



Center Highlights

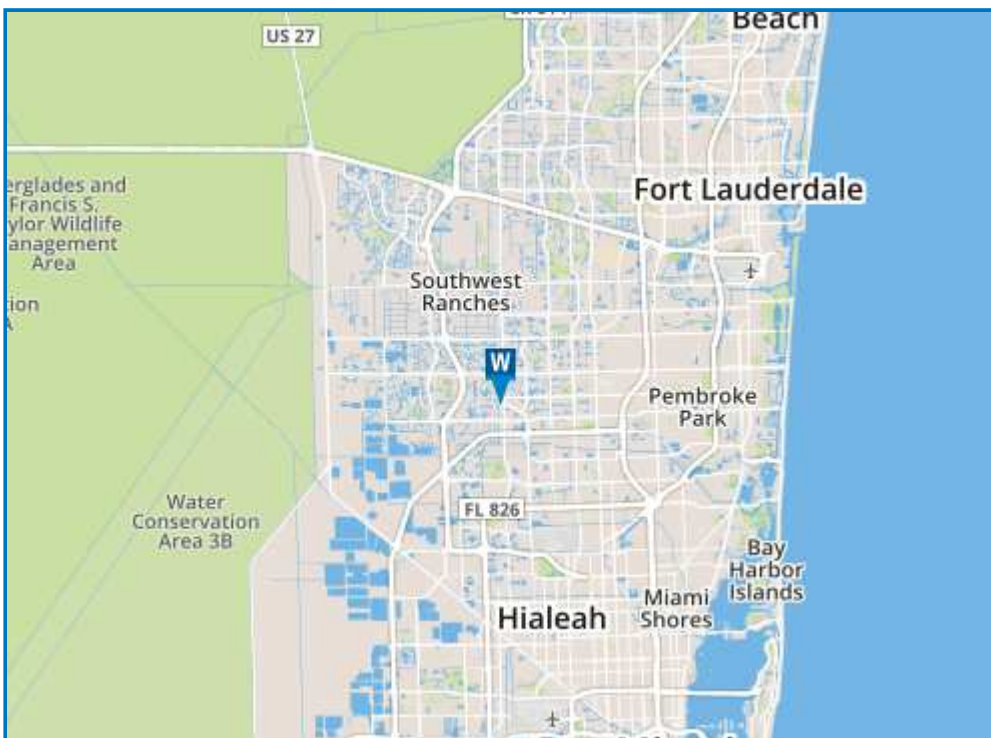
Flamingo Pines Shopping Center is located across from Pembroke Lakes Mall at the SWC of Pines Blvd and Flamingo Rd, one of the busiest intersections in Broward County and a major regional retail node. This center is anchored by Publix and serves the fast-growing, thriving West Pembroke Pines area.

Center Address: Pines Blvd at Flamingo Rd

City/State: Pembroke Pines, FL

Property Size: 126,864 sq. ft.

Latitude/Longitude: 26.00589 N, -80.31359 W



Demographics



Population:
3-mile radius

145,423



Traffic Counts:
Pines Blvd &
Flamingo Rd



**Average
Household
Income:**

\$79,382

114,500

Contact Us

Nicole Townsend

Leasing Agent

Phone: 954.938.2584

Email: ntownsend@weingarten.com

Ryan Tufts

Property Manager, Short-Term Leasing

Phone: 954.938.2590

Email: rtufts@weingarten.com

Weingarten Realty Investors

2600 Citadel Plaza Drive, Ste.125 • Houston, TX 77008 • 1.800.688.8865

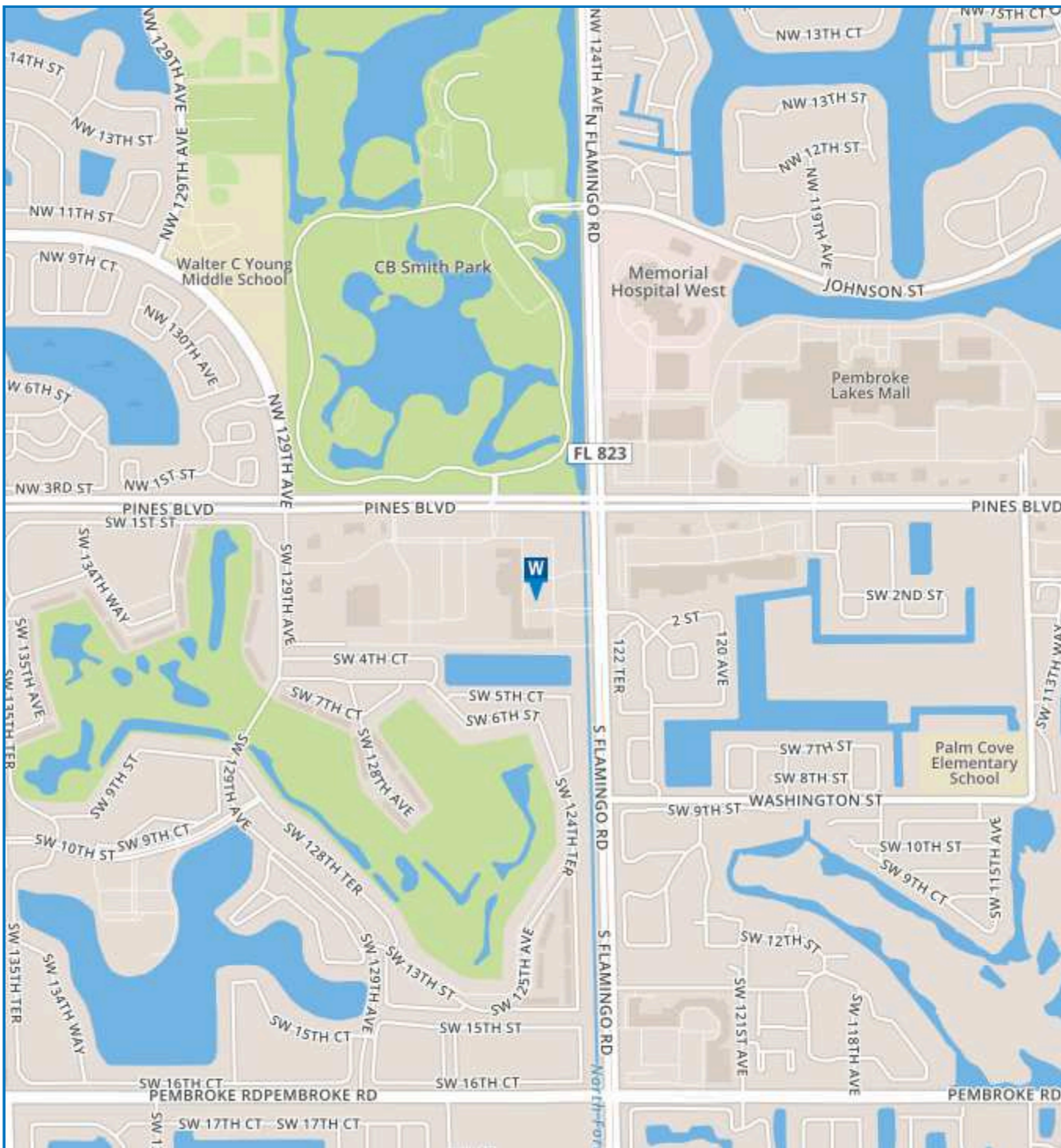
PINES BOULEVARD



SOUTH FLAMINGO ROAD

TENANT LIST

A0A	Tapout Fitness	3,266 SF
A0D	Available	2,621 SF
A0F	Diagnostic Medical Imaging	3,150 SF
A0H	The UPS Store	1,500 SF
A0J	Lucky Star	1,000 SF
A0K	Gentlemen's Cutz	1,177 SF
A0L	Angel's Nails	1,200 SF
A0M	SFADA Tag Agency	2,830 SF
A0R	Montessori Ivy League	6,347 SF
A1A	Amscot Financial	3,108 SF
AKK	Miracle Ear	1,020 SF
B0A	Available	3,000 SF
B0D	The Sole Authority	1,600 SF
B0E	Advanced Vision Care	1,960 SF
B0F	Dental Boost Pines	1,500 SF
B0G	Budget Car Rental	1,050 SF
B0H	Home Care Assistance	1,050 SF
B0J	Life Is Beautiful, MD	2,100 SF
B0L	Estrella Insurance	1,125 SF
B0M	UniBank	1,575 SF
B0P	Supercuts	1,000 SF
B0T	Salons by JC	7,400 SF
C0A	Publix Supermarket	55,000 SF
D0A	Institute of Rheumatology & Integrative Medicine	4,000 SF
D0C	Nitro Galactic Ice Cream Shop	1,500 SF
D0E	Unlimited Hair and Nails	1,600 SF
D0F	Metro PCS	1,050 SF
D0G	Mark's Cleaners	1,050 SF
D0K	Veterinary Medical Office	1,539 SF
D0L	H&R Block	1,953 SF
D0P	Aficionado Premium Cigars	1,043 SF
D0R	Available	1,050 SF
D0S	Fiery Irie	2,280 SF
D0T	Available	1,220 SF
R0A	Boston Market	3,000 SF
R0C	Available	4,800 SF



Demographics



Population:

- 1-Mile **20,075**
- 3-Mile **145,423**
- 5-Mile **388,978**



Number of Households:

- 1-Mile **10,414**
- 3-Mile **55,472**
- 5-Mile **132,811**



Average Household Income:

- 1-Mile **49,829**
- 3-Mile **79,382**
- 5-Mile **80,286**



Total Number of Employees:

- 1-Mile **16,514**
- 3-Mile **60,757**
- 5-Mile **107,546**