



VILLAGE SQUARE

1657 North Hiatus Road, Pembroke Pines, Florida 33026



DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	100,618	242,807
Median age	37.1	37.3
Estimated Average Household Income	\$50,298	\$54,716
Estimated Median Household Income	\$37,023	\$38,389

PROPERTY FOR LEASE

- Newly Renovated Center with Brand New Publix!
- Located in the affluent community of Pembroke Pines at the SE corner of Hiatus Road and Taft Street
- Prime retail space from 800 to 3,233 square feet
- Over 21,500 cars pass the site per day

Cohen Commercial Realty, Inc.

Bryan S. Cohen | info@cohencommercial.com

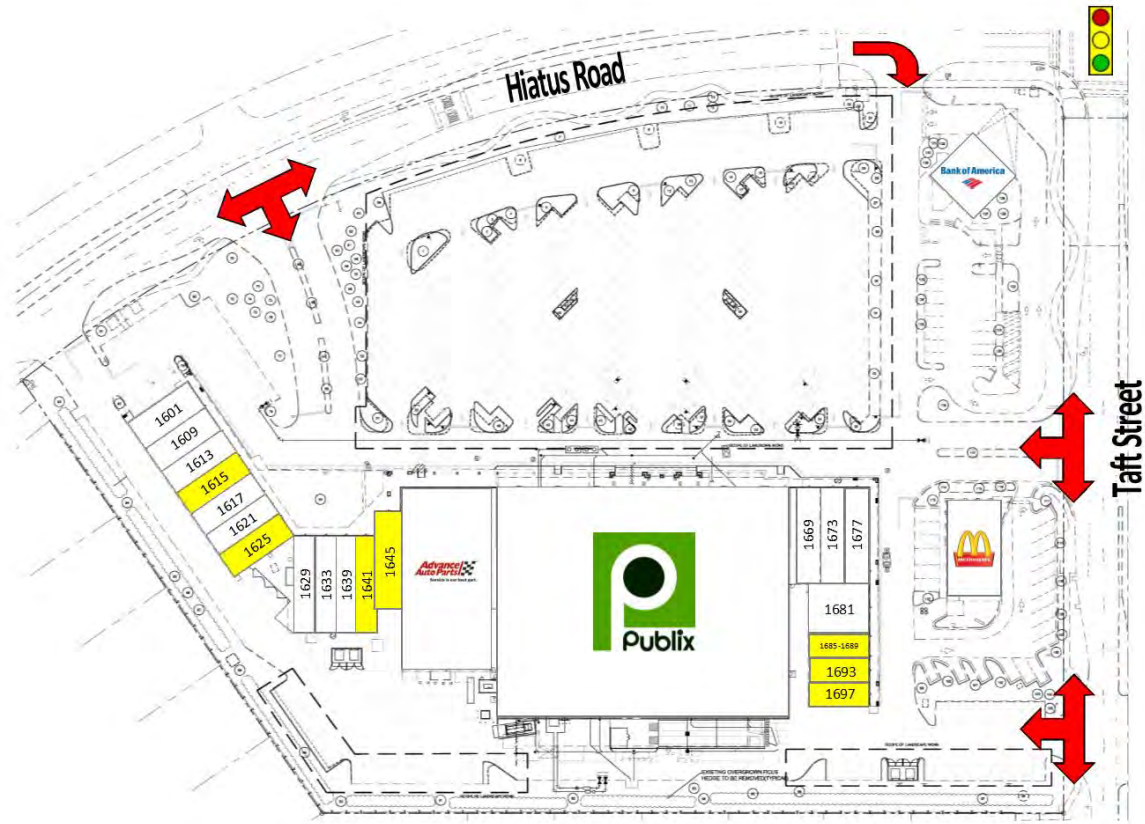
Office: 561.471.0212 • Leasing: 561.471.1299 • Fax: 561.471.5905

533 NORTHLAKE BOULEVARD • NORTH PALM BEACH, FL 33408 POST OFFICE BOX 14127 • NORTH PALM BEACH, FL 33408

LICENSED REAL ESTATE BROKER

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SITE PLAN



UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
1601	Village Square Dental	2,580	1653-1665	Publix	45,600
1609	Nails	900	1669	Yi Guo Chinese Restaurant	1,600
1613	New Family Practice	1,500	1673	P. Lakes Optical	1,200
1615	AVAILABLE	900	1677	Mayor's Cafe	1,875
1617	Animal Clinic of Village Square	1,200	1681	Brash & Sassy	1,800
1621	Poochie Pet Salon	900	1685-1689	AVAILABLE	1,510
1625	AVAILABLE	1,260	1693	AVAILABLE	800
1629	Amici's Fine Foods	1,600	1697	AVAILABLE	850
1633	Dr. Schwartz - Chiropractor	1,200			
1639	Dr. Bons - Orthodontist	1,200			
1641	AVAILABLE	1,553			
1645	AVAILABLE	1,680			
1649	Discount Auto Parts	10,800			



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