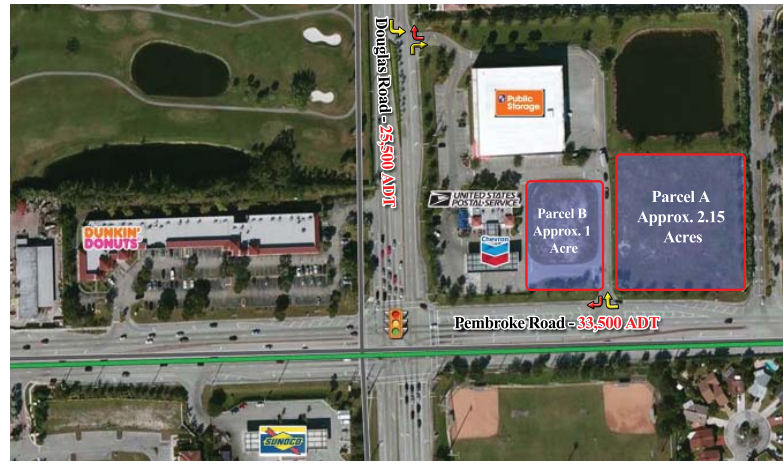
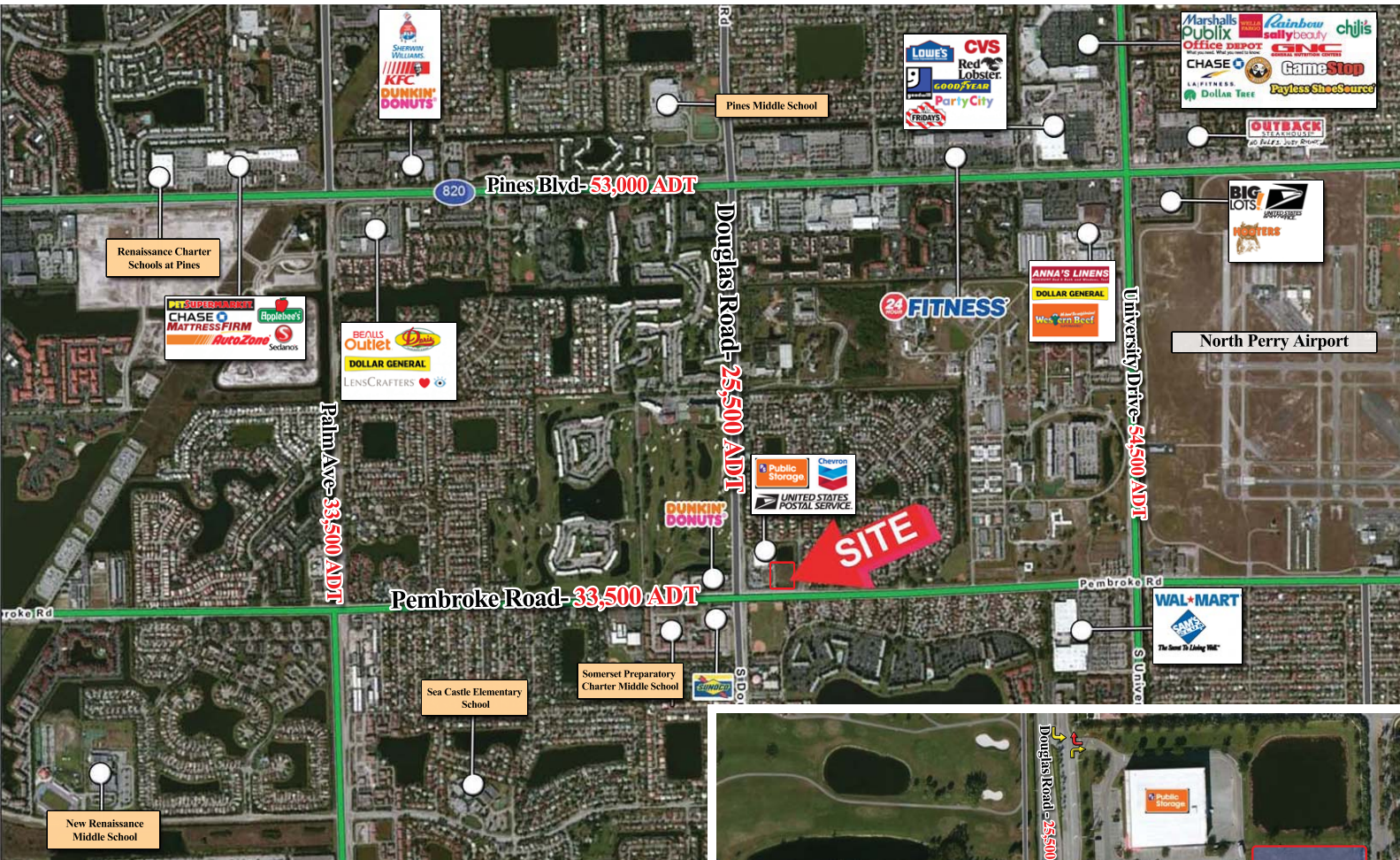


Pembroke and Douglas Rd for Lease or Ground Lease

(Two Parcels – Parcel A: Approx. 2.15 Acres and Parcel B: Approx. 1 Acre)

Northeast Corner of Pembroke Rd & Douglas Rd – Pembroke Pines, FL 33025



SITE HIGHLIGHTS

- Strong traffic counts - Pembroke Rd 33,500 VPD & Douglas Rd 25,500 VPD
- Zoned for (C-1) Commercial & (B-2) Community Business
- Strong visibility, right up on busy Pembroke Rd with cross access to signalized intersection from both Pembroke & Douglas Roads
- Located in Pembroke Pines, the 2nd Most Populated City in Broward County
- Targeted Uses – QSR/Fast Food, Auto Parts/Auto Repair, Dollar Concept, Grocer, Urgent Care
- Average Household Income within 3 miles is over \$62,000
- Total Population within 3 miles is over 175,000

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DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	24,300	81,502	175,184
Households	8,650	27,529	58,782
MHHI	\$45,326	\$53,281	\$55,517

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