



**Second Generation TGI Friday's Restaurant**  
Full Service Restaurant and Bar  
Located within The Cinemark Paradise 24 and XD  
Retail Plaza

**For Lease: 1551 Sheridan Street,  
Davie, FL 33331**  
Fronting I-75 and front of The  
Sheridan St Exit Ramp



**APEX**  
CAPITAL REALTY

# TABLE OF CONTENTS

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**Page 1 – Cover Page**

**Page 2 – Table of Contents**

**Page 3 – Property Overview**

**Page 4 - Executive Summary**

**Page 5 – Zoning**

**Page 6 – Exterior**

**Page 7 - Interior**

**Page 8 - Interior**

**Page 9 - Context Map**

**Page 10 - Contact Us**



# PROPERTY OVERVIEW



## OFFERING SUMMARY

15551 SHERIDAN ST DAVIE FL 33331

Address	15551 Sheridan St, Davie, FL 33331
Folio	514004110013
Total Building Size	6,575 SF
Total Lot Size	13,699 SF

**Buildout Remaining**  
**Second Generation TGI Friday's Full-Service**  
**Restaurant & Bar**  
**Lease Price**  
**Upon Request**



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[www.ApexCapitalRealty.com](http://www.ApexCapitalRealty.com)

**JOSH ROSA**  
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**954.815.5195 - [JoshRosa@apexcapitalrealty.com](mailto:JoshRosa@apexcapitalrealty.com)**



## EXECUTIVE SUMMARY

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Apex Capital Realty is pleased to present an opportunity to lease a full-service restaurant, formerly a TGI Fridays, located at 15551 Sheridan Street.

The property is strategically located closer to I-75 than any other building, ensuring maximum exposure to highway traffic.

The property's existing restaurant and bar layout provides a solid foundation for potential tenants, whether they are established F&B chains or independent restaurateurs and hospitality groups. Additionally, medical and dry retail uses are permitted, making this property a versatile option for a variety of businesses. Note: family-entertainment Uses (such as Arcades/Bowling/Mini-golf/etc) are not permitted.



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DESIGNATION: COMMERCIAL  
CATEGORY: B-2 COMMUNITY BUSINESS DISTRICT



## ZONING

The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion, and durable goods.



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# Context Map

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 NEW DEVELOPMENT

 ASHLEY

 LOWE'S

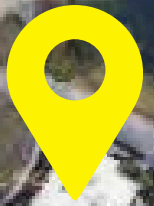
 Ke'Koon  
RESTAURANT & LOUNGE

 CINEMARK

15551 Sheridan Street Davie, FL 33331

 Walgreens

 Little  
Caesars



 SUSHI SAKE

 Shell



 McDonald's

 Publix

CONTACT

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