

FOR LEASE



**PROPERTY DESCRIPTION**

Pembroke Pines Medical is comprised of 4 medical office buildings totaling 91,956 SF within the desirable city of Pembroke Pines.

The property is located just north of Pines Blvd. on Hiatus Road, next to the Pembroke Lakes Mall.

**PROPERTY HIGHLIGHTS**

- Built out Medical Office and BTS opportunities available
- Medical Office Campus in a suburban office market
- Traffic Counts: 50,000 AADT (Pines Blvd.) 21,000 AADT (Hiatus Rd.)
- Multifamily and Retail Development going on all around the area

**OFFERING SUMMARY**

<b>Lease Rate:</b>	Negotiable
<b>Number of Units:</b>	34
<b>Available SF:</b>	983 - 2,113 SF
<b>Building Size:</b>	91,956 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	9,818	57,987	134,130
<b>Total Population</b>	25,733	154,329	400,910
<b>Average HH Income</b>	\$72,585	\$85,176	\$92,293

**MARC LEWIN**

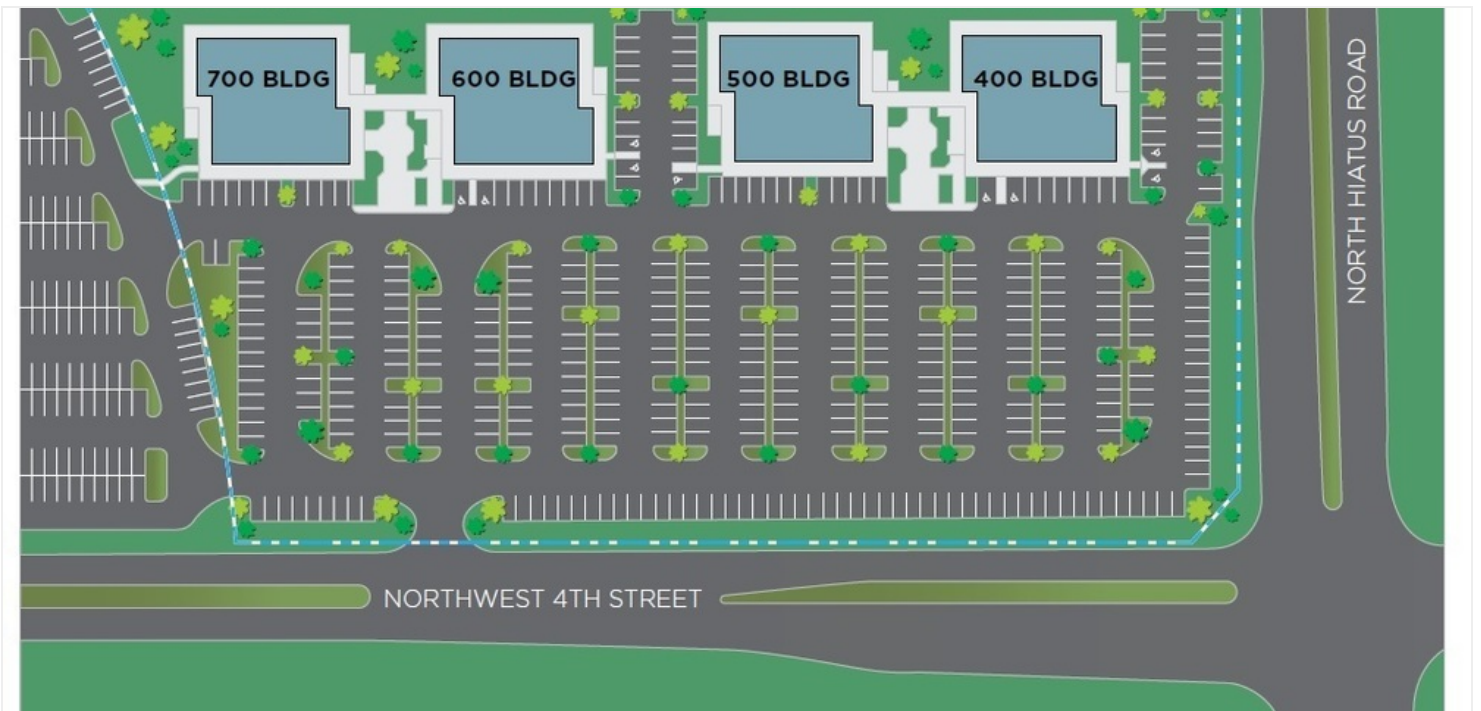
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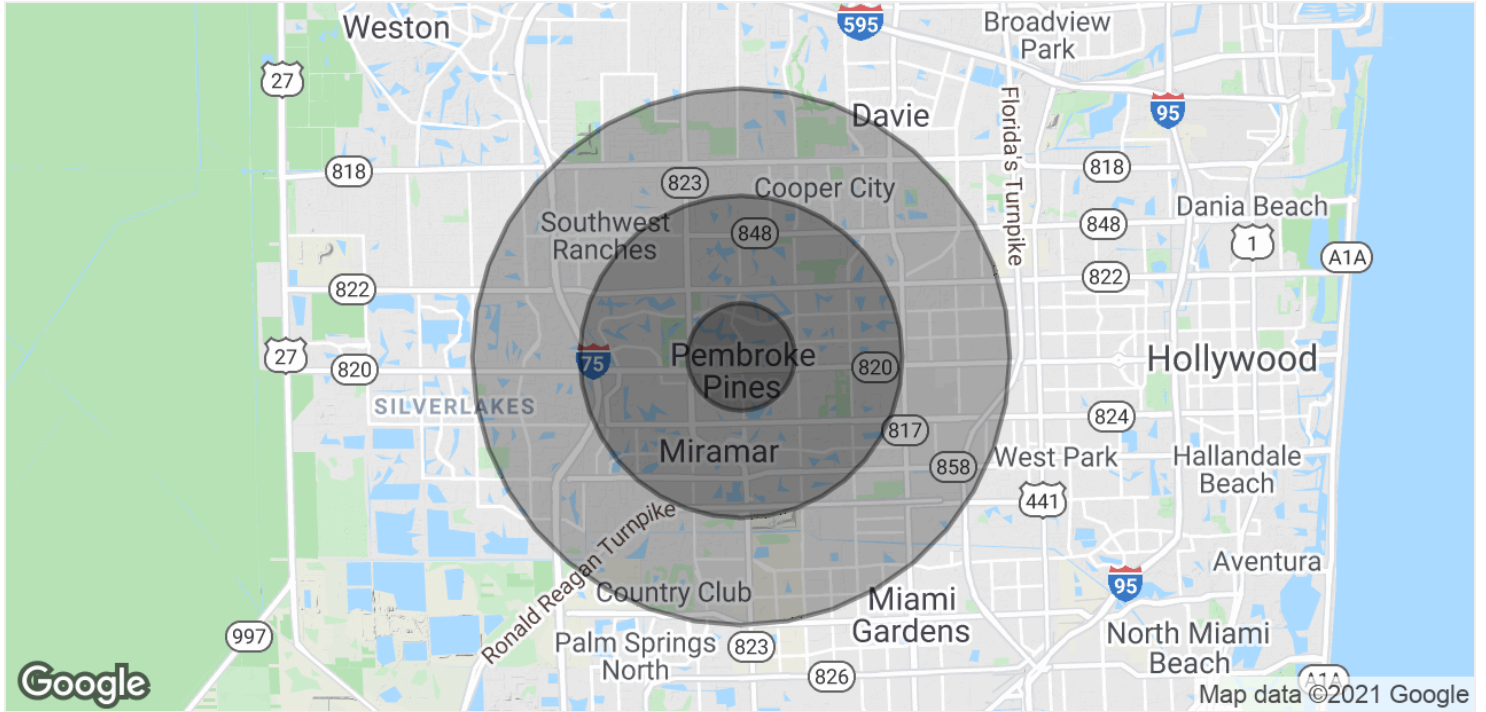
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	25,733	154,329	400,910
<b>Average age</b>	38.8	40.4	37.5
<b>Average age (Male)</b>	36.3	38.5	35.3
<b>Average age (Female)</b>	41.8	42.3	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total households</b>	9,818	57,987	134,130
<b># of persons per HH</b>	2.5	2.7	3.0
<b>Average HH income</b>	\$72,585	\$85,176	\$92,293

\* Demographic data derived from 2021 US Census