

SHERIDAN PLAZA

4801-5545 Sheridan Street | Hollywood, FL 33021

Latitude: 26.0338 Longitude: -80.19680

FOR LEASE



FOR MORE INFORMATION

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PROPERTY FEATURES

GLA
506,200± sf

VPD
59,900 Cars Daily

Located on the NE corner of Sheridan Street and N 56th Avenue, Sheridan Plaza is anchored by Publix, Ross Dress for Less, Kohl's, LA Fitness, Marshalls and Burlington. Co-tenants include Starbucks, Panera Bread, Keke's Breakfast Cafe, Chili's, Massage Envy, Bath & Body Works, Carter's, Lane Bryant & Claire's. This busy center serves nearly 140,000 households and more than 400,000 people living within a 5-mile radius. The center recently underwent a full facade renovation.



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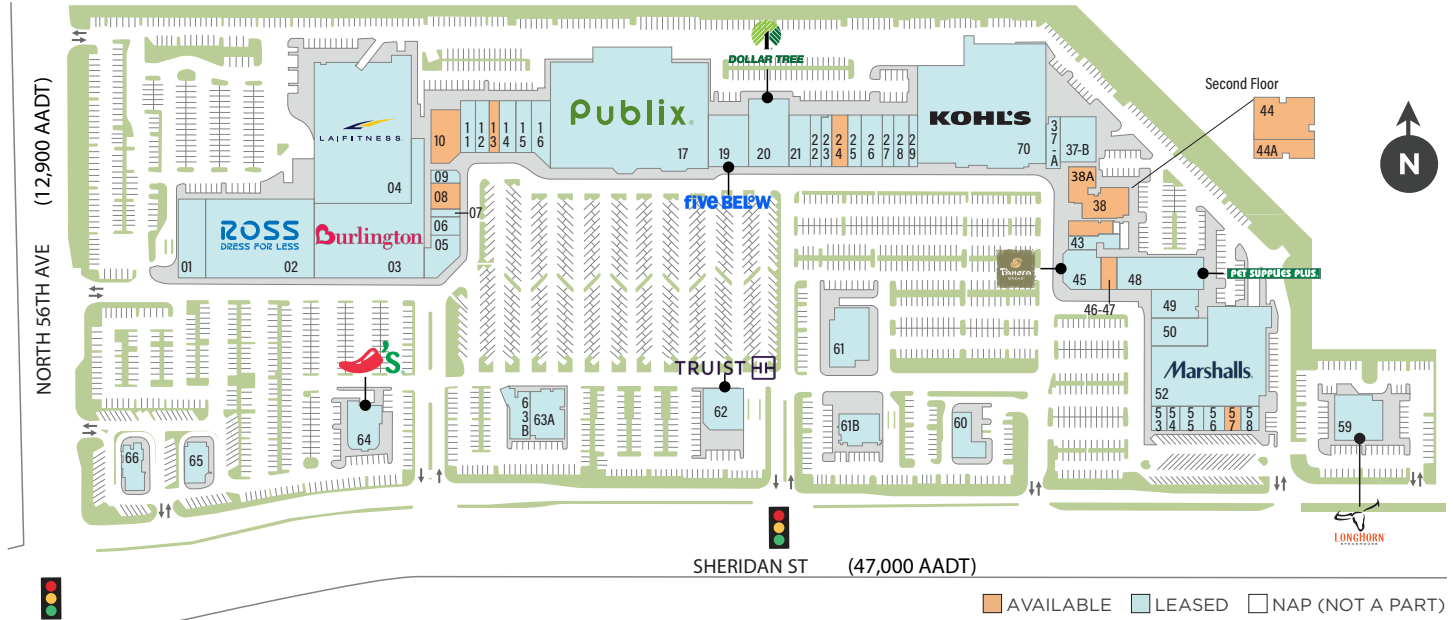
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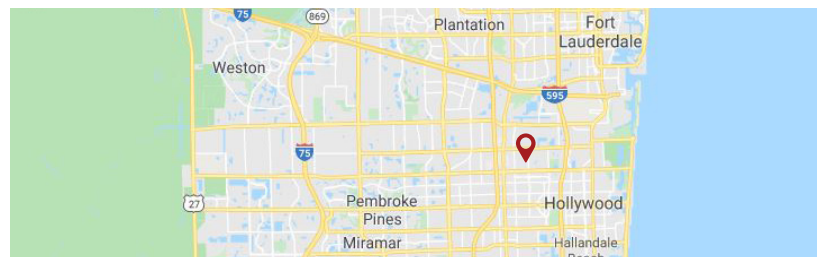
EMERALD HILLS RESIDENTIAL AREA



SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
01	JPMORGAN CHASE BANK	7,500	22	CLAIRE'S	2,000	52	MARSHALLS	32,150
02	ROSS DRESS FOR LESS	30,000	23	DREW JAMES SALON	1,940	53	GYROVILLE	1,000
03	BURLINGTON	34,493	24	AVAILABLE	3,000	54	HEARING CENTER OF BROWARD	800
04	LA FITNESS	47,604	25	BATH & BODY WORKS	2,500	55	H&R BLOCK	1,872
05	AMTRUST	4,265	26	LANE BRYANT	4,000	56	MINT JEWELERS	1,600
06	BLADE BARBERSHOP	1,925	27	SIAM RICE THAI & TAPAS	2,000	57	GAMESTOP (Available July 2025)	1,200
07	GNC	825	28	MASSAGE ENVY	3,000	58	SUBWAY	1,315
08	AVAILABLE	2,750	29	ASIAN NAILS	1,987	59	LONGHORN STEAKHOUSE	5,456
09	MATHNASIUM	1,345	37A	PIOLA PIZZA	1,912	60	BURGER KING	3,812
10	AVAILABLE	5,405	37-B	KID CADOODLES ACADEMY	6,653	61	PATRON AZTECA MEXICAN REST.	7,322
11	SHERIDAN DENTAL CENTER	2,633	38	AVAILABLE (Medical)	9,982	61B	TD BANK	3,960
12	YUMMY ROLL & BOWL	2,500	38A	AVAILABLE (Medical)	1,975	62	TRUIST	4,960
13	AVAILABLE	2,000	43	FROOTS RESTAURANT	1,140	63A	SPACE COAST CREDIT UNION	4,670
14	LESLIE'S POOLMART	3,000	44	AVAILABLE (2nd Floor)	6,312	63-B	STARBUCKS	2,134
15	AMERICA'S BEST CONTACTS	3,000	44A	AVAILABLE (Medical, 2nd Floor)	4,777	64	CHILI'S	6,240
16	KEKE'S BREAKFAST CAFE	4,000	45	PANERA BREAD	4,979	65	POLLO TROPICAL	2,625
17	PUBLIX	65,537	46-47	AVAILABLE	1,860	66	FIFTH THIRD BANK	3,039
19	FIVE BELOW	7,500	48	PET SUPPLIES PLUS	10,027	70	KOHL'S	102,666
20	DOLLAR TREE	9,504	49	SALONZ BEAUTY SUITES	5,000			
21	CARTER'S	4,000	50	ONECARE PEDIATRIC DENTAL	5,615			

2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	17,357	143,098	404,401
DAYTIME POP.	22,942	135,466	408,059
AVG. HH INCOME	\$97,079	\$84,115	\$80,854
MEDIAN AGE	43.4	41.0	40.0



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