

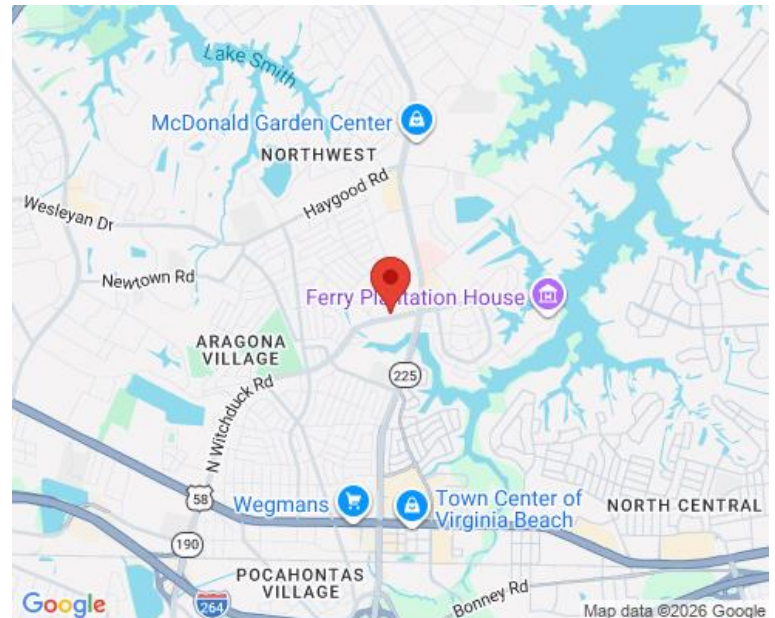


PROPERTY OVERVIEW

AREA MAP

Located near the intersection of Independence Boulevard and Pembroke Boulevard, Pembroke Crossing Shoppes is a strip center ideal for prime medical office and retail shops.

- Frontage on Pembroke Boulevard
- Convenient to I-264
- Contact Agent for Rental Rate
- **AVAILABLE: ±3,902 SF Partial buildout and shell space which can be subdivided into smaller spaces**



DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	14,018	110,283	245,443
Average HH Income:	\$89,248	\$91,224	\$94,228
Traffic Count:	±13,000 VPD		

FOR MORE INFORMATION, PLEASE CONTACT:

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Pembroke Realty Group
4433 Corporation Lane, Suite 250
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www.pembrokerealty.com

4668 Pembroke Boulevard

± 3,902 SF AVAILABLE



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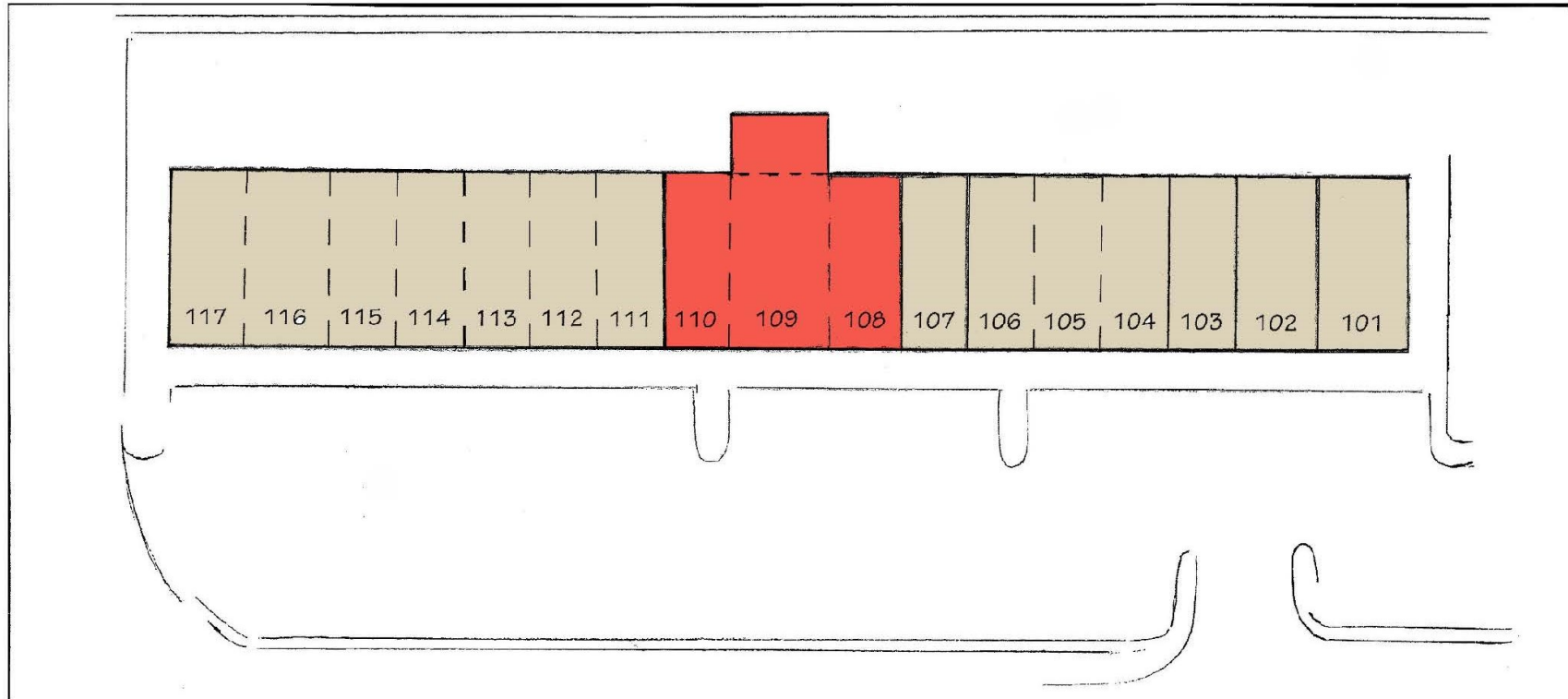
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PEMBROKE CROSSING SHOPPES

<u>SUITE</u>	<u>TENANT</u>	<u>SUITE</u>	<u>TENANT</u>
101	Pembroke Chiropractic	107	NY Smoke & Vape Shop
102	Harris Convenience Store	108-110	AVAILABLE (±3,902 SF)
103	Ocean Air Massage	111-117	Ivy Rehab Physical Therapy
104-106	Tango's Tavern		

Updated 9/12/24

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