



Westfork Plaza & Paraiso Parc

15911-15999 Pines Blvd., Pembroke Pines, FL, 33027

Latitude: 26.009476

Longitude: -80.360321

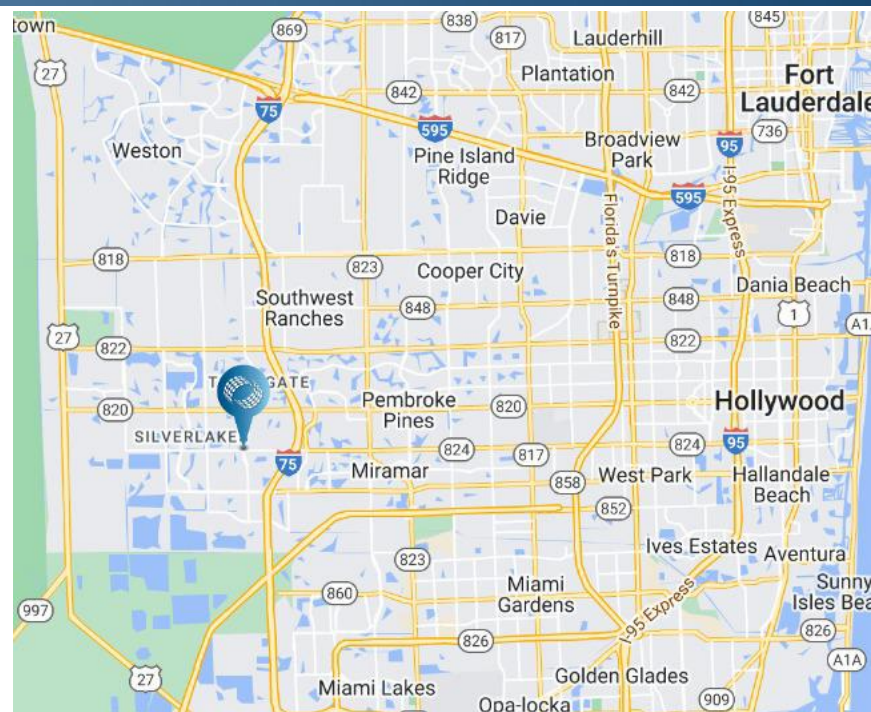
Total SF: 393,313

HIGHLIGHTS

- Re-developed property anchored by Ross Dress for Less, TJ Maxx, Regal Cinemas, and Publix
- Strategic position one mile west of I-75 on Pines Blvd
- 61,500 cars per day travel Pines Blvd

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------|---------|---------|---------|
| Population | 13,483 | 103,457 | 257,243 |
| Daytime Population | 10,889 | 107,796 | 238,430 |
| Households | 4,401 | 36,308 | 87,886 |
| Avg HH Income (\$) | 174,370 | 138,748 | 140,810 |
| Med HH Income (\$) | 132,406 | 109,679 | 111,128 |
| Median Age | 41.00 | 42.68 | 40.65 |
| % College Educated | 50.45 % | 44.16 % | 43.01 % |



CONTACTS

Senior Leasing Representative

Kara Morabito

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Vice President of Leasing

Ken Wygle

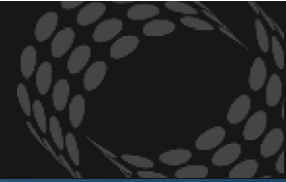
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InvenTrust
Properties

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Tenant List

| | | | | | |
|-----|--------------------------------------|--------|------|----------------------------------|--------|
| 001 | Army Career Center | 3,200 | 041 | Ulta | 10,322 |
| 002 | Crumb! Cookies | 1,592 | 043 | Mattress Firm | 4,800 |
| 003 | Available | 1,458 | 044 | Talkin' Tacos | 1,750 |
| 004 | Wingstop | 1,713 | 045 | Hertz | 1,700 |
| 005 | KPOT | 8,000 | 046 | Haraz Coffee House | 1,950 |
| 006 | Hello Kids Dentistry | 2,187 | 047 | Amscot Financial | 1,800 |
| 007 | Asia Nails | 1,108 | 048 | The Port of Peri Peri | 1,700 |
| 008 | Hawaii Fluid Art | 1,496 | 049 | Smoothie King | 1,300 |
| 009 | GNC | 1,495 | 050 | Available | 793 |
| 010 | Regal Cinemas | 61,422 | 054 | Bath & Body Works | 4,678 |
| 011 | Aone Noodle & Dumpling | 1,648 | 055 | Dave's Hot Chicken | 2,000 |
| 012 | Available | 1,624 | 002B | Pembroke Pink Imaging | 10,500 |
| 013 | Vaniglia e Cioccolato | 981 | 003B | Cingular Wireless | 1,400 |
| 014 | Humbertos Shoe & Luggage Repairs | 999 | 004B | Publix | 45,600 |
| 015 | Body20 | 1,655 | 005B | Mystic Nails and Spa | 3,500 |
| 016 | Vicky Bakery | 1,720 | 006B | Remax | 1,750 |
| 017 | Mantra Fine Indian Cuisine | 2,100 | 007B | Litchi Snow Ice, Inc. | 1,400 |
| 018 | Diced | 2,111 | 008B | Hair Cuttery | 1,050 |
| 019 | iBrow Spa | 1,638 | 009B | Kussifay Argentine Pizza & Grill | 2,100 |
| 020 | Las Vegas Cuban Cuisine | 6,078 | 010B | Pembroke Perinatal Center | 3,000 |
| 021 | Happy Fish Sushi and Thai | 3,214 | 011B | Half Time Barber Shop | 1,283 |
| 022 | El Balcon de Las Americas | 2,335 | 012B | Pembroke Dental & Spa | 1,375 |
| 023 | Petco | 12,500 | 013B | CycleBar | 2,750 |
| 024 | Premier Martial Arts | 3,050 | 014B | Five Guys Burgers & Fries | 2,200 |
| 025 | Skechers | 13,500 | 015B | Truist Bank | 4,985 |
| 026 | Yoga Joint | 7,000 | 016B | Firehouse Subs | 1,500 |
| 027 | Available | 1,774 | 017B | Milan Laser Hair Removal | 1,500 |
| 028 | Baptist Outpatient Services | 15,029 | 018B | Panda Express | 2,000 |
| 029 | Five Below | 8,100 | 019B | Navy Federal Credit Union | 3,500 |
| 030 | All Uniform Wear | 3,750 | 020B | The UPS Store | 1,050 |
| 031 | Salonz Beauty & Spa Suites | 7,519 | 021B | OXO Care Cleaners | 1,400 |
| 032 | Dollar Tree | 10,000 | 022B | Pines Med Aesthetics | 1,400 |
| 033 | Ross Dress for Less | 26,028 | 023B | Senses Body Waxing Studio | 1,200 |
| 034 | TJ Maxx | 24,000 | 024B | Mazza Restaurant | 3,000 |
| 035 | Club Champion | 3,000 | 025B | Zack Motor LLC | 0 |
| 036 | Sweat440 | 3,597 | 026B | Raw Juice | 1,392 |
| 037 | America's Best Contacts & Eyeglasses | 3,927 | 053C | Costco Wholesale | 0 |
| 038 | Dr Z Smiles | 1,822 | 042D | SNG of South FL | 0 |
| 039 | Massage Green Spa | 2,709 | 050D | KFC | 0 |
| 040 | Faithful Companion Animal Clinic | 2,606 | 052D | Waldykes Associates LTD | 0 |

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