



## PEMBROKE COMMONS

University Dr, N of Pines Blvd, Pembroke Pines, FL

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.

**WEINGARTEN  
REALTY**

**PROPERTY SIZE** 303,422 SQ. FT.

**LAT/LONG** 26.01364 N, -80.25067 W

**TRAFFIC COUNTS** UNIVERSITY DR & JOHNSON ST - 71,885

## CONTACT

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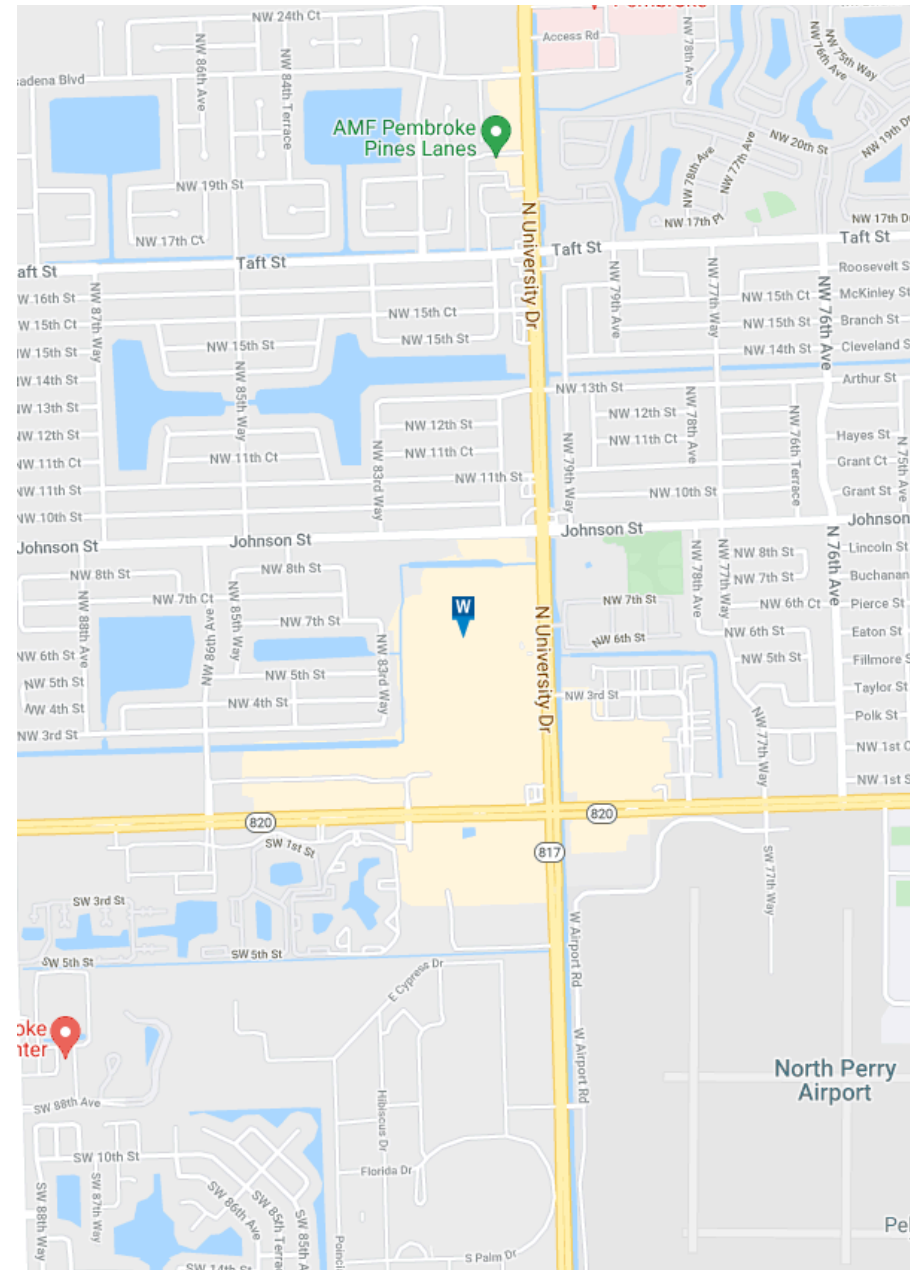
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## TENANT LIST

A0A	Amscot Financial	1,350 SF	B0H	OneMain Financial	3,982 SF	D0H	Fantasy Twist	
A0B	Einstein Bros. Bagels	3,150 SF	B0J	Bath & Body Works	3,500 SF		Smoothies and Wraps	900 SF
A0D	LA Fitness	39,850 SF	B0K	Pet Care Clinic	2,484 SF	D0J	The Beauty Cafe	1,200 SF
A0H	Petland	4,000 SF	COA	Publix Supermarket	65,537 SF	D0L	Dollar Tree	9,896 SF
A0K	Dr. Phone Fix	1,200 SF	COH	Massage Luxe	3,114 SF	D0N	Elite Nails	2,200 SF
A0L	Wapas Salon	1,280 SF	COJ	China Taste	1,200 SF	D0P	Estrella Insurance	800 SF
A0M	Rainbow	9,034 SF	COK	GNC	1,200 SF	D0T	Salons by JC	6,922 SF
A0P	Five Below	9,695 SF	COM	U-Sushi	2,296 SF	D0U	Cano Health	21,962 SF
A0R	Sally Beauty Supply	2,000 SF	CON	GameStop	1,800 SF	ROA	Chili's Bar & Grill	5,595 SF
A0S	Select Physical Therapy	2,000 SF	COP	Sprint	1,350 SF	ROB	Wells Fargo Bank	5,600 SF
A0T	Sonata	2,000 SF	COR	Hi-Pot	2,080 SF	ROC	Available	2,450 SF
A0V	Continucare	4,884 SF	COT	Madrag	8,892 SF	SOA	Chase Bank	4,264 SF
B0A	Marshalls	40,000 SF	D0A	Ross Dress for Less	25,010 SF			
			D0G	Tax Leaf	900 SF			

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	23,148	84,840	190,025	442,408
Average Household Income	\$79,443	\$73,703	\$73,419	\$74,828
<b>Population Trends</b>				
2000 Population	17,730	68,280	152,525	360,127
2010 Population	20,602	74,943	166,011	390,989
2020 Population	23,148	84,840	190,025	442,408
2025 Population	23,829	87,768	197,249	458,601
Absolute Growth 2010 to 2020'	12.36%	13.21%	14.47%	13.15%
Projected Growth 2020 to 2025'	2.94%	3.45%	3.8%	3.66%
<b>Race &amp; Ethnicity</b>				
% White	31.3%	26.9%	25.55%	28.44%
% Black	15.64%	25.46%	31.39%	31.92%
% Asian	3.77%	4.18%	3.66%	3.34%
% Other	2.33%	2.57%	2.99%	2.48%
% Hispanic	46.96%	40.89%	36.41%	33.82%
<b>Income &amp; Education</b>				
Median Household Income	64,159	58,183	58,865	57,943
Average Household Income	\$79,443	\$73,703	\$73,419	\$74,828
% College Graduates	36.84%	34.68%	34.22%	36.45%
<b>Age</b>				
Median Age	39.5	39	38.6	39.2
% Age < 18	22.6%	22.89%	22.84%	22.59%
% Age 65 +	15.3%	15.84%	15.43%	16.79%
<b>Households &amp; Housing</b>				
Households	8,223	29,766	65,976	159,940
Average Household Size	2.81	2.83	2.87	2.75
Median Housing Value	\$418,756	\$399,789	\$398,276	\$388,668
% Owner Occupied Housing	65.7%	63.75%	63.37%	62.38%
% Renter Occupied Housing	27.63%	27.78%	28.09%	28.78%
% Vacant Housing	6.67%	8.47%	8.54%	8.84%
<b>Workplace &amp; Workers</b>				
Number of Businesses	518	1,714	4,225	11,773
% White Collar	62.64%	62.81%	62.36%	63.92%
% Blue Collar	37.36%	37.19%	37.64%	36.08%



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