

FOR LEASE SHERIDAN PLAZA

1980 - 2100 N UNIVERSITY DRIVE | PEMBROKE PINES | FL 33024



PROPERTY HIGHLIGHTS

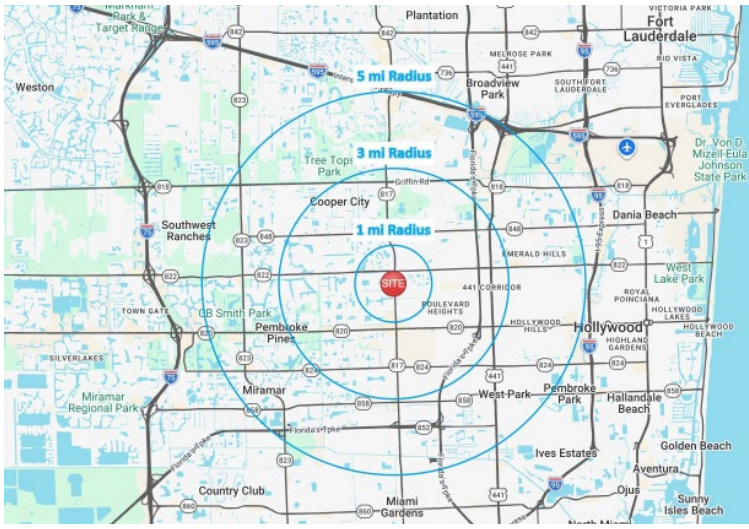
- Tenants Include CAO Bakery, Papa John's Pizza & Sr. Ceviche
- Newly Renovated Shopping Center
- GLA of +/- 16,732 SF
- Located in NE Pembroke Pines
- Just south of Sheridan on N University Drive
- Broward County
- Traffic Count: 39,600 AADT

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



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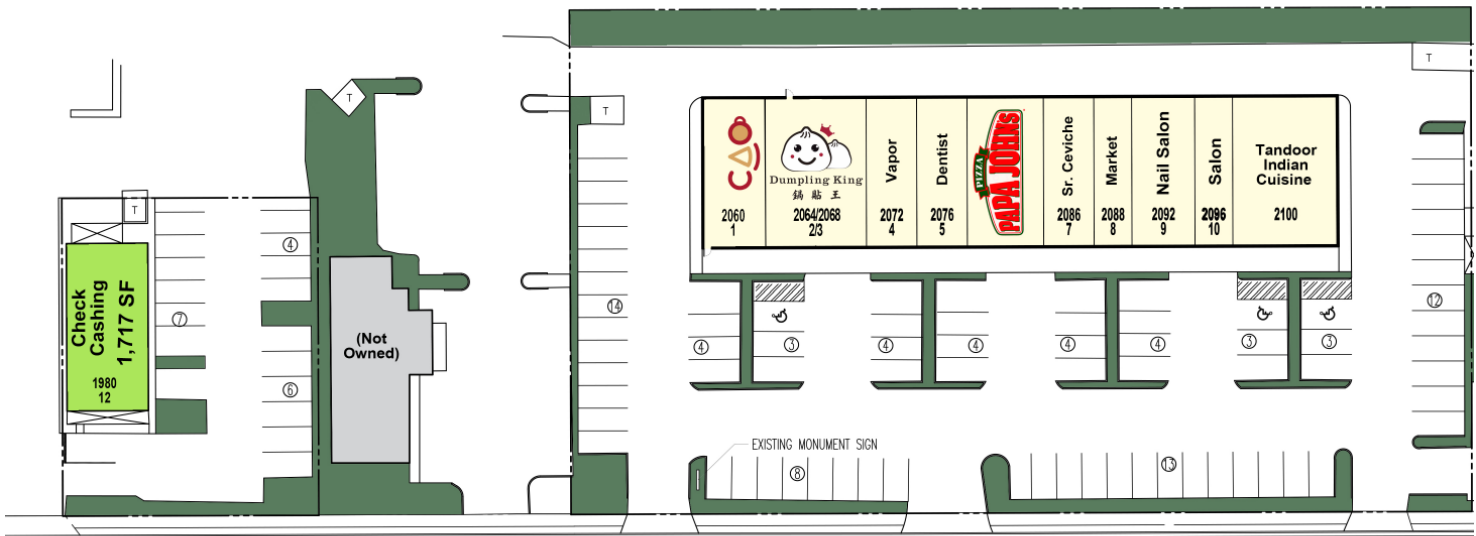
DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	22,522	168,538	413,321
	\$120,877	\$107,783	\$107,320
AGE	38	39	39

AVAILABLE

1,717 SF FREE STANDING BUILDING



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39.6K AADT

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James A. Goldsmith, Lic. Real Estate Broker