



11211 PINES BOULEVARD ▢ PEMBROKE PINES ▢ FLORIDA

PROPERTY DETAILS

ASKING PRICE: \$3,921,565.00

NOI: \$200,000.00

TENANT NAME: PDQ

OWNERSHIP TYPE: GROUND LEASE

LEASE TYPE: NNN

LEASE TERM: 20 YEARS
* (4) 5 YEAR OPTIONS

MORE INFORMATION AVAILABLE ON REQUEST

FEATURES

- South Florida (Miami-Fort Lauderdale MSA)
- 52,000 VPD on major retail corridor
- Big box outparcel
- Expanding national restaurant chain
- Florida has no state income tax

TRAFFIC COUNT: 52,000 VPD



**PREFERRED
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11211 Pines Blvd Pembroke Pines, FL 33026	1 mi radius	3 mi radius	5 mi radius
Population	21,714	143,471	389,063
Households	8,608	54,988	131,547
Employees	7,743	50,142	107,619
Businesses	722	5,124	11,536
Average HH Income	\$65,557	\$72,271	\$75,072

AERIAL

