



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

P. 888-822-6884

E. ademartino@dlcmgmt.com

PROPERTY HIGHLIGHTS

- 1MM Annual Visits
- Grocery anchored center with a Walmart Neighborhood Market
- Dense suburb of Fort Lauderdale
- Located at the intersection of 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.
- 325,971 Trade Area Population

DEMOGRAPHICS

	1 M	3 M	5 M
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
16 1,275 SF

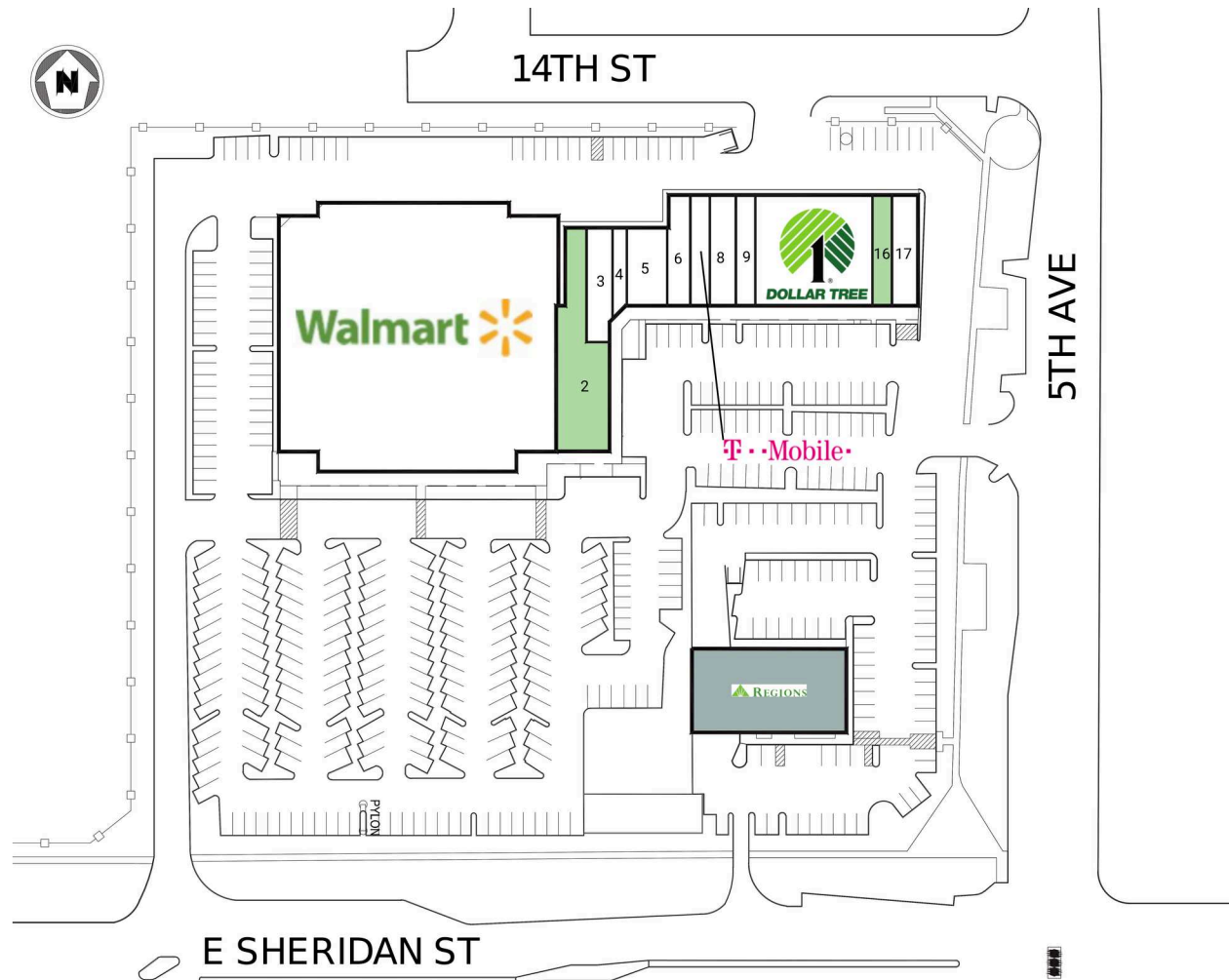
This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.



Available



Coming Available



CURRENT TENANTS

1	Walmart Neighborhood Market	41,550 SF	4	Bob Vape n Smoke	660 SF	8	Las Americas Bakery	1,700 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
			7	T-Mobile	1,275 SF	17	Star Nails	1,700 SF