DELPHI
COMMERICAL PROPERTIES, INC.



Flamingo Falls

Intersection of Flamingo Rd and Sheridan St
2000 N Flamingo Road
Pembroke Pines, FL 33028

Center Type: Regional Center
GLA: 108,385

Leasing Contact

Angela DeMartino

888-822-7255

ademartino@dlcmgmt.com

PROPERTY HIGHLIGHTS

- Strong Anchor Presence: High-volume locations for The Fresh Market and CVS Pharmacy drive consistent daily traffic.
- Fitness Shadow Anchor: Cross-shopping generated by nearby LA Fitness, with foot traffic ranking in the top 6% of the chain.
- Growing Tenant Mix: New tenants include State Farm and Jossy Beauty Studio coming soon.
- Fort Lauderdale Proximity: Located approximately 12 miles southwest of Fort Lauderdale.
- Major MSA Location: Situated within the South Florida Metropolitan Area, the largest MSA in the Southeastern United States and one of the nation's fastest-growing regions.

DEMOGRAPHICS

	1M	3M	5M
POPULATION	12,713	127,309	322,226
HOUSEHOLDS	4,767	50,404	115,789
AVG HH INCOME	$133,406	$105,779	$118,269

MAJOR TENANTS

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AVAILABLE SPACES

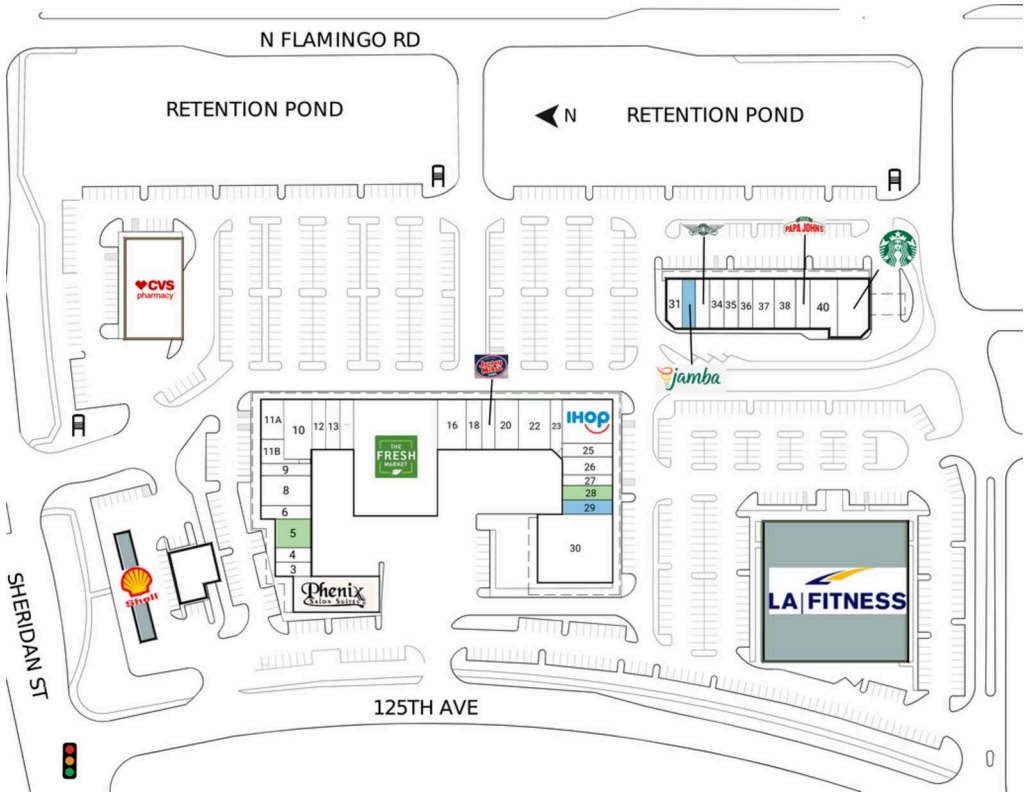
5	2,000 SF
28	1,400 SF

COMING AVAILABLE

29	1,400 SF
32	1,272 SF

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

Available Coming Available



CURRENT TENANTS

1	CVS Pharmacy	10,908 SF	14	State Farm Insurance	1,400 SF	30	Learning City Academy	10,000 SF
2	Phenix Salon Suites	6,000 SF	15	The Fresh Market	18,400 SF	31	Baitong Thai & Sushi Bar	1,480 SF
3	The Elite Barbershop	1,000 SF	16	Elite Nails	2,800 SF	32	Jamba Juice	1,272 SF
4	Rice Up Asian Kitchen III	1,000 SF	18	Todd Goldberg, DC/PA	1,540 SF	33	Wingstop	1,400 SF
6	Illuminations Hair & Nail	1,308 SF	19	Jersey Mike's Subs	1,260 SF	34	Sano Food	1,400 SF
8	Planet T Uniforms	2,918 SF	20	Maggie The Salon	2,310 SF	35	Falls Jewelers	1,400 SF
9	Dr. Yuchi Phen, DMD	1,190 SF	22	John The Baker	3,121 SF	36	Chi Foot Spa	1,400 SF
10	Buenos Aires Bakery Cafe	2,819 SF	23	Pak Mail	1,330 SF	37	Chicken Kitchen	2,100 SF
			24	IHOP	4,292 SF	38	Sabor Venezolano	2,100 SF
11A	Brian Bons DMD	2,160 SF	25	Jossy Beauty Studio	1,330 SF	39	Papa John's	1,400 SF
11B	Sebanda Insurance	790 SF	26	Team One TKD	1,750 SF	40	AssociatesMD Medical Group	2,800 SF
12	Liquivida	1,400 SF	27	The House Cuts	1,050 SF			
13	Lux Dry Cleaner	1,400 SF	29	Planet T Uniforms Lic.	1,400 SF	41	Starbucks	3,357 SF