

# PEMBROKE SHOPPES



## Retail/Strip Shopping Center

12393-12399 Pembroke Road, Pembroke Pines, FL 33025  
10,168 SF



## PROPERTY HIGHLIGHTS

- Located at the busy intersection of
- Pembroke Rd & Flamingo Rd.
- Versatile strip center
- Built in 1999
- 4.78/1,000 parking ratio

## CO-TENANTS:



## Zoning

B-3 General Business

## Traffic Count

33,000 cars per day

## Available For Lease

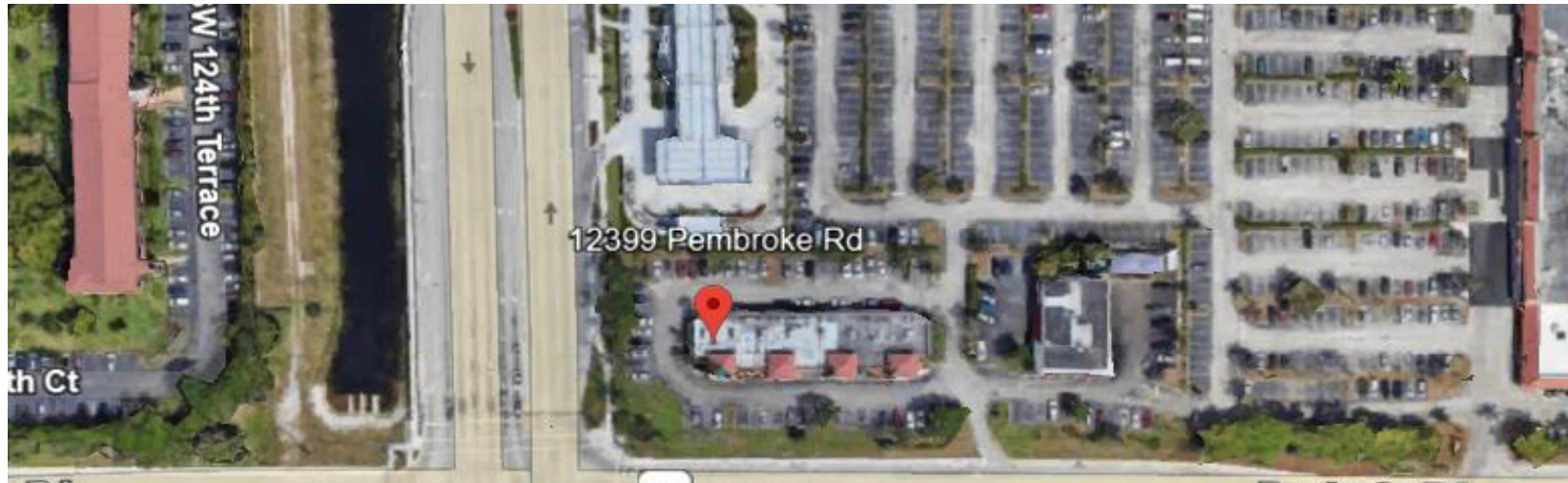
Unit 12399-1 900 SF

## Demographics

2023	1 mile	3 miles	5 miles
Population:	52.2K	198K	503K
Average Income:	\$58.K	\$71.7K	\$78.9K
Average Age:	42	42	41



**greencAPITAL**  
Realty Advisors  
Commercial Real Estate and Construction Services



**Steven A. Leeds**



561.998.2427



Steve@greencapitalrealty.com



Greencapitalrealty.com

2799 Northwest Boca Raton Blvd. Suite 213, Boca Raton FL, 33431