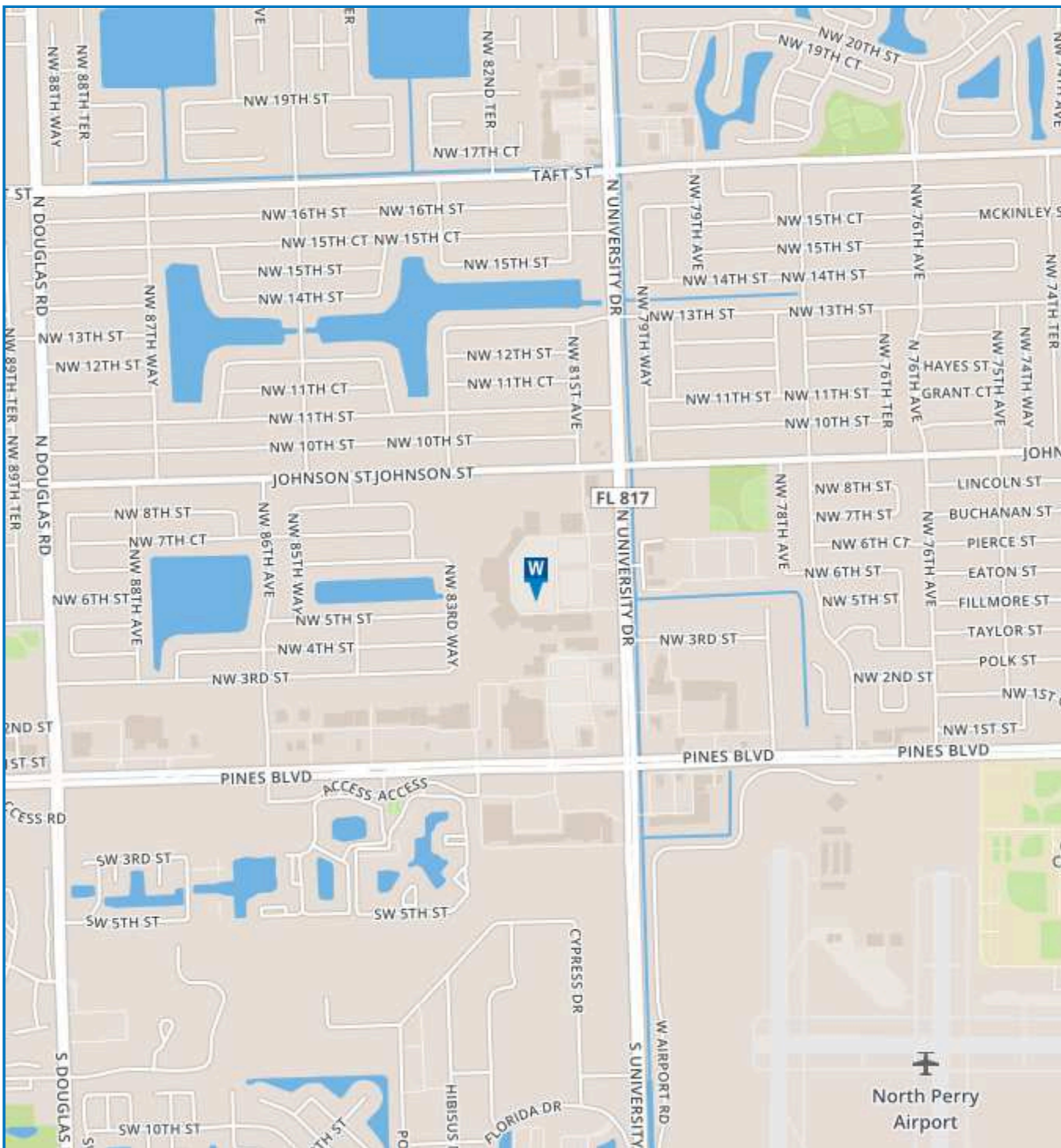
Weingarten Realty Investors

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TENANT LIST

A0A	Amscot Financial	1,350 SF
A0B	Einstein Bros. Bagels	3,150 SF
A0D	LA Fitness	39,850 SF
A0H	Petland	4,000 SF
A0K	Dr. Phone Fix	1,200 SF
A0L	Wapas Salon	1,280 SF
A0M	Rainbow	9,034 SF
A0P	Available	10,000 SF
A0R	Sally Beauty Supply	2,000 SF
A0S	Select Physical Therapy	2,000 SF
A0T	Sonata	2,000 SF
A0V	Continuicare	4,884 SF
B0A	Marshalls	40,000 SF
B0H	OneMain Financial	3,982 SF
B0J	Bath & Body Works	3,500 SF
B0K	Pet Care Clinic	2,484 SF
C0A	Publix Supermarket	65,537 SF
C0H	Massage Luxe	3,114 SF
C0J	China Taste	1,200 SF
C0K	GNC	1,200 SF
C0M	U-Sushi	2,296 SF
C0N	GameStop	1,800 SF
C0P	Sprint	1,350 SF
C0R	Hi-Pot	2,080 SF
C0T	Madrag	8,892 SF
D0A	Available	25,000 SF
D0G	Tax Leaf	900 SF
D0H	Fantasy Twist Smoothies and Wraps	900 SF
D0J	The Beauty Cafe	1,200 SF
D0L	Dollar Tree	9,896 SF
D0N	Elite Nails	2,200 SF
D0P	Estrella Insurance	800 SF
D0T	Salons by JC	6,922 SF
D0U	Cano Health	21,962 SF
R0A	Chili's Bar & Grill	5,595 SF
R0B	Wells Fargo Bank	5,600 SF
R0C	Arby's	2,450 SF
S0A	Chase Bank	4,264 SF



Demographics



Population:

1-Mile **23,156**
3-Mile **191,451**
5-Mile **441,699**



Number of Households:

1-Mile **8,225**
3-Mile **66,474**
5-Mile **159,486**



Average Household Income:

1-Mile **70,698**
3-Mile **67,025**
5-Mile **68,395**



Total Number of Employees:

1-Mile **5,118**
3-Mile **50,637**
5-Mile **158,162**