

FOR LEASE

VILLAGE SQUARE PLAZA

1657 NORTH HIATUS ROAD, PEMBROKE PINES, FL 33026



PROPERTY DESCRIPTION

Located in the affluent community of Pembroke Pines at the southeast corner of Hiatus Road and Taft Street, this neighborhood Publix-anchored center features a strong tenant mix including McDonald's, Bank of America, Pizza Hut, and more.

PROPERTY HIGHLIGHTS

- Prime retail space from 1,200 to 1,800 square feet
- More than 21,500 vehicles pass the site daily
- Former chiropractic office available
- Second generation medical space available

OFFERING SUMMARY

Lease Rate:	Negotiable
Lease Term:	Negotiable
Available SF:	1,200 - 1,800 SF
Building Size:	82,508 SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Postal Count Population	18,348	141,239	347,528
Median Age	44.4	41.2	39
Average HH Income	\$111,563	\$98,109	\$106,227

BRYAN COHEN

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SUITE	TENANT	SIZE	TYPE	RATE
1613	Available	1,500 SF	NNN	Upon Request
1681	Available	1,800 SF	NNN	Upon Request
1639	Available	1,200 SF	NNN	Negotiable



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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Village Square Dental	1601	2,580
Nails	1609	900
AVAILABLE	1613	1,500
La Estrella	1615	900
Aardvark Animal Clinic	1617	1,200
Poochie Pet Salon	1621	900
A Barbers Legend	1625	1,260
Amici's Fine Foods	1629	1,600
Singh Health Group	1633	1,200
AVAILABLE	1639	1,200
Pizza Hut	1641	1,553
Social Circle Therapy	1645	1,680
Discount Auto Parts	1649	10,800
Publix	1653-1655	45,600
Yi Guo Chinese	1669	1,600
PDL Meraki Studios	1673	1,200
Mayor's Cafe	1677	1,875
AVAILABLE	1681	1,800
Mindovation	1685	750

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Mindovation	1689	760
Optical City	1693	800
BIO MED	1697	850
TOTALS/AVERAGES		82,508

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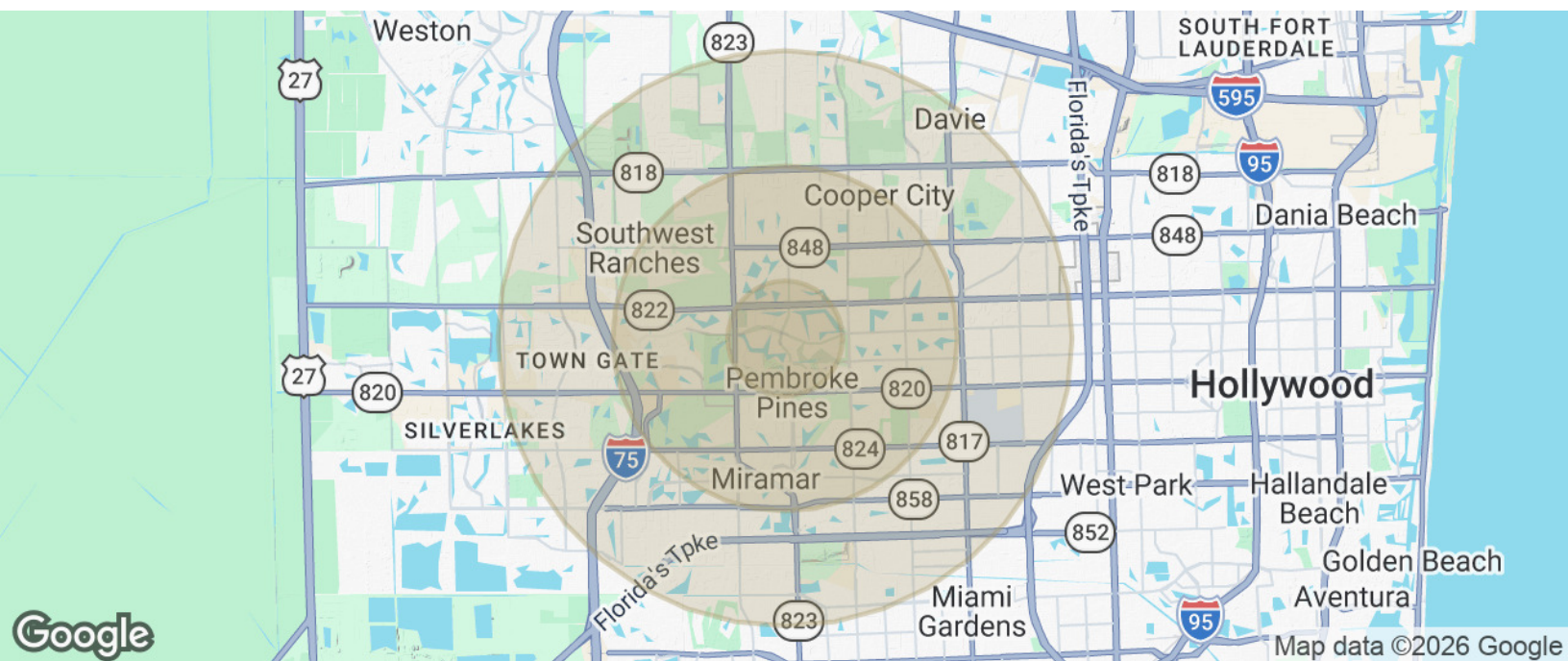
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	100,618	242,807	128,306
Average Age	37.1	37.3	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,288	24,227	48,326
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$50,298	\$54,716	\$75,668
Average House Value	\$313,453	\$298,361	\$302,211

2020 American Community Survey (ACS)

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