The Shops at Pembroke Gardens is an upscale open-air center that serves the affluent communities of Pembroke Pines, Miramar, Weston, Davie, Plantation and Southwest Ranches in Broward and North Dade counties in the Ft. Lauderdale metro area.

Located directly off Interstate 75 at Pines Boulevard, the Shops at Pembroke Gardens offers tremendous visibility and access. This center offers exceptional shopping and dining within the already successful Pembroke Pines area.

### Key Demos

- **Population**
  - 2018 = 473,278
  - 2023 est. = 497,955
- **Households**
  - 2018 = 156,351
  - 2023 est. = 163,686
- **Average Income**
  - 2018 = $94,101
  - 2023 est. = $108,363
- **Median Age**
  - 38

### Contact

Mark Fallon  
mfallon@jraretail.com  
(513) 241-5800  
3825 Edwards Rd, Ste 200  
Cincinnati, OH 45209

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**Size**

400,000 SF

**Location**

Ft. Lauderdale, Florida  
SE Corner of I-75 & Pines Blvd

**Traffic Counts**

- I-75 = 150,000 VPD
- Pines Blvd = 81,000 VPD

**Key Tenants**

- Victoria's Secret
- PANDORA
- SEPHORA
- BRIO
- DSW
- OLD NAVY
- LOFT
- ANN TAYLOR
- BCBGMAXAZRIA
- The Cheesecake Factory
- sunglass hut