



# Sheridan Square

Intersection of Sheridan St and SE 5th Ave  
 401-435 Sheridan St  
 Dania Beach, FL 33004

Center Type: Regional Center  
 GLA: 66,913  
 Parking Spaces 290

Leasing Contact

**Angela DeMartino**

888-822-6884

ademartino@dlcmgmt.com

## PROPERTY HIGHLIGHTS

- Grocery Anchor Presence: Grocery-anchored center featuring a Walmart Neighborhood Market.
- Strong Annual Visits: Generates approximately 1 million annual visits.
- Dense Suburban Market: Located within a densely populated Fort Lauderdale suburb.
- Prime Intersection Location: Positioned at Sheridan Street and SE 5th Avenue, 1.7 miles east of the I-95/Sheridan Street interchange and 6 miles southwest of downtown Fort Lauderdale.
- Significant Trade Area: Serves a trade area population of 325,971.

## DEMOGRAPHICS

	1M	3M	5M
POPULATION	15,158	49,605	94,979
HOUSEHOLDS	7,289	22,784	43,288
AVG HH INCOME	\$74,475	\$70,755	\$75,527

## MAJOR TENANTS



## Sheridan Square

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### AVAILABLE SPACES

2 4,673 SF

### COMING AVAILABLE

6 1,515 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	Walmart Neighborhood Market	41,550 SF	5	Premier Cleaners	1,860 SF	9	Halftime Liquors	1,275 SF
3	Hunan Wok	1,780 SF	6	Age of Aquarius	1,515 SF	10	Dollar Tree	7,650 SF
4	Bob Vape n Smoke	660 SF	7	T-Mobile	1,275 SF	16	Brilliant Smiles of Hollywood	1,275 SF
			8	Las Americas Bakery	1,700 SF	17	Star Nails	1,700 SF