DELPHI
COMMERICAL PROPERTIES, INC.



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	17,737	104,690	249,296
HOUSEHOLDS	8,253	46,503	105,192
AVG HH INCOME	$87,052	$90,475	$96,592

MAJOR TENANTS

Walmart · DOLLAR TREE · Premiere CLEANERS · Hunan Wok

DELPHI
COMMERCIAL PROPERTIES, INC.

Sheridan Square

Contact:
ANGELA DEMARTINO

888-822-6884
ademartino@dlcmgmt.com

AVAILABLE SPACES

2	4,673 SF

COMING AVAILABLE

3	1,780 SF
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