

CHAPEL TRAIL PLAZA

Pines Boulevard & NW 184th Avenue, Pembroke Pines, FL

FOR LEASE



Russell Levene | 786-580-4496 | rlevene@ima-re.com

2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
www.ima-re.com | 305.661.0110



CHAPEL TRAIL PLAZA

Pines Boulevard & NW 184th Avenue, Pembroke Pines, FL

Property Highlights:

- 100,000 ± SF shopping center
- Located at major intersection of Pines Boulevard (6-lane) and 184th Avenue (4-lane)
- In the heart of massive residential developments, including Chapel Trail, Silver Lakes & Grand Palms
- Central retail location on an established commercial corridor. Shoppes of Silver Lakes, anchored by Publix; Walmart Supercenter; and Pines Crossings, with Aldi and Walgreens, complete this intersection
- Located 3 miles ± west of I-75 and 3 miles ± east of US 27 (N. Okeechobee Road)
- Memorial Hospital Miramar, Pembroke Pines YMCA Family Center, and numerous schools are nearby
- Join:



Population

1 Mile: 14,195

3 Miles: 78,132

5 Miles: 153,548

Avg. HH Income

1 Mile: \$197,701

3 Miles: \$189,402

5 Miles: \$163,237

Total Employees

1 Mile: 6,508

3 Miles: 35,304

5 Miles: 79,310

Traffic Counts

Pines Boulevard

30,000 VPD

NW 184th Avenue

12,400 VPD



Pines Blvd.



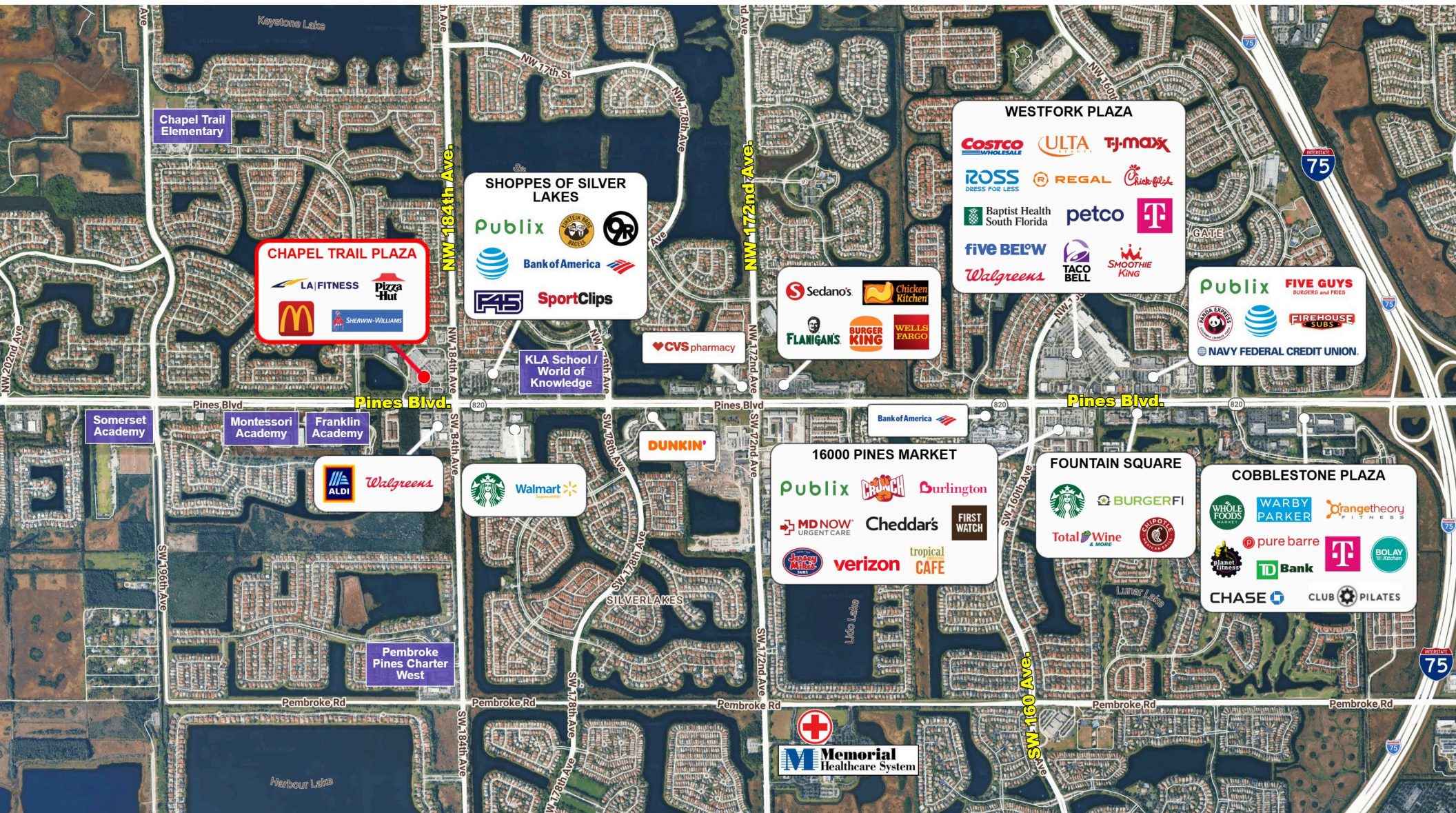
Russell Levene | 786-580-4496 | rlevene@ima-re.com

2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
www.ima-re.com | 305.661.0110



CHAPEL TRAIL PLAZA

Pines Boulevard & NW 184th Avenue, Pembroke Pines, FL



Russell Levene | 786-580-4496 | rlevene@ima-re.com

2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
www.ima-re.com | 305.661.0110



CHAPEL TRAIL PLAZA

Pines Boulevard & NW 184th Avenue, Pembroke Pines, FL



UNIT #	TENANT	SF
18411	Amazing Thai Japanese Restaurant	2,400
18417	VCA Pines West Animal Hospital	3,860
18425	Pediatric Associates	7,869
18433	Innovation Children's Academy	2,330
18415	LA Fitness	51,703
18451	Nutritional Power Center	1,475
18453	Barber Shop	1,600
18455	Nail Salon	1,600
18457	Roasting Buddies coffee shop	2,814
18459	The UPS Store	1,200
18461	Dentist	1,200
18463	JJ Apothecary	1,200
18465	New Wave Med Spa	1,750
18467	Hair Salon	1,400
18469	Pizza Hut	1,400
18471	Mr. Jeff Cleaners	1,400
18473	Latin Café Express	1,400
18475	Sherwin Williams	3,500
18489	McDonald's	3,000



Russell Levene | 786-580-4496 | rlevene@ima-re.com

2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
www.ima-re.com | 305.661.0110

Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.

