



Fully Leased | Retail

Herons Plaza

17503-17539 Pines Boulevard, Pembroke Pines, FL 33029

Property Features

- Located on Pines Boulevard, less than 3 miles from Interstate 75
- Surrounded by the upscale communities of Pembroke Pines, Southwest Ranches and Miramar, with an average HHI exceeding \$150,000
- $\pm 40,500$ vpd on Pines Boulevard

Current Tenant Spotlight



Heron's Plaza | Area Retailers



Hérons Plaza | Site Plan



Pines Boulevard (45,500 VPD)

Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
17539	El Sushi	2,856 SF	17525	Dental Smile	1,998 SF	17505	New Indian Bazaar Grocery	3,848 SF
17537	Vecky Bakery	2,772 SF	17523	Umami Fusion	1,200 SF	17503	Cloud 9 Smoke & Vape	1,140 SF
17535	Papa Johns	1,554 SF	17521	E & C Nail Salon	1,525 SF	17503A	Pill Box Pharmacy	2,200 SF
17531	Karate America	1,480 SF	17519	Chops Barber Shop	1,478 SF			
17529	Massage	1,480 SF	17515	Brightway Insurance	962 SF			

Hérons Plaza | Demographics



Population

1-Mile: 12,261
3-Miles: 90,946
5-Miles: 198,557



Median Age

1-Mile: 39.3
3-Miles: 38.2
5-Miles: 40.1



Total Households

1-Mile: 3,711
3-Miles: 28,223
5-Miles: 66,800



Average HH Income

1-Mile: \$152,029
3-Miles: \$157,231
5-Miles: \$133,515

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