

PEMBROKE LAKES MALL

PEMBROKE PINES, FLORIDA



LOCATION

- Pembroke Lakes Mall is strategically located in the heart of Pembroke Pines, the second most populous city in Broward County and the tenth most populous in the state of Florida.
- The mall is located at the corner of Pines Boulevard and Flamingo Road, approximately 2 miles from Interstate 75, the major highway connection for Broward County to Miami-Dade County.
- Approximately 40,500 vehicles pass Pembroke Lakes daily from Pines Boulevard/Flamingo Road.
- The center is 15 minutes from Ft. Lauderdale/Hollywood International Airport; 20 minutes from downtown Ft. Lauderdale.
- Several prominent corporate headquarters are located within 15 minutes from Pembroke Lakes, including American Express, Citrix Systems, Sun-Sentinel Co., Ft. Lauderdale/Hollywood International Airport, NBC Channel 6, Spirit Airlines, AutoNation and Motorola.
- Pembroke Lakes is 8 miles northwest of Sun Life Stadium, home of the Miami Dolphins (NFL), Miami Hurricanes (NCAA) and host of the annual Orange Bowl.

EXTRAORDINARY TRADE AREA DEMOGRAPHICS AND MERCHANDISING

- More than 995,730 people reside within the trade area and enjoy a relatively high average household income in excess of \$68,319.
- Significant disposable income in the trade area as 24% of the households earn more than \$100,000 annually.
- Six (6) anchor stores are Macy's Fashion, Macy's Men & Home, Dillard's Ladies & Children, Dillard's Men, jcpenny and Sears.
- Macy's and jcpenny rank among the top stores within their respective regions, reinforcing Pembroke Lakes' strength in the local market and reach regionally.
- Some of the most popular names in retail can be found at Pembroke Lakes, including American Eagle Outfitters, The Disney Store, Express, Forever 21, New York & Company, Steve Madden, Victoria's Secret, GUESS, M.A.C. Cosmetics, Oakley and House of Hoops. H&M opening fall 2013.
- A very productive food court featuring seating for 750.
- Extremely productive family apparel and teen apparel categories.

TOP THREE PERFORMING CATEGORIES

- Athletic shoes
- Personal care
- Jewelry

MALL INFORMATION

LOCATION: Pembroke Lakes Mall services the established communities of Broward and North Dade Counties

MARKET: Fort Lauderdale

DESCRIPTION: Single-level, enclosed, super-regional center

ANCHORS: Macy's Fashion, Macy's Men & Home, Dillard's Ladies & Children, Dillard's Men & Home, jcpenny, Sears

TOTAL RETAIL SQUARE FOOTAGE: 1,145,955

PARKING SPACES: 5,574

OPENED: 1992

EXPANDED: 1997, 2006

TRADE AREA PROFILE

2013 POPULATION 995,730

2018 PROJECTED POPULATION 1,062,289

2013 HOUSEHOLDS 334,120

2018 PROJECTED HOUSEHOLDS 354,683

2013 MEDIAN AGE 37.4

2013 AVERAGE HOUSEHOLD INCOME \$68,319

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$66,528

5 - MILE RADIUS

2013 POPULATION 355,700

2018 PROJECTED POPULATION 379,933

2013 HOUSEHOLDS 119,866

2018 PROJECTED HOUSEHOLDS 127,106

2013 MEDIAN AGE 37.5

2013 AVERAGE HOUSEHOLD INCOME \$70,198

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$68,393

DAYTIME EMPLOYMENT

3 - MILE RADIUS 48,883

5 - MILE RADIUS 101,623

Source: Nielsen

