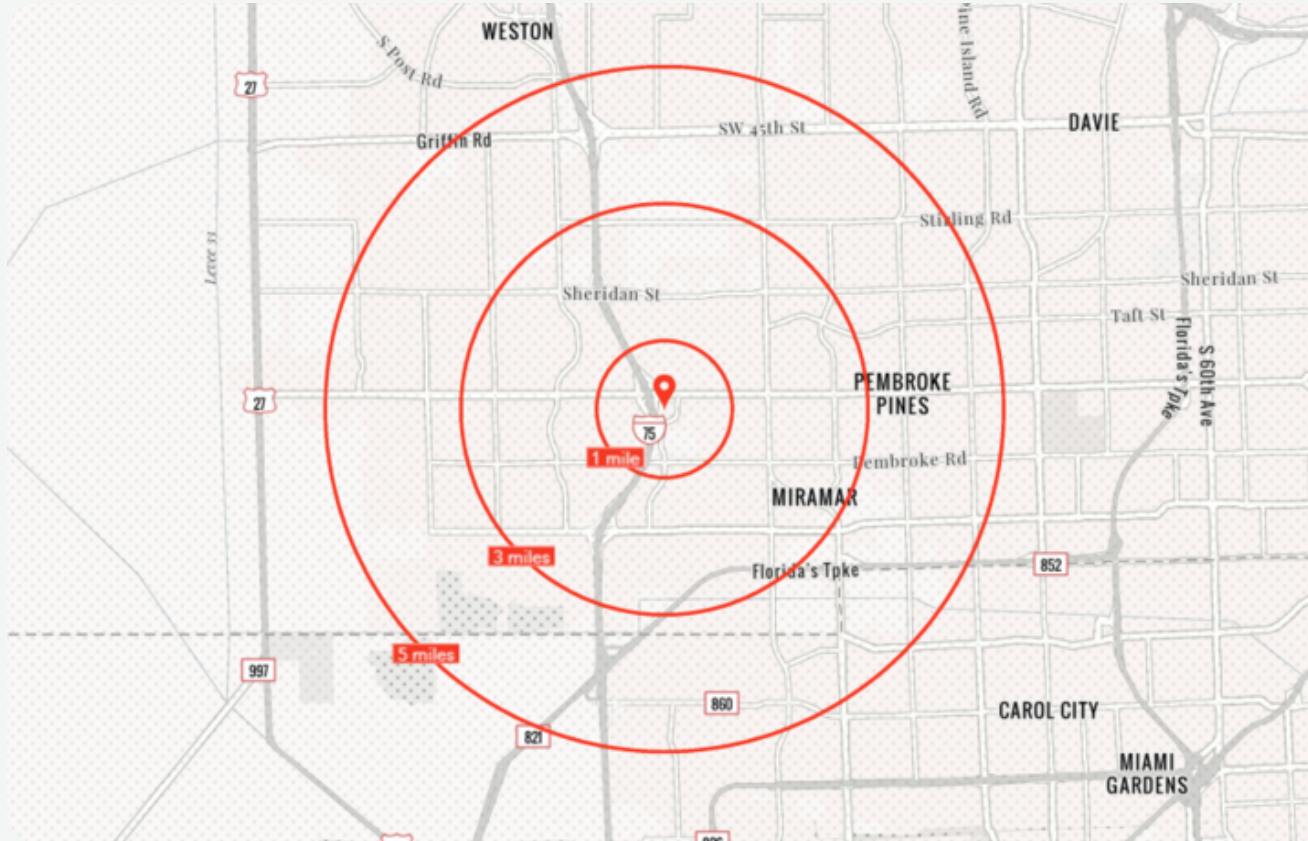


Shops at Pembroke Gardens

527 SW 145th Terrace, Pembroke Pines, FL 33027

Shops at Pembroke Gardens is an open-air lifestyle center blending sought-after retail, dining, and service-oriented experiences within a walkable, pedestrian-friendly setting. With continued reinvestment and thoughtful merchandising, the center remains poised to attract complementary brands and further enhance the center's role as a leading lifestyle destination within the South Florida market.



Highlights

Broward
County

Miami
Metro Area

391,000
Total SF

41
Acres

2,163
Parking Spaces

Lifestyle
Center Type

Demographics (3-Mile Radius)



131,560
Population



48,719
Households



\$94,075
Median HHI



\$119,804
Average HHI



42
Median Age



46%
College
Educated

Leasing

Susan Ross

(561) 376-5869

sross@federalrealty.com

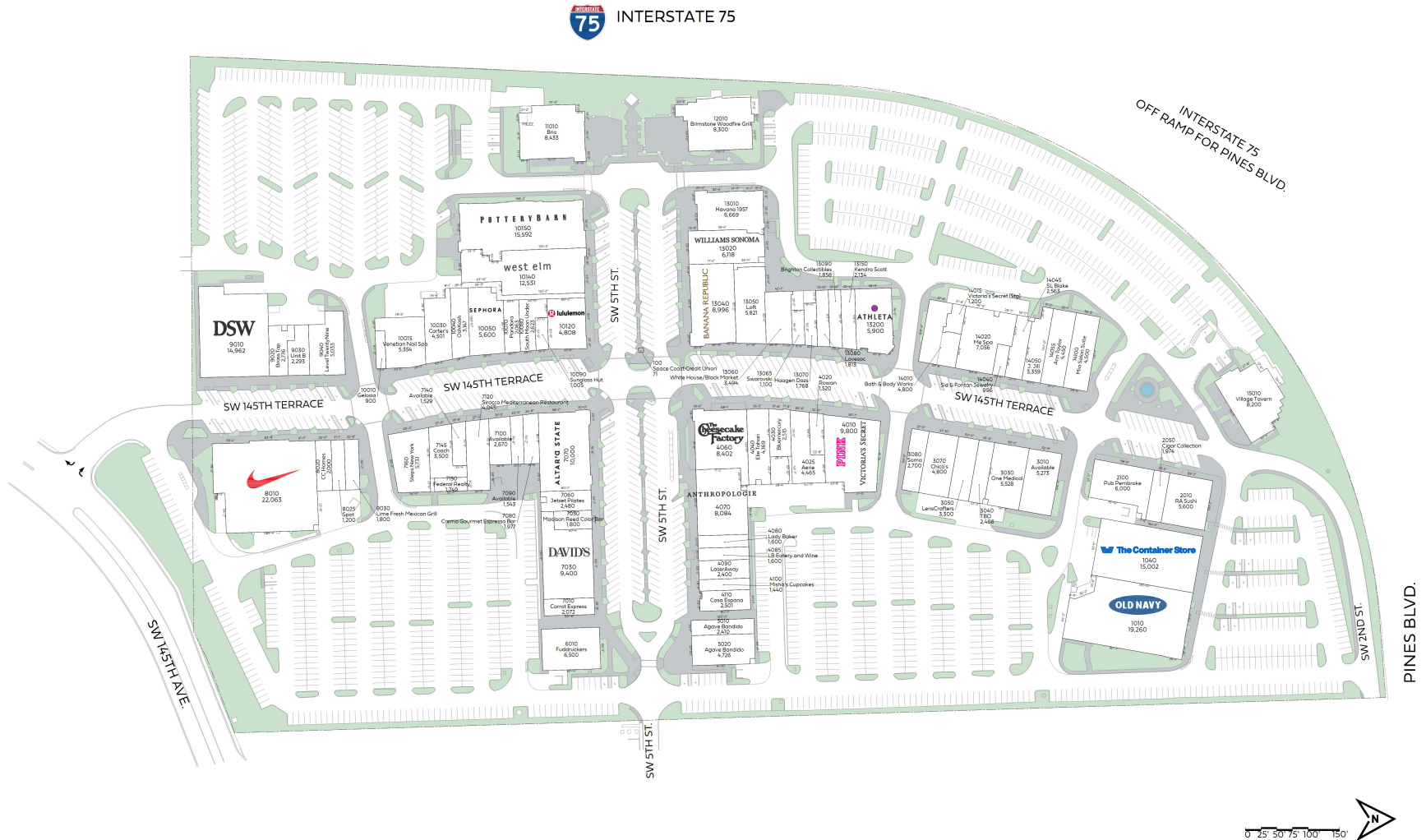
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Shops at Pembroke Gardens

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The parties acknowledge that this Plan is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.

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